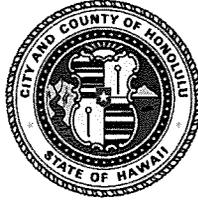


PLANNING COMMISSION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8007 • FAX: (808) 768-6743  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honoluludpp.org](http://www.honoluludpp.org)

KIRK CALDWELL  
MAYOR



July 5, 2013

KA'IULANI K. SODARO, Chair  
CORD D. ANDERSON, Vice-Chair  
GAYLE PINGREE  
RODNEY KIM  
JAMES C. PACOPAC  
ARTHUR B. TOLENTINO  
DANIEL S. YOUNG  
STEVEN C. LIM  
DEAN MAZAMA

RECEIVED  
CITY CLERK  
& C OF HONOLULU  
2013 JUL -5 PM 2:45

The Honorable Ernest Y. Martin, Chair  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawai'i 96813

Dear Chair Martin and Councilmembers:

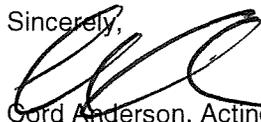
SUBJECT: Request for a Change in Zoning from the P-2 General Preservation District  
to the I-1 Limited Industrial District; Kapa'a Valley, Kailua, Oahu, Hawaii,  
Tax Map Keys: 4-2:15: Portions of 6 and 12

The Planning Commission held a public hearing on June 12, 2013 on the above subject matter. Eight people testified and two written testimonies were received. The public hearing was closed on June 12, 2013.

The Planning Commission voted on June 12, 2013 to recommend approval of the request with the conditions recommended by the Director of the Department of Planning and Permitting.

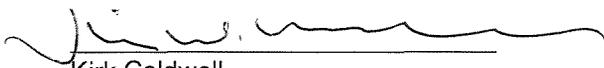
Attached is the report from the Director of the Department of Planning and Permitting and the original copy of the draft Bill.

Sincerely,

  
Cord Anderson, Acting Chair  
Planning Commission

APPROVED:

APPROVED:

  
Kirk Caldwell  
Mayor

  
George I. Atta, FAICP, Director  
Department of Planning and Permitting

  
Ember Lee Shinn  
Managing Director

CA:gct  
Attachments

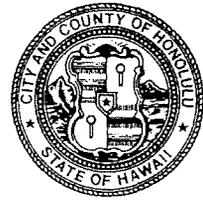
City Council

Authorization *George I. Atta*  
Advertisement *May 31, 2013*  
Public Hearing *June 12, 2013*

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
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13 MAY -1 AIO 09

KIRK CALDWELL  
MAYOR



GEORGE I. ATTA, FAICP  
DIRECTOR

ARTHUR D. CHALLACOMBE  
DEPUTY DIRECTOR

2012/Z-6 (ts)

April 26, 2013

**MEMORANDUM**

TO: KA'IULANI K. SODARO, CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION

FROM: GEORGE I. ATTA, FAICP, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING  
*George I. Atta*

SUBJECT: REQUEST FOR A CHANGE IN ZONING FROM THE P-2 GENERAL  
PRESERVATION DISTRICT TO THE I-1 LIMITED INDUSTRIAL DISTRICT  
WITH A HEIGHT LIMIT OF 40 FEET; KAPA'A VALLEY, KAILUA, OAHU,  
HAWAII; TAX MAP KEYS: 4-2-15: PORTIONS OF 6 AND 12

Transmitted for appropriate action is our report and recommendation for a proposed zone change. The Applicant, Kapa'a I, LLC, proposes to change the zoning of approximately 27 acres, in portions of two parcels (Tax Map Keys: 4-2-15: 6 and 12), from the P-2 General Preservation District to the I-1 Limited Industrial District with a height limit of 40 feet. The remaining land in the parcels would not change from the current P-2 General Preservation District zoning.

The purpose of the proposed zone change is to develop the Kapa'a Light Industrial Park. The development will expand on the existing industrial uses located on the adjacent property.

The Department of Planning and Permitting (DPP) received a number of comments in both support and opposition of the proposed zone change. The Kailua Neighborhood Board No. 31 opposes the zone change. The DPP believes that the Board's and various agencies' concerns are appropriately addressed in the recommended conditions of approval. Therefore, the DPP recommends approval, subject to conditions relating to transportation, a buffer zone, stormwater facilities, and other standard conditions.

Please review this proposal and report and forward them, together with your findings and recommendation through the Mayor, to the City Council.

GIA:bkg  
1029853

Enclosure

cc: Ember Lee Shinn, Managing Director  
Paul King, Kapa'a I, LLC  
Manfred Zapka, Ph.D., Sustainable Design and Consulting, LLC

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION )  
 )  
 OF ) FILE NO. 2012/Z-6  
 )  
 KAPA'A I, LLC )  
 FOR A ZONE CHANGE FROM )  
 P-2 GENERAL PRESERVATION DISTRICT )  
 TO I-1 LIMITED INDUSTRIAL DISTRICT )  
 )

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FINDINGS OF FACT, ANALYSIS,  
CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information.

PROJECT NAME : Kapa'a Light Industrial Park  
APPLICANT : Kapa'a I, LLC  
AGENT : Sustainable Design & Consulting, LLC  
LANDOWNER : Kapa'a I, LLC  
LOCATION : Kapa'a Valley, Kailua, Oahu (**Attachment 1**)  
TAX MAP KEY : 4-2-15: Portions of 6 and 12  
TOTAL LAND AREA : Approximately 27 Acres of 56.9 Total  
RECORDATION : Regular System  
STATE LAND USE DISTRICT : Urban District (**Attachment 2**)  
DEVELOPMENT PLAN AREA : Koolaupoko Sustainable Communities Plan  
DEVELOPMENT PLAN LAND USE MAP : Site is within an area designated for industrial uses in the Koolaupoko Sustainable Communities Plan.  
PUBLIC INFRASTRUCTURE MAP : Kapa'a Park (Symbol No. 009) and Kawainui Gateway Park (Symbol No. 015) are planned in the vicinity (**Attachment 3**).

EXISTING ZONING	:	P-2 General Preservation District ( <b>Attachment 1</b> )
SPECIAL MANAGEMENT AREA	:	Portion of TMK: 4-2-15: 6 is within Special Management District ( <b>Attachment 4</b> )
EXISTING USE	:	The 27 acres proposed for rezoning are currently used for exterior storage and green waste processing.
SURROUNDING LAND USE	:	In between the site's two parcels are existing industrial uses (zoned I-2), consisting of operating warehouses. To the east is the Kapa'a Quarry Road, Kawainui Marsh, and the City and County Model Airplane Park; to the south is the Kapa'a Quarry Access Road and the Kapa'a Refuse Transfer Station; to the west is the H-3 Freeway and Oneawa Hills; and to the southwest across the freeway is the Ameron Quarry.

- B. Proposal. The Applicant, Kapa'a I, LLC, proposes to change the zoning of approximately 27 acres in portions of two parcels—the rezoning represents roughly 47 percent of total area in the parcels—from the P-2 General Preservation District to the I-1 Limited Industrial District with a height limit of 40 feet. The remaining portions of these two parcels would remain in the P-2 General Preservation District.

The purpose of the proposed zone change is to develop the Kapa'a Light Industrial Park. The intended land use under the proposed zone change is for light industrial warehousing and/or base yards. The development would expand on the existing industrial uses located on an adjacent property under the same ownership, adding approximately 400,000 square feet of industrial floor space, including 20 new warehouses; 26,000 square feet and three warehouses would be on the adjacent parcel (Tax Map Key [TMK]: 4-2-15: 8), currently in the I-2 Intensive Industrial District. The remaining land within the same parcels, which consists of open and vegetated space as well as roadways, would serve as a buffer zone and mainly remain unaltered with the exception of some landscaping and additional plantings.

The Applicant is committed to use low impact development and design measures, with development limited to areas above former landfill. Open space would be preserved in the Kapa'a Stream corridor that is located in the same parcels. Some of the existing infrastructure, used by current businesses, is also planned to be shared with the new development.

- C. Background. The Applicant owns three contiguous parcels of land in Kapa'a Valley, totaling 79 acres. These parcels had previously been used for landfill in connection with quarry and domestic waste operations. One parcel (TMK: 4-2-15: 8) is currently developed and in the I-2 Intensive Industrial District. The project site is comprised of the other two adjacent parcels (TMKs: 4-2-15: 6 and 12), which total 56.9 acres and are undeveloped in the P-2 General Preservation District.

The application states the 275,000 square feet of existing warehouse space has typically been leased out as soon as it becomes available. A market study conducted for the Final Environmental Impact Statement (FEIS) and proposed development states that the Ko'olau Poko region (identified as the "Greater Kailua/Kaneohe" trade area) currently contains only 21 percent of the industrial space demand created by the resident population. Furthermore, the study predicts that the region will readily support approximately 998,000 additional gross square feet of floor area by 2030 (the proposed development would satisfy about 40 percent of the predicted demand).

Between 30 and 40 percent of tenants are expected to be new businesses, while the remaining tenants are expected to relocate from their existing location for various reasons. According to the application, the main reason for businesses to seek space in the proposed industrial park is to serve the windward market from a modern location close to their customer base. At full build out, the project is estimated to add approximately 480 employees to the workforce. A survey conducted for the FEIS showed that 57 percent of employees working at the existing industrial park reside in the greater Kailua/Kaneohe region.

In Kailua and Kaneohe, industrially zoned land has become limited due to recent conversions of industrial zoning districts into commercial or residential districts. Furthermore, the adjacent parcel (TMK: 4-2-15: 8) owned by the Applicant is almost fully built out. This project would expand options for industrial uses in the area.

## II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

### A. Description of Site/Surrounding Land Uses.

1. Location and Current Use. On February 13, 2013, the DPP staff conducted a site visit. The project site is comprised of two irregularly shaped parcels (TMKs: 4-2-15: 6 and 12) located in Kapa'a Valley, just west of the Kawainui Marsh in Kailua. Large hills surround the site to the west, northwest, and southeast. The project site is more or less bounded by the H-3 John Burns Freeway to the west-northwest, the Kapa'a Quarry Road to the east, and to the south the Kapa'a Quarry Access Road (also known as Kapa'a Quarry Place).

The land is currently undeveloped, consisting of open and vegetated space, roadways, and green waste processing. The Kapa'a Stream corridor running along the west-northwest side of the project site consists of dense vegetation. Small amounts of surface water were visible in the Kapa'a Stream and in a canal along Kapa'a Quarry Road.

2. Topography. Based on the Applicant's FEIS and City land use information, the two parcels under consideration are characterized by gently sloping terrain, generally heading downward toward the Kapa'a Stream corridor and a canal along Kapa'a Quarry Road. Within the portions of these two parcels proposed for the zone change, elevations range from approximately 35 to 110 feet above mean sea level (MSL) for the southernmost parcel and 15 to 75 feet above MSL for the northernmost parcel—slopes are less than 10 percent, except for a drop in elevation from the upper area to the lower area of the proposed site.

The natural topography of the site has been significantly impacted by past quarry and landfill operations.

The Kapa'a Stream traversing the project site drains into the Kawainui Marsh and is the main drainage way for the Kapa'a Valley watershed. A wetland area was delineated by the U.S. Department of Agriculture, Natural Resources Conservation Service around the lower portion of the Kapa'a Stream (the proposed zone change is located outside of this area, although the wetland is within the same parcels). The Applicant will be required to comply with all current Federal, State, and City regulations to control erosion and stormwater runoff during and after construction, as well as for any work that impacts the adjacent wetland area.

3. Soils. According to the U.S. Natural Resource Conservation Service (NRCS), the project site consists of six different soil types: Pearl Harbor Clay (Ph), Kawaihapai Stony Clay Loam (KlaB), Stony Steep Land (rSY), Papaa Clay (PYF), Alaeloa Silty Clay (ALF), and Quarry (QU). Soils found in the portions of the parcels where the proposed development would occur are listed below.

- Ph – poorly drained soil; runoff is very slow to ponded, and the erosion hazard is no more than slight. These soils are used for taro, sugarcane, and pasture.
- rSY – mostly consists of stones and boulders. This land type is used for wildlife habitat and recreation.
- KlaB – well drained soil; runoff is slow and the erosion hazard is slight. These soils are used for sugarcane, truck crops, and pasture.
- QU – no description available from the NRCS.

The University of Hawai'i Land Study Bureau (LSB) Detailed Land Classification-Island of Oahu (1972) classifies soils by land type for an overall productivity rating, which ranges from A to E, with A representing the highest productivity class and E the lowest. Soil is not classified for land within the State's Urban Land Use District. A corner of the southernmost portion of the project site is partially rated as "E," which corresponds to the only part of the site outside of the Urban District. The proposed zone change area is entirely within the Urban District.

The State Department of Agriculture's Agricultural Lands of Importance to the State of Hawai'i (ALISH) uses three categories of land type: Prime, Unique, and Other Important Agricultural Land. The project site is partially classified as "Other Important Agricultural Lands," although most of this land falls outside of the area proposed for development. According to ALISH, the lands in this category are important to agriculture in Hawaii, yet they exhibit properties that exclude them from the Prime or Unique Agricultural Land classifications. The rest of the site is unclassified.

4. Surrounding Uses. In between the project site's two parcels are existing industrial uses (zoned I-2) with 31 operating warehouses. To the east of the project site is the Kawainui Marsh (zoned P-1), City and County Model Airplane Park (zoned P-1), and Kapa'a Quarry Road; to the south is the Kapa'a Refuse Transfer Station (zoned P-2) and Kapa'a Quarry Access Road; to the west is the Oneawa Hills (zoned P-1 and P-2) and H-3 Freeway; and to the southwest across the freeway is the Ameron Quarry (zoned P-1 and P-2).

The nearby Kapa'a Refuse Transfer Station and Ameron Quarry are industrial land uses currently operating in preservation zoning districts.

B. Other Permits/Approvals Required. The Applicant will need to obtain all necessary Federal, State, and City permits and approvals, including but not limited to:

1. City Approvals

- Special Management Area Use Permit
- Building Permit
- Grading Permit
- Trenching Permit
- Right-of-Way Permit
- Street Usage Permit

2. State Approvals

- Stream Channel Alteration Permit
- Well Construction Permit (applicable to well abandonment)
- National Pollutant Discharge Elimination System (NPDES) Permit
- Noise Variance Permit (may be required for unusually loud construction activities or night work)
- Individual Wastewater System
- Section 401 of Clean Water Act (Water Quality [401] Certification)

3. Federal Approvals

- Section 10 Rivers and Harbors Act (U.S. Army Corps of Engineers)
- Section 404 Clean Water Act (U.S. Army Corps of Engineers)
- Section 10 Endangered Species Act  
(Department of Interior, U.S. Fish and Wildlife Service (may be required if aspects of the project endanger listed species))

C. Public Agency Notification/Comments. On January 7, 2013, the following public agencies were requested to evaluate the impact of the proposed zone change on their facilities and services. Agencies that submitted written comments are identified with a plus sign (+). Agencies stating that they have "no comments," "no objections," or "no impacts on services provided" are identified with an asterisk (\*). Significant comments received are addressed in Section III of this report.

All written responses received prior to the signing of this report are included in their entirety in Attachment 5. Comments received after the signing of this report will be transmitted separately to the Planning Commission or City Council for their consideration.

1. City Agencies:

- Board of Water Supply (BWS)+
- Department of Design and Construction (DDC)\*
- Department of Environmental Services (ENV)\*  
ENV Refuse Division\*
- Department of Facility Maintenance (DFM)\*
- Honolulu Fire Department (HFD)+
- Honolulu Police Department (HPD)\*
- Department of Parks and Recreation (DPR)\*

Department of Transportation Services (DTS)\*

2. State Agencies:

Department of Business, Economic Development & Tourism (DBEDT)

DBEDT Office of Planning (OP)

Department of Health (DOH)\*

DOH Clean Water Branch+

Department of Land and Natural Resources (DLNR)

DLNR Engineering Division+

DLNR Division of Forestry and Wildlife

DLNR Division of State Parks+

DLNR Commission on Water Resource Management\*

DLNR Office of Conservation and Coastal Lands

DLNR Land Division\*

DLNR Historic Preservation

Office of Hawaiian Affairs (OHA)

Department of Transportation (DOT)+

University of Hawaii

Environmental Center

3. Federal Agencies:

U.S. Army Corps of Engineers

Department of the Interior, U.S. Fish and Wildlife Service (USFWS)+

In addition, the Honolulu Authority for Rapid Transportation (HART) voluntarily notified the Department of Planning and Permitting (DPP) that they have no objection to the proposed zone change.

- D. Community and Adjoining Property Owners Notification/Comments. Pursuant to Section 21-2.40-2(b) (2), Revised Ordinances of Honolulu (ROH), the Applicant notified adjacent property owners of the proposed zone change. In accordance with the Land Use Ordinance (LUO), the Applicant presented the proposed zone change to the Kailua Neighborhood Board (NB) No. 31 on May 3, 2012 (prior to submitting the zone change application), at which time the NB had concerns regarding whether the presentation was different from what was previously presented to the Board's Planning and Zoning (PZ) Committee. The Board was informed the plan had been reduced and was different from what was previously heard by the PZ Committee. Separate from the NB minutes, the application indicates the NB had concerns over making sure the Applicant follows through with the low-impact development strategies, to which the NB was informed of the third party audit that is part of the Leadership in Energy and Environmental Design (LEED) certification process.

On January 7, 2013, the DPP mailed copies of the zone change application to the Kailua NB No. 31, Kāne'ōhe NB No. 30, Windward City Satellite City Hall, Kailua Satellite City Hall, Ko'olau Poko Community and Island-Wide Organizations, Governmental Agencies, and the Hawaiian Electric Company. Notices about the proposed zone change went out to media sources, area elected officials, and other stakeholders.

A number of public comments in both support and opposition of the proposed zone change have been received by the DPP. All written responses received prior to the signing of this report are included in their entirety in Attachment 6. Comments received after the completion of this report will be transmitted separately to the Planning

Commission or City Council for their consideration. A summary of the comments received by the DPP are provided below.

The Kailua NB No. 31 opposes the proposed zone change due to (1) concerns with stormwater and wastewater overflows into the Kawainui Marsh and other nearby environmentally sensitive areas, (2) bad traffic and infrastructure conditions on Kapa'a Quarry Access Road, and (3) sightline disruptions caused by development on the site.

Other commenters in opposition of the proposal included State Representatives Chris Lee (50th District) and Cynthia Thielen (51st District), environmental groups, and a private individual. In general, commenters raised the following issues:

- Potential for contamination into the nearby Kapa'a Stream, wetland, and Kawainui Marsh is too high of a risk.
- Inadequate capacity of the proposed on-site stormwater system due to proximity to environmentally sensitive lands (i.e., the system needs to go above and beyond requirements).
- Bad traffic and infrastructure conditions on Kapa'a Quarry Access Road, which would worsen with the proposed development.
- On-site lighting could negatively impact birds that migrate and/or nest nearby.
- Disturbances to the landfill settling process could occur with development.

The opposition's concerns have been addressed in the FEIS and/or application.

Commenters in support of the proposal included various private businesses, private individuals, and an environmental group. In general, commenters raised the following issues:

- The Kailua and Kāne'ōhe area needs industrial land. The proposed zone change will provide much needed industrial space on the windward side, and it will provide commuters a closer place to conduct business.
- The resulting development will provide more services and it will be an economic driver for the area.
- The owners are good stewards of their land and adjacent land around the Kawainui Marsh. Their commitment to the environment is evident in the development proposal for the project site. The proposed development techniques will reinvigorate the land that has been degraded by quarry and refuse uses.
- New infrastructure will benefit existing and future tenants in the industrial park.

### III. ANALYSIS

#### A. Compliance with State Land Use Legislation.

1. Chapter 205, Hawai'i Revised Statutes (HRS), Land Use Commission. The proposed zone change area is in the State Land Use Urban District. The Urban District includes lands characterized by "city-like" concentrations of people, structures, and services, while also including vacant areas for future development.

The proposed zone change to the I-1 Limited Industrial District is consistent with the purpose of the Urban District.

B. Compliance with City Land Use Legislation.

1. General Plan of the City and County of Honolulu (Amended October 3, 2002 by Resolution 02-205, CD1). The proposed zone change and the intended uses on the site adhere most directly to the following General Plan objectives and policies.

II. Economic Activity

Objective A: "To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living."

Policy 1: "Encourage the growth and diversification of Oahu's economic base."

Policy 2: "Encourage the development of small businesses and larger industries which will contribute to the economic and social well being of Oahu residents."

Objective G: "To bring about orderly economic growth on Oahu."

Policy 3: "Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on Oahu."

The proposed project addresses these objectives and policies because it is intended for small-scale businesses in an area on the island where available industrial land is limited. An adjacent parcel is currently used for industrial purposes and the proposed project would expand on the existing businesses and infrastructure.

VII. Physical Development and Urban Design Objective A:

"To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located."

Policy 7: "Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities."

The proposed project addresses this objective and policy due to its location in a region of the island that has been experiencing a decrease in the availability of industrial land. Between 2000 and 2010, industrially zoned land in the Ko'olau Poko region declined by approximately 19 percent, compared to an island-wide increase of about one percent (roadways are not counted in these calculations; for example, industrially subdivided land would decrease the amount due to the addition of roadways). The project site is also adjacent to existing industrial uses and will expand and complement an existing industrial base. The site is near some environmentally sensitive areas, but the intent of the

project is to use low impact building techniques, as detailed in the application and FEIS. The site has access to Kalaniana'ole Highway and Mōkapu Saddle Road. These roadways provide for the movement of people and goods to the greater region of Kailua and Kāne'ohe.

2. Chapter 24, ROH, Article 6, Koolaupoko Sustainable Communities Plan (KP SCP). Section 24-6.5(c), ROH provides that all proposed developments in the KP SCP region be evaluated against their consistency with the vision, policies, principles, and guidelines of the SCP. The proposed zone change is evaluated in this context below.

a. Ko'olau Poko's Role in Oahu's Development Pattern. The KP SCP reaffirms the region's development pattern as outlined in the General Plan. The central portion is designated as an urban-fringe area to remain a predominately residential suburb with limited future population growth.

The site of the proposed zone change is located within the urban-fringe area (see Figure 1-1 of the KP SCP). The proposed zone change is consistent with the designated development pattern since the area would remain predominately residential with little associated population growth anticipated, based on a survey of current businesses where the expansion would occur (see Section I. C. of this report).

b. The Vision for Ko'olau Poko. Section 2.1 states that the vision and plan of KP is to focus on "the long-term protection of community resources and its residential character and the adoption of public improvement programs and development regulations that reflect a stable population." A key element of the vision, with direct applications to the proposed zone change, includes the following:

- Define and Enhance Existing Commercial and Civic Districts and Institutional Campuses. Section 2.2.6 states "there should be no expansion of commercial or industrial zoning or new civic uses in the outlying areas of Kailua or Kāne'ohe." However, in Section 2.2.6, the KP SCP states that the Urban Community Boundary is intended to include the industrial district area of Kapa'a and to exclude undeveloped land directly adjacent to Kawainui Marsh. The KP SCP Land Use Map depicts an industrial area in Kapa'a, which includes this site. The project site is separated by Kapa'a Quarry Road and not directly adjacent to Kawainui Marsh. We conclude that the proposed zone change is consistent with the KP SCP. (See Relation to Land Use Maps below for compatibility with the proposed project site.)

c. Land Use Policies, Principals, and Guidelines. Specific items with direct applications to the suitability of the proposed zone change include the following:

- Section 3.1.3.3 guidelines "prohibit encroachment or intensification of residential or other urban uses near wildlife sanctuaries and nature parks." The proposed project would intensify uses near the

environmentally and culturally important Kawainui Marsh. The application indicates a vegetative buffer zone will surround the development. The buffer zone adjacent to Kawainui Marsh measures approximately 140 to 170 feet (distance between the zone change boundary line and edge of property, including Kapa'a Quarry Road), depending on location.

- Section 3.1.3.4 guidelines state to "preserve the natural aesthetic and biological values of gulches, streams and drainageways as part of the open space system." The proposed project would preserve existing streams and wetlands.
- Section 3.7.1 overview states "anticipated demand for space in this region can be accommodated within the existing industrial zones of the town centers of Kailua and Kāne'ōhe and in the vicinity of Kapa'a Quarry, where similar uses are already located." The proposed project site fits within this area. Furthermore, existing industrial zones in town centers have become limited due to changes in zoning from industrial to commercial or residential.

- d. Relation to Land Use Maps. Section A.1 indicates the Urban Community Boundary is intended to include the refuse convenience station and former sanitary landfill at Kapa'a. Map A-2; Section 3: Kailua shows that the project site is within the Urban Community Boundary. The project site is also located within an area designated for industrial use on Map A-2; Section 3: Kailua, which shows the desirable long-range land use pattern in the KP region. Section A.6 recognizes the Kapa'a industrial area, stating that industrial areas lying outside the Regional Town Centers are depicted as violet shapes on the map and are found at Kapa'a and the Marine Corps Base Hawai'i.

The majority of land use surrounding the proposed project site is designated as Open Space/Preservation Areas, but other land uses include Major Parks, Golf Courses, Cemeteries, and Nature Preserves designation, an Institutional designation, and an Industrial designation. The proposed zone change is consistent with the Industrial designation on the KP SCP Land Use Map and its vision and policy.

3. Chapter 4, ROH, Article 8, Public Infrastructure Map (PIM). The KP PIM does not show any PIM symbol on the project site. Kapa'a Park (Symbol No. 009) and Kawai Nui Gateway Park (Symbol No. 015) are shown in the vicinity. The proposed zone change is not anticipated to impact either PIM project.
4. Chapter 21, ROH, Article 3, Establishment of Zoning Districts and Zoning District Regulations. The Applicant's zone change proposal to the I-1 Limited Industrial District is discussed below. Additionally, the relationship of the proposed zone change to the remaining land within the same parcels is covered.

Industrial Districts—Purpose and Intent. Excerpt of Section 21-3.130, LUO:

- "(a) The purpose of the industrial districts is to recognize the importance of industrial uses to the welfare of city residents by providing areas for industrial uses without undue competition from other uses and ensuring compatibility with nonindustrial areas. Typical uses include

manufacturing, refining, sorting, processing and storage of materials and products. Limited business activities that directly support the industrial uses or those employed by industries therein are permitted in these districts.”

- “(b) Heavy industrial uses such as refining of petroleum and manufacturing of explosives will only be allowed under certain conditions and in areas well away from other districts.”
- “(c) To minimize potential adverse impacts on property and persons in the same or neighboring districts, standards are established for the more noxious uses permitted in these districts.”
- “(d) The intent of the I-1 limited industrial district is to provide areas for some of the industrial employment and service needs of rural and suburban communities. It is intended to accommodate light manufacturing, including handcrafted goods as well as "high technology industries" such as telecommunications, computer parts manufacturing, and research and development. Uses in this district are limited to those which have few environmental impacts and those which complement the development scale of communities they would serve.”

The development standards enumerated in Table 21-3.5, establishes a maximum height of 40 feet in the I-1 Limited Industrial District.

Table 21-3, Master Use Table, of the LUO lists a number of land uses permitted by right in the I-1 Limited Industrial District. Certain land uses permitted by right in the District include automobile service stations, repair establishments (minor and major), food manufacturing and processing, car washing (mechanized), and manufacturing, processing and packaging (general).

The Applicant’s proposal to change the zoning of approximately 27 acres in portions of two parcels—representing roughly 47 percent of the total area—for the intended land use of light industrial warehousing and/or base yards is consistent with the I-1 Limited Industrial District. Both of these proposed uses are permitted by right (base yards are subject to standards in Article 5 of the LUO) in the I-1 Limited Industrial District. All uses must comply with the permitting requirements of the applicable agencies, and some uses will involve public hearings as part of the permitting process.

5. Chapter 21, ROH, Article 9, Special District Regulations, Section 21-9.10, Flood Hazard Districts. The Flood Insurance Rate Map (FIRM) 15003C0290G, revised January 19, 2011, shows the proposed project site located in three flood zones: Zone X, Zone A, and Zone D. Most of the site falls within Zone D. A small portion of TMK: 4-2-15: 6 falls within Zone X and A. According to the Flood Zone Definitions of the Federal Emergency Management Agency (FEMA), Zone D is comprised of areas with possible but undetermined flood hazard; Zone X is comprised of areas with minimal flood hazard, usually above the 500-year flood level; and Zone A is comprised of areas with a one percent annual chance of flooding.

The proposed project is subject to the Flood Hazard District regulations in Section 21-9.10 due to the site being within Zone A. In addition, the National Flood Insurance Program (NFIP) regulates developments within Zone A. The DLNR has confirmed that the project must comply with the rules and regulations of NFIP, presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken.

C. Compliance with Environmental Legislation.

1. Chapter 343, HRS and Title 11, Chapter 200, Hawai'i Administrative Rules, Environmental Impact Statements. Under Section 24-6.1 of the KP SCP, the proposed project qualifies as a significant zone change and, therefore, is required to submit an environmental assessment (EA). In October 2011, the DPP accepted the FEIS for the Kapa'a Light Industrial Park, comprised of TMKs: 4-2-15: 6, 8, and portion of 1, which coincides with the current TMKs: 4-2-15: 6, 8, and 12. The proposed zone change does not include TMK: 4-2-15: 8, which was included in the FEIS, although that parcel with existing industrial uses will form part of the Kapa'a Light Industrial Park and include some additional development.

The Environmental Notice, produced by the Office of Environmental Quality Control, published notice of the acceptance of the FEIS on October 23, 2011.

2. Chapter 6E-42, HRS, Historic Preservation. No buildings are present where the zone change is proposed. As part of the Draft EA covering the project site, the DLNR State Historic Preservation Division provided a written response, dated February 23, 2009, stating "as the parcels are located atop quarry tailings, and no archaeological sites are present in, or adjacent to, the project area, we determined that there will be no historic properties affected." In the event historical resources are discovered on site at any time, the DLNR must be notified.

The DLNR letter also referenced an archaeological survey conducted by Cultural Surveys Hawai'i in 2000 for the nearby Kawainui Marsh. The investigations recorded no historic properties in the project site of the proposed zone change. Most of the historical or culturally significant sites in the vicinity were discovered around the southern perimeter of Kawainui Marsh. Therefore, a condition of approval regarding historic preservation is not recommended.

3. Chapter 23, ROH, Shoreline Setbacks, and Chapter 25, ROH, Special Management Area (SMA) Ordinances. The project site is partially inside the SMA (portion of TMK: 4-2-15: 6, including all of the proposed zone change area of parcel 6) but outside the Shoreline Setback line; therefore, the project site is subject to the requirements under Chapter 25. The SMA permit process will review noise, lighting, and other potential impacts that land uses in the I-1 Limited Industrial District could have on the adjacent, environmentally sensitive lands (i.e., the adjacent Kawainui Marsh, Kapa'a Stream, and wetland) and wildlife in the area.

The remaining 29.9 acres (roughly 53 percent) of the project site parcels that are not part of the zone change would remain in the P-2 General Preservation District. This land is planned for vegetation and open space preservation, in order to serve as a buffer zone to the project site, which is located near environmentally sensitive

areas that include the Kawainui Marsh, Kapa'a Stream, and wetland area. This buffer zone is included in the project proposal, although it falls outside of the proposed zone change area. Further review of external impacts will be addressed under the SMA permit process.

4. Endangered/Threatened Species. According to the Applicant's FEIS, the adjacent Kawainui Marsh and Kapa'a Stream are habitat for federally endangered Hawaiian stilt, Hawaiian moorhen, Hawaiian coot, and Hawaiian duck, as well as populations of migratory waterfowl and shorebirds that are protected under the Migratory Bird Treaty Act. The FEIS also states there is no designated critical habitat in the area of the proposed zone change, and it is not used as habitat for any federally listed water birds or migratory waterfowl and shorebirds.

The application and FEIS addressed concerns by the USFWS about plans to restore adjacent wetland areas and to create stormwater detention ponds on site since they might attract threatened and endangered species and species of special concern. Wetland restoration is no longer being pursued and underground cisterns have been designed to accommodate stormwater in place of detention ponds. Therefore, a condition related to endangered and threatened species is not recommended.

5. Noise and Odor. During construction, it is anticipated that there will be some short-term noise and air quality impacts due to construction equipment, grading activities, and vehicles traveling to the site. Potential long-term noise and air quality impacts will likely come from the increased vehicular traffic (including heavy trucks) and industrial activities involving machinery. The proposed zone change would add to the noise and/or air quality impacts attributed to the nearby H3-Freeway, Kapa'a Quarry Road, and Model Airplane Park. The proposed buffer area would help mitigate anticipated impacts.

The nearest residences are located from one half to one mile away, across the marsh or on the other side of the surrounding hills. However, the FEIS notes that wildlife could be affected by elevated noise levels through interference with their use of sounds in communication and by causing stress, potentially resulting in a reduction of usable habitat. The Applicant has committed to a low-impact development design that includes a buffer zone and LEED certification, which are intended to minimize these impacts. The Applicant will be required to adhere to applicable State and City rules and regulations relating to noise and air quality control.

Inclusion of the land abutting the proposed zone change area as a condition to the zone change is recommended, in order to ensure it serves the purpose as a buffer zone to the site. The buffer zone will mitigate on-site noise impacts if constructed and maintained with appropriate landscaping (e.g. earth berms) and vegetation, which will block and/or muffle the sounds. The Applicant will also be required to adhere to applicable State and City rules and regulations relating to noise and air quality control.

6. Visual Resources. The project site does not contain any known visual resources or landmarks. Building structures would be limited to 40 feet in height, which is equal to the height limit on the adjacent parcel (TMK: 4-2-15: 8) with industrial uses. Depending on the viewpoint, portions of the upper and lower elevation

sections of the site are visible. The proposed project includes a buffer zone to screen these visual impacts from off-site, publicly accessible locations (e.g. roadways, historic sites, parklands, etc.). The DLNR, Division of State Parks expressed concerns with the proposed project's visual impacts on nearby public lands, but it stated the impacts could be addressed by well designed vegetative buffers, building colors and materials that blend with the environment, and other construction guidelines, such as setbacks from roadways.

Light pollution from on site may impact migratory birds and wildlife from the adjacent Kawainui Marsh and Kapa'a Stream wetland area. Light pollution reduction measures are incorporated into the low-impact development design proposal, including the LEED certification requirements for which the Applicant is seeking on the lower parcel (TMK: 4-2-15: 6). Lighting issues will be reviewed in more detail as part of the SMA permit process.

Inclusion of the land abutting the proposed zone change area as a condition of approval to the zone change is recommended, in order to ensure it serves the purpose as a buffer zone to the site. The buffer zone will mitigate visual impact concerns raised during agency and public review if constructed and maintained with appropriate landscaping (e.g. earth berms) and vegetation cover (e.g. taller trees and lower vegetation/shrubs) to create a dense vegetative screen around the project site.

D. Public Facilities and Services. The review conducted by various agencies was based on the Applicant's zone change proposal. A summary of received comments and findings regarding specific public facilities and services are provided below.

1. Transportation. The Kapa'a Quarry Access Road is a two lane private road running east-west between the H-3 Freeway and Kapa'a Quarry Road. The Kapa'a Quarry Road is a two lane road running north-south between Mōkapu Boulevard and Kalaniana'ole Highway. The City and County maintains all of Kapa'a Quarry Road and has a maintenance easement (the Applicant, City, and State are the land owners along the road). The H-3 Freeway does not provide direct access to the Kapa'a Quarry Access Road via off or on-ramps.

The zone change application included a Traffic Impact Analysis Report (TIAR), prepared by Phillip Rowell and Associates in February 2012, as part of the Applicant's FEIS, and a Traffic Safety Analysis of the adjacent Kapa'a Quarry Road, prepared by Bow Engineering & Development, Inc. in April 2012.

The DPP generally agrees with the TIAR's methodology, analysis, and recommendations. The TIAR's conclusions and recommendations are listed below.

- The proposed industrial park would generate approximately 570 new trips during the morning peak hour (6:30 AM-8:30 AM) and 545 new trips during the afternoon peak hour (generally between 3:30 PM-5:30 PM).
- No additional mitigation is required to accommodate traffic conditions up until the project is approximately 47 percent built out.
- The TIAR recommends multiple mitigation measures for full build out conditions.

- o Modify eastbound approach to provide one separate right turn/deceleration lane, three through lanes, and one left turn lane at Mōkapu Boulevard at Kapa'a Quarry Road.
- o Modify eastbound approach to provide two left turn lanes and three through lanes at Kalaniana'ole Highway at Kapa'a Quarry Road.
- The TIAR also lists other traffic related recommendations.
  - o Update TIAR when project is about half built out.
  - o Provide shuttle bus service along Kapa'a Quarry Road between the project site, Mōkapu Boulevard, and Kalaniana'ole Highway.
  - o Investigate the feasibility of a frontage road for better accessibility throughout the site.
  - o Install sidewalk along Kapa'a Quarry Access Road.

The Traffic Safety Analysis of Kapa'a Quarry Road analyzed the 2.5 mile stretch of the two lane roadway between Mōkapu Boulevard and Kalaniana'ole Highway. The report identified limited site distance at curves, roadside obstructions, and roadway flooding. The report's conclusions and recommendations are listed below.

- Reconstruct the hill area or lower speed limit at Station 54+00 (on report map).
- Remove trees at points considered essential for safety (between Station 97+00 and 110+00 on report map).
- Limited clear zone at Station 85+00 through 97+00, but mitigation options are limited.
- Drainage culverts create roadside hazard because they are within 10 foot clear zone, but extending culverts would require adding fill into designated wetland or "waters of the U.S."
- Existing guardrails should be raised from 20 inches to 27.5 inches in height.

In response to existing safety concerns along Kapa'a Quarry Road, the Applicant began the Kapa'a Quarry Road Improvement Initiative, which is summarized in the appendix of the application and aims to bring together the myriad stakeholders of the roadway.

The DTS did not comment on the proposed zone change. However, the DFM voiced concerns about the pavement design of adjacent roads being able to handle the added traffic and vehicle weight associated with the proposed development after further evaluation of the proposal (DFM made no initial comment in its written response). The DOT stated it had no objections to the proposed zone change, provided the Applicant comply with its November 21, 2012 letter, HWY-PS 2.3418 (see Attachment 5), regarding the proposed project's TIAR. In addition, the DOT stated the Applicant shall coordinate with the DOT and provide a pro rata contribution to the cost of regional improvements to State highways and/or traffic mitigation measures that will help to alleviate the transportation impacts generated by the proposed project. As a whole, these findings show that the proposed zone change and existing conditions warrant certain measures to be undertaken in order to mitigate traffic and safety concerns. Therefore, a condition regarding transportation is recommended.

2. Water. A private, on-site fire hydrant and water main, running along Kapa'a Quarry Access Road, connects existing industrial businesses on the adjacent parcel (TMK: 4-2-15: 8) to a 36-inch BWS water main running along Kapa'a Quarry Road.

The BWS stated that the existing water system is inadequate to serve the proposed development. The parcel identified as TMK: 4-2-15: 12 will need an off-site fire hydrant. The BWS System Standards require a fire hydrant to be located within 125 linear feet of industrial parcels and provide a flow of 4,000 gallons per minute. The nearest off-site fire hydrant is located approximately 2,600 linear feet away.

The BWS's comments are based on current data and are subject to change. The final determination of water availability will be confirmed at the time of the building permit issuance. When water is made available, the Applicant will be required to pay the BWS's Water System Facilities Charges for resource development, transmission, and daily storage, as well as comply with fire code regulations. The inadequacy of the existing water system on site will be addressed later in the permitting process; therefore, a condition of approval regarding water is not recommended.

3. Wastewater. The site is not connected to the municipal wastewater system. According to the project's FEIS, wastewater from existing industrial uses, located on the adjacent parcel (TMK: 4-2-15: 8), is presently treated on site in seven septic systems since there is no municipal wastewater service in the area. The sludge collected in these septic tanks is removed by private service companies every four to six weeks.

The FEIS stated that connecting the project site to the municipal sewer system would require the installation of a sewer force main of about 1.2 miles in length, which would not be economical due to the cost of the pumping power necessary for a low quantity of wastewater. The application proposes the installation of a conventional septic system on the upper portion of the project site and an advanced on-site wastewater system that treats all wastewater on the lower portion. The conventional septic tanks would be serviced by a certified pumper, while the treated wastewater from the advanced system is planned for irrigation use on the project site (the treated wastewater would result in higher water quality than water currently found in the Kapa'a Stream, wetland area, and Kawainui Marsh).

The DOH did not submit any specific comments regarding wastewater. However, there were a considerable number of public comments related to wastewater effects (see Section II. D. of this report), which generally focused on the risk of contamination in nearby environmentally sensitive areas. The building permit process, as well as that of other permits, will ensure these issues are adequately addressed; therefore, a condition regarding wastewater is not recommended.

4. Drainage. The project site currently has no on-site stormwater drainage infrastructure. According to the project's FEIS, stormwater mainly infiltrates the ground, with some surface runoff near the adjacent Kapa'a Stream wetland area. In the upper portion of the site, subsurface flow of infiltrated water heads toward the Kapa'a Stream corridor. In the lower portion of the site, subsurface flow of

infiltrated water is assumed to head toward the adjacent Kapa'a Stream wetland area and drainage canal along Kapa'a Quarry Road (the drainage canal flows into Kapa'a Stream, which flows into Kawainui Marsh). The FEIS further states that on-site drainage also includes runoff from off-site sources, namely through an existing 30-inch culvert under Kapa'a Quarry Access Road, which directs runoff onto the lower portion of the site from a drainage ditch on the south side of the road.

The application proposes the collection of stormwater runoff in the upper portion of the project site via impermeable paved areas and warehouse roofs, which would then be conveyed to an outfall draining into an existing settling pond near the Kapa'a Stream. Stormwater runoff would also be collected in the lower portion of the project site via impermeable paved areas and warehouse roofs, but it would then be conveyed to underground rainwater harvesting cisterns for on-site irrigation uses. Any overflow of the cisterns would go to underground detention basins and then to the Kapa'a Stream. All runoff would be treated before irrigation or release into Kapa'a Stream. The runoff entering the site through the existing culvert output on the lower portion of the site near Kapa'a Quarry Access Road would be handled separately through a newly constructed swale connecting it to the Kapa'a Stream. The DOH, Clean Water Branch has indicated that the Kapa'a Stream is considered an impaired water body and has a Total Maximum Daily Load (TMDL) developed for the watershed. Any future NPDES permits that may be required in this area must meet the applicable Waste Load Allocations assigned in the TMDL.

The USFWS expressed concern over water quality and potential flooding impacts in the Kapa'a Stream and Kawainui Marsh that could result from increased runoff, regardless of the low impact development techniques. In addition, there were a considerable number of public comments related to stormwater runoff effects (see Section II. D. of this report), with specific concern over contamination of the adjacent Kawainui Marsh and Kapa'a Stream.

Measures are recommended to ensure the stormwater runoff entering the lower portion of the project site through the existing culvert is adequately addressed. In addition, an existing detention basin on a portion of adjacent land on the upper portion of the project site is designed to be part of the stormwater management system. Therefore, it is recommended that a condition regarding stormwater facilities and maintenance be considered as part of the zone change approval. Other drainage issues will be reviewed in more detail as part of the SMA permit process.

5. Solid Waste. According to the application, solid waste will be collected and removed by a private refuse collection service. As part of LEED certification, for which the Applicant is seeking, a comprehensive system of recycling and reuse of material will be part of its Implementation Plan. The Department of Environmental Services, Refuse Division had no objections to the proposed zone change, but it confirmed that the project will need to be serviced by a private licensed refuse hauler. Therefore, a condition regarding solid waste is not recommended.
6. Police Protection. The project site is located in HPD District 4 (Kāne'ōhe). HPD stated that the proposed zone change is not anticipated to have a significant

impact on the Department's operations. HPD anticipates an increase in vehicular traffic which should be considered (see Section III. D. 1. of this report). Vehicular traffic is addressed in the applicant's TIAR; therefore, a condition regarding police matters is not recommended.

7. Fire Protection. There are three fire stations located approximately three miles driving distance from the project site: 'Aikahi Fire Station No. 19, Kailua Fire Station No. 18, and Olomana Fire Station No. 39. In addition, the Kāne'ōhe Fire Station No. 17 is slightly less than six miles away. One fire hydrant is currently located on Kapa'a Quarry Access Road near the entrance to the adjacent parcel (TMK: 4-2-15: 8) containing existing industrial businesses. In addition, a BWS fire hydrant is located at the intersection of Kapa'a Quarry Access Road and Kapa'a Quarry Road.

The HFD did not comment on the proposed development. (See Section III. D. 2. of this report for BWS's comments regarding water lines.) All HFD requirements will be addressed as part of the building permit process; therefore, a condition regarding fire protection is not recommended.

8. Electrical Power. Electric power will be provided from the Hawaiian Electric Company (HECO) grid. The Applicant also plans to install photovoltaic panels on warehouse roofs. HECO had no comment on the proposed zone change. The Applicant has indicated interest in pursuing relocation or underground placement of the power lines within the project site, which would consequently require HECO approval. No condition regarding electrical power is recommended.

#### IV. CONCLUSIONS OF LAW

The Director hereby makes the following conclusions:

Based on the foregoing Findings of Fact and Analysis, the proposed zone change from the P-2 General Preservation District to the I-1 Limited Industrial District is consistent with State and City and County land use plans and policy. In particular, the proposed zone change is consistent with the General Plan and with the regional KL SCP. The proposal also meets the purpose, intent, and development standards of the I-1 Limited Industrial District.

With respect to supporting infrastructure, agencies did not oppose the zone change request. Existing infrastructure systems are anticipated to handle the proposed industrial uses with some upgrades and/or modifications. The proposed zone change is anticipated to not have a significant negative social, economic, or environmental impact on the surrounding land uses if the mitigation measures imposed by the recommended conditions are followed.

#### V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusions of Law, the Director of the DPP recommends that a change in zoning from the P-2 General Preservation District to the I-1 Limited Industrial District be APPROVED as shown on the map marked **Exhibit A** in the attached draft Ordinance (**Attachment 7**) and subject to the Applicant's execution of a Unilateral Agreement under the provisions of Section 21-2.80 of the LUO to be recorded with the Bureau of Conveyances. The recommended conditions of approval include the following:

1. Transportation. The Declarant shall carry out the following requirements related to traffic and transportation improvements for the project:

a. A time line establishing the anticipated commencement and completion dates of the major phasing components of this development shall be prepared by the Applicant in a format acceptable to the DPP. The time line should identify when the construction management plan (CMP), the traffic management plan (TMP), and updates to the initial TIAR, dated November 2012, will be submitted for review and approval.

b. The Declarant shall submit a CMP to the DPP for review and approval, as required, prior to the issuance of building permits for the purpose of developing the project site, as delineated in **Exhibit A of Attachment 7**.

The CMP shall identify the type, frequency and routing of heavy trucks, and construction related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP shall include provisions to limit vehicular activity to periods outside of the peak periods of traffic, utilize alternate routes for heavy trucks, utilize staging locations for construction workers and vehicles, and other mitigation measures related to traffic. The Declarant shall document the condition of roadways prior to the commencement of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, and/or reconstruction if the condition of the roadways has deteriorated as a result of the construction activities.

c. A TMP shall include traffic demand management (TDM) strategies to minimize the amount of vehicular trips for daily activities and large events. TDM strategies could include carpooling and ride sharing programs, transit incentives, including provisions for a shuttle service from public transit stops at Mōkapu Boulevard and Kalanianaʻole Highway, and other similar TDM measures.

d. The Declarant shall prepare and submit an updated TIAR, covering the same area as the TIAR submitted with this zone change application, to the DPP for review and approval, as required, prior to initiation of Phase D of the project phasing plan (**Attachment 8**). The Declarant shall not begin construction of Phase D or the DPP-approved equivalent of remaining buildings until receiving the DPP approval of the completed TIAR since mitigation may be required to accommodate future development traffic. The DPP will determine if recommendations from the TIAR are necessary for the Declarant to implement.

e. The Declarant shall form an agreement with the DPP and the DTS prior to building permit approval for the development of the project site, as delineated in **Exhibit A of Attachment 7**. The agreement shall be finalized by the DPP and subject to amendments, as approved by the DPP.

As part of the agreement, the Declarant shall fund, construct, or cause to be constructed all necessary street improvements along the project's frontage of Kapa'a Quarry Road and Kapa'a Quarry Access Road (see **Exhibit A of Attachment 7**), or at other locations along these roadways if determined necessary by the DPP and DTS for development purposes at the project site. Every effort will be made to construct the roadway improvements to incorporate

“Complete Streets” criteria to the greatest extent practical. Discussions of Kapa’a Quarry Road improvements shall also be in consultation with the State Department of Transportation.

2. Buffer Zone. The approximately 29.9 acres of land abutting the zone change area and also within the parcels identified as Tax Map Keys: 4-2-15: 6 and 12 (see **Exhibit A of Attachment 7**) shall remain in the P-2 General Preservation District to serve the purpose of a buffer zone for industrial uses on the project site. The Declarant shall establish and maintain the buffer zone, as required by the DPP, to sufficiently mitigate noise and visual impacts through landscaping that includes earth berms and vegetation that includes tall trees and shrubs. Prior to the issuance of any development permit in the buffer area, the proposed project shall be submitted to the DPP for review and approval to ensure it meets the purpose of the buffer area. The portion of the buffer zone within the parcel identified as Tax Map Key: 4-2-15: 12 contains an existing detention basin which shall be allowed to serve the function of stormwater management for the adjacent zone change area.
3. Stormwater Facilities. The project site shall be subject to the following requirements related to stormwater facility improvements and maintenance, unless otherwise amended by the Director of the DPP:
  - a. The Declarant shall continue to accept all off-site stormwater drainage onto the project site from the culvert located under Kapa’a Quarry Access Road, which collects runoff from a drainage ditch on the south side of the road, as highlighted in **Attachment 9**.
  - b. The Declarant shall be responsible for monitoring and maintaining all on-site infrastructure for stormwater management, including infrastructure related to item “a” above.
4. Compliance with Other Governmental Requirements. The Declarant acknowledges that approval of this zone change does not constitute compliance with other LUO or governmental agencies’ requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the proposed project approved under this permit comply with all applicable LUO and other governmental agencies’ provisions and requirements.
5. Annual Reports. On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction and/or describing its progress toward complying with each condition of approval for this zone change. This status report shall be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied. Failure to do so may result in delays in processing of further permits.
6. Noncompliance or Failure to Fulfill Any Conditions. In the event of noncompliance or failure to fulfill any of the conditions set forth herein, the Director of the DPP shall inform the Council and may institute action to terminate or stop the project until applicable conditions are met. Noncompliance also may be grounds for revocation of the permits issued under this zone change. Noncompliance also may be grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

Dated at Honolulu, Hawai'i, this 26<sup>th</sup> day of April, 2013.

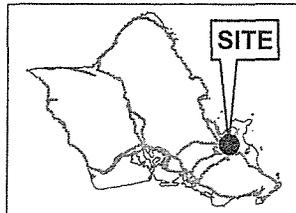
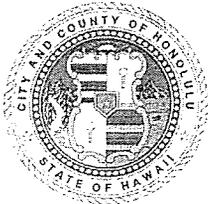
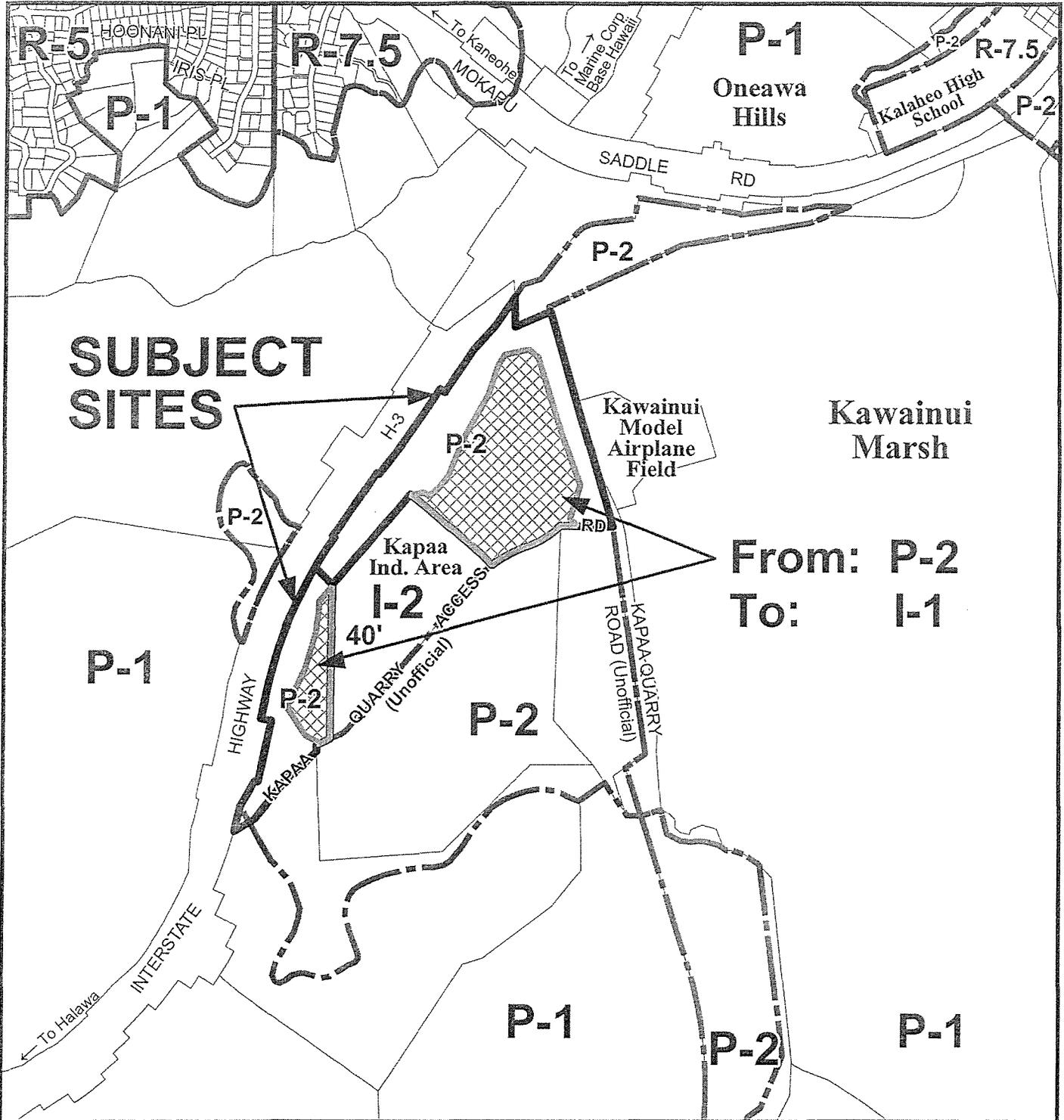
DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

By   
George I. Atta, FAICP, Director  
Department of Planning and Permitting

GIA:bkg  
1025378

Attachments

ATTACHMENT 1  
(LOCATION MAP W/PORCION OF EXISTING  
ZONING & PROPOSED ZONING)



VICINITY MAP

1,000 500 0 1,000



Scale in Feet



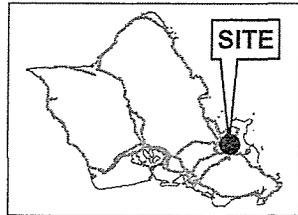
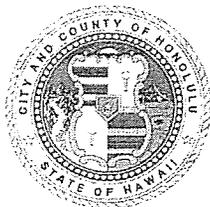
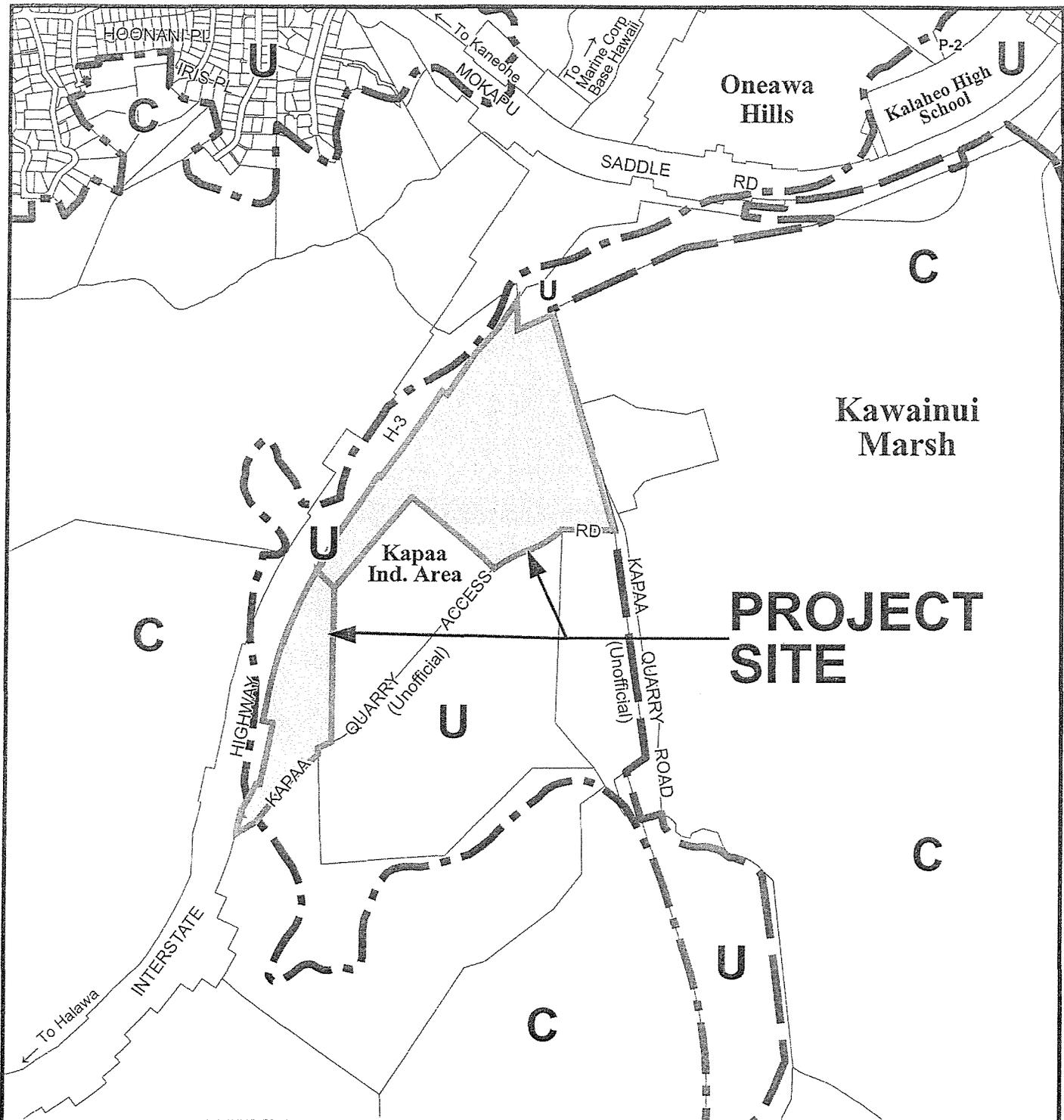
**LOCATION MAP w/ PORTION OF EXISTING ZONING & PROPOSED ZONING**

**KAPAA VALLEY**

**TAX MAP KEY(S): 4-2-15: Pors. 06 & 12**

**FOLDER NOS.: 2012/Z-6**

ATTACHMENT 2  
(STATE LAND USE MAP)



VICINITY MAP

1,000 500 0 1,000



Scale in Feet

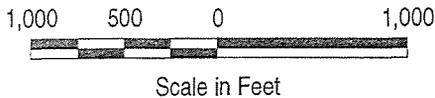
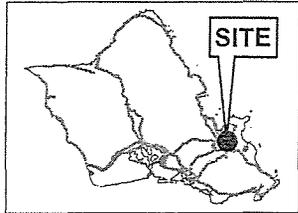
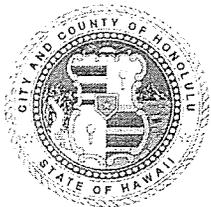
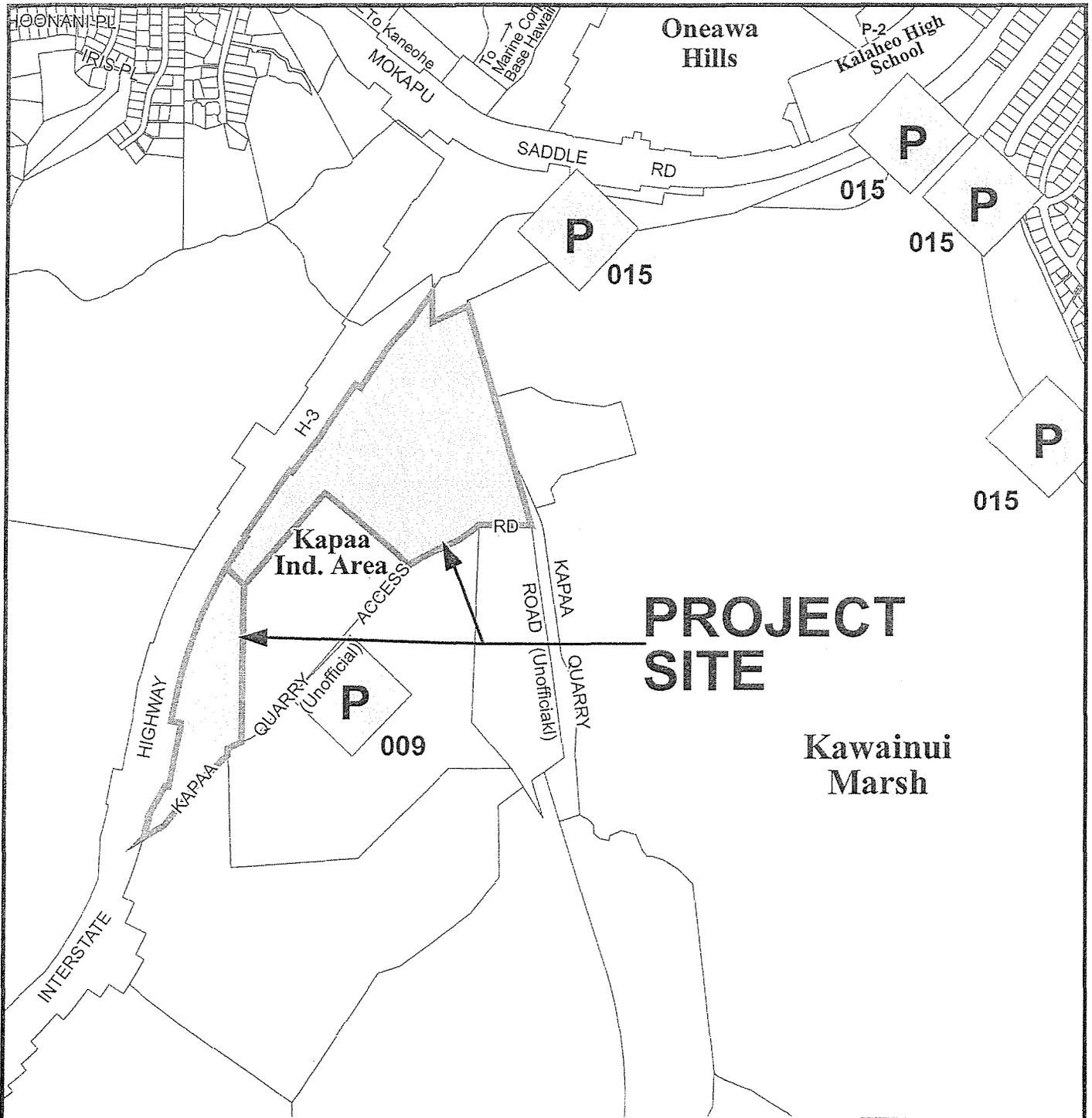


PORTION OF  
**STATE LAND USE MAP**  
**MOKAPU QUADRANGLE**

TAX MAP KEY(S): 4-2-15: Pors. 06 & 12

FOLDER NOS.: 2012/Z-6

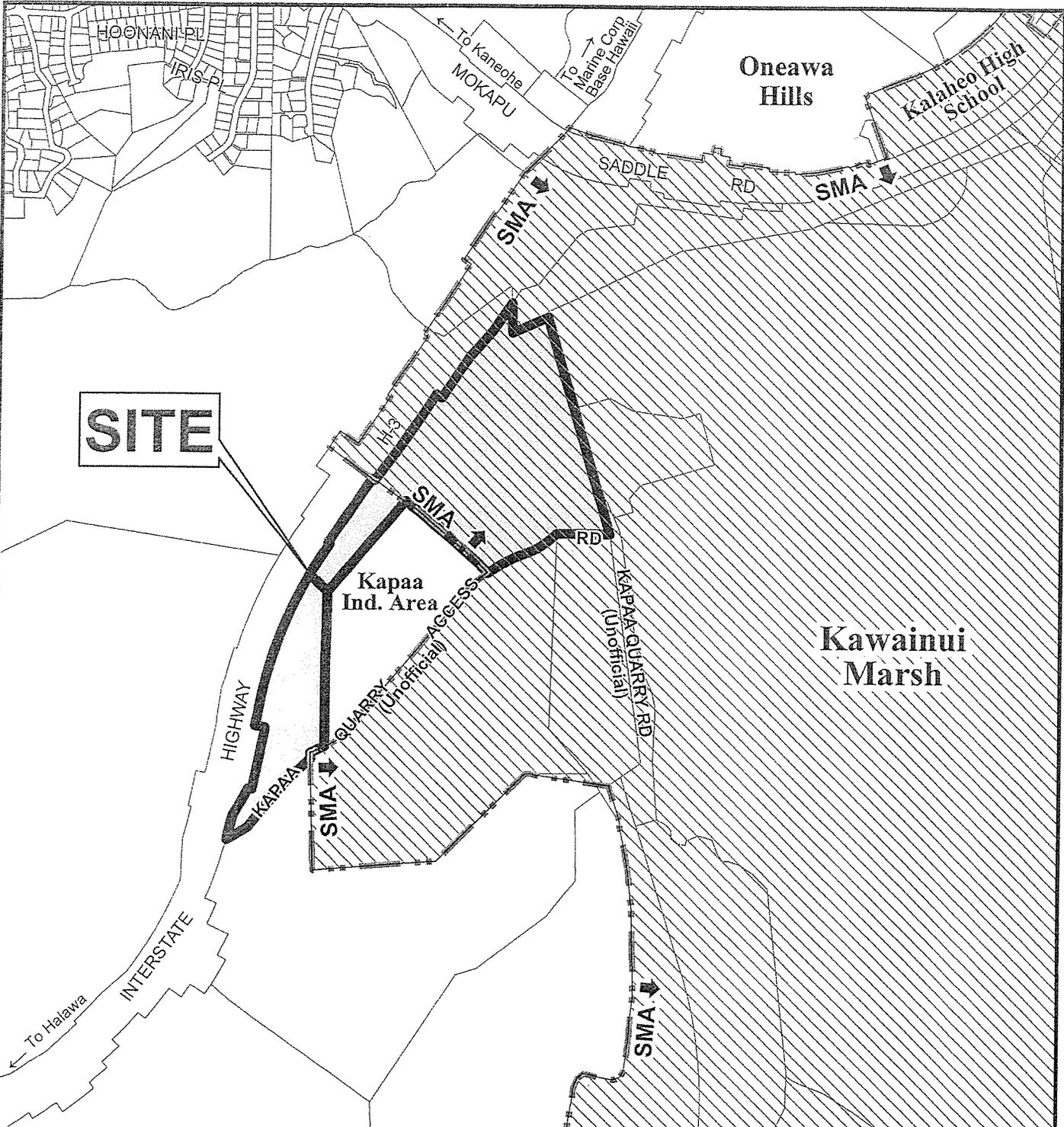
ATTACHMENT 3  
(PUBLIC INFRASTRUCTURE MAP)



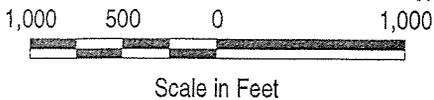
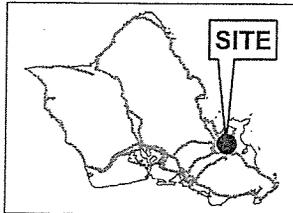
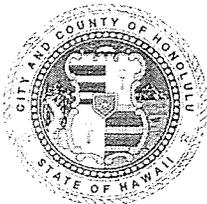
PORTION OF  
**PUBLIC INFRASTRUCTURE MAP**  
**KOOLAUPOKO**

TAX MAP KEY(S): 4-2-15: Pors. 06 & 12  
 FOLDER NOs.: 2012/Z-6

ATTACHMENT 4  
(SPECIAL MANAGEMENT AREA)



**SITE**



**PORTION OF  
SPECIAL MANAGEMENT AREA  
KAPAA VALLEY**

**TAX MAP KEY(S): 4-2-15: Pors. 06 & 12**

**FOLDER NOS.: 2012/Z-6**

ATTACHMENT 5  
(AGENCY COMMENTS)

**Streitz, Timothy**

**From:** Paula Levin [Paula\_Levin@fws.gov]  
**Sent:** Monday, February 04, 2013 5:04 PM  
**To:** Streitz, Timothy  
**Cc:** Dan\_Polhemus@fws.gov; daniel\_clark@fws.gov; michelle\_bogardus@fws.gov  
**Subject:** Project File number 2012/Z-6, Rezoning from General Preservation to Limited Industrial District, Kailua, HI

**Follow Up Flag:** Follow up

**Flag Status:** Red

Tim: The U.S. Fish and Wildlife Service (Service) appreciates the opportunity to review the application for a zone change from P-2 General Preservation District to I-1 Limited Industrial District in Kailua, Oahu, Tax Map Key; 4-2-15: Portions of 6 and 12.

The applicant proposes to change the zoning of approximately 27 acres in portions of two parcels noted above. The purpose of the proposed zone change is to develop the Kapa`a Light Industrial Park. The development will expand on existing industrial uses located on an adjacent property, adding approximately 400,000 square feet of industrial floor space including 20 new warehousing and/or base yards. Although the project intends to use low impact development (LID) building measures and would be developed in an area above a former landfill, it is directly adjacent to the Kapa`a stream which drains to Kawainui Marsh, an ecologically sensitive area that supports federally listed endangered waterbirds. It is important for the City and County of Honolulu to investigate if the potential zoning change facilitates impacts to additional jurisdictional (under the Federal Clean Water Act) wetlands or other water resources and if the change is compatible with surrounding land uses.

Under normal circumstances, the Service would not review a local action such as a zoning change, unless the change involved a federal action (permitting, funding, authorizing work) that caused concern for impacts to trust resources. However, the proximity of potential light industrial development to important habitat for endangered species elicited our concern. Water quality and potential flooding impacts in the stream and the adjacent marsh could result from increased runoff from the expansion of impervious surface, regardless of LID techniques considered. Lighting, noise, increased traffic, construction of retention basins (which might attract birds), and other human disturbance in the area could also directly or indirectly impact habitat for these endangered birds.

Coordination with the Service and the State of Hawaii Division of Forestry and Wildlife (DOFAW) is recommended as planning proceeds in this area, so that impacts to trust resources can be avoided and minimized as much as possible.

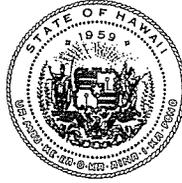
Thank you for the opportunity to review and comment on the application. Please call me at 808-792-9417 if you have any questions.

Paula Levin  
USFWS  
Aquatic Conservation Program

361310

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII

RECEIVED



LORETTA J. FUDDY, A.C.S.W., M.P.H.  
DIRECTOR OF HEALTH

'13 MAR -4 A10 :58

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

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

In reply, please refer to:  
EMD/CWB

02080MRT.13

February 28, 2013

Mr. Jiro A. Sumada  
Acting Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Sumada:

**Subject: Application for a Zone Change from P-2 General Preservation District to Limited I-1 Limited Industrial District Kailua, Oahu, Tax Map Key: 4-2-15: Portions of 6 & 12**

The Department of Health (DOH), Clean Water Branch (CWB) has the following comments regarding the Application for a Zone change in the Kapaa watershed.

The Kapaa Stream is considered an impaired water body and has a Total Maximum Daily Load (TMDL) developed for the watershed. The Waste Load Allocation (WLA) for the Industrial Park is given in Tables 6.10 and 6.11 (attached) of the Kapaa Stream TMDL Report (2007). Any future **National Pollutant Discharge Elimination** permits that may be required in this area must meet the **applicable** WLAs assigned in the TMDL.

Should you have any questions, please contact Mr. Watson Okubo, Monitoring and Analysis Section Supervisor, CWB, at 586-4309.

Sincerely,

  
ALEC WONG, P.E., CHIEF  
Clean Water Branch

RT:ml

Attachments

1309410

**Table 6.10. Consolidated Dry Season TMDL Allocations to Existing Sources\*  
and  
Load Reductions Required to Achieve Kapaa Stream TMDLs**

Dry Season Baseflow	TMDLs			Existing Loads			Reductions Required					
	TSS	TN	TP	TSS	TN	TP	TSS		TN		TP	
LAs to facility areas	(kgd)	(kgd)	(kgd)	(kgd)	(kgd)	(kgd)	(kgd)	(%)	(kgd)	(%)	(kgd)	(%)
CCH MS4	5	0.0	0.0	5	0.1	0.0	1	11	0.1	83	0.0	85
CCH Kalaheo Landfill	19	0.1	0.0	24	0.5	0.2	5	20	0.5	85	0.2	87
CCH Kapa'a Landfill	27	0.1	0.0	36	0.9	0.3	9	25	0.8	89	0.3	91
CCH Waste Transfer	1	0.0	0.0	23	0.3	0.1	22	95	0.3	94	0.1	96
HI DOT Highways MS4	4	0.0	0.0	4	0.1	0.0	0	4	0.1	79	0.0	81
Ameron Quarry	62	0.2	0.1	69	1.4	0.3	7	10	1.2	85	0.2	81
Industrial Park	22	0.1	0.0	28	0.4	0.1	5	19	0.3	85	0.1	87
LA to other source areas	40	0.3	0.1	41	1.0	0.4	1	2	0.7	70	0.3	71
<b>Totals</b>	<b>180</b>	<b>0.8</b>	<b>0.2</b>	<b>229</b>	<b>4.6</b>	<b>1.4</b>	<b>49</b>	<b>21</b>	<b>3.9</b>	<b>83</b>	<b>1.2</b>	<b>83</b>

Dry Season 10% Runoff	TMDLs			Existing Loads			Reductions Required					
	TSS	TN	TP	TSS	TN	TP	TSS		TN		TP	
WLAs	(kg)	(kg)	(kg)	(kg)	(kg)	(kg)	(kg)	(%)	(kg)	(%)	(kg)	(%)
CCH MS4	0.1	0.0	0.0	0.1	0.0	0.0	0.0	13	0.0	10	0.0	13
CCH Kalaheo Landfill	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0	0.0	0
CCH Kapa'a Landfill	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0	0.0	0
CCH Waste Transfer	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0	0.0	0
HIDOT Highways MS4	0.2	0.0	0.0	0.3	0.0	0.0	0.0	5	0.0	4	0.0	6
Ameron Quarry	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0	0.0	0
Industrial Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0	0.0	0
LA to Nonpoint sources	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0	0.0	0
<b>Totals</b>	<b>0.3</b>	<b>0.0</b>	<b>0.0</b>	<b>0.4</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>7</b>	<b>0.0</b>	<b>5</b>	<b>0.0</b>	<b>7.2</b>

Dry Season 2% Runoff	TMDLs			Existing Loads			Reductions Required					
	TSS	TN	TP	TSS	TN	TP	TSS		TN		TP	
WLAs	(kg)	(kg)	(kg)	(kg)	(kg)	(kg)	(kg)	(%)	(kg)	(%)	(kg)	(%)
CCH MS4	61	0.2	0.1	384	0.7	0.5	323	84	0.5	68	0.4	90
CCH Kalaheo Landfill	0	0.0	0.0	0	0.0	0.0	0	0	0.0	0	0.0	0
CCH Kapa'a Landfill	80	0.8	0.1	3586	4.9	1.3	3506	98	4.0	83	1.2	92
CCH Waste Transfer	3	0.1	0.0	49	0.3	0.1	46	95	0.2	71	0.1	85
HIDOT Highways MS4	49	0.5	0.2	68	0.7	0.7	19	28	0.2	22	0.5	76
Ameron Quarry	0	0.0	0.0	0	0.0	0.0	0	0	0.0	0	0.0	0
Industrial Park	133	0.6	0.1	272	1.7	0.3	139	51	1.1	63	0.3	82
LA to Nonpoint sources	434	2.2	0.3	8545	5.0	3.5	8111	95	2.9	57	3.2	91
<b>Totals</b>	<b>760</b>	<b>4.5</b>	<b>0.7</b>	<b>12904</b>	<b>13.3</b>	<b>6.3</b>	<b>12144</b>	<b>94</b>	<b>8.8</b>	<b>66</b>	<b>5.7</b>	<b>89</b>

\*TMDL allocations in kg/day are obtained by dividing dry season kg by 184 days.

Loads and Load Reductions are rounded to the nearest 0.1 kg, thus (a) **Totals** may be different than the sum of their parts and (b) **TMDLs**, **Existing Loads** and **Reductions Required** may actually be greater than 0.

Acronyms

- TMDLs = Total Maximum Daily Loads
- LAs = Load Allocations
- WLAs = Waste Load Allocations
- kgd = kilograms per day
- TSS = Total Suspended Solids
- TN = Total Nitrogen
- TP = Total Phosphorous
- CCH = City and County of Honolulu
- MS4 = Municipal Separate Storm Sewer System
- HIDOT = State of Hawaii Department of Transportation
- kg = kilograms

**Table 6.11. Consolidated Wet Season TMDL Allocations to Existing Sources  
and  
Load Reductions Required to Achieve Kapa'a Stream TMDLs**

Wet Season Baseflow	TMDLs			Existing Loads			Reductions Required					
	TSS	TN	TP	TSS	TN	TP	TSS		TN		TP	
LAs to facility areas	(kgd)	(kgd)	(kgd)	(kgd)	(kgd)	(kgd)	(kgd)	(%)	(kgd)	(%)	(kgd)	(%)
CCH MS4	7	0.0	0.0	7	0.1	0.0	0	0	0.1	81	0.0	82
CCH Kalaheo Landfill	34	0.1	0.1	34	0.8	0.3	0	0	0.6	82	0.3	83
CCH Kapa'a Landfill	39	0.2	0.1	52	1.3	0.5	13	25	1.2	87	0.4	88
CCH Waste Transfer	3	0.0	0.0	27	0.4	0.1	24	89	0.3	92	0.3	95
HI DOT Highways MS4	5	0.0	0.0	5	0.1	0.0	0	0	0.1	76	0.0	76
Ameron Quarry	91	0.3	0.1	91	1.2	0.4	0	0	1.5	82	0.3	75
Industrial Park*	31	0.1	0.0	31	0.4	0.1	0	0	0.4	82	0.1	83
LA to other source areas	59	0.5	0.2	59	1.4	0.5	0	0	1.0	69	0.3	66
<b>Totals</b>	<b>269</b>	<b>1.2</b>	<b>0.4</b>	<b>306</b>	<b>6.3</b>	<b>1.9</b>	<b>37</b>	<b>12</b>	<b>5.1</b>	<b>81</b>	<b>1.5</b>	<b>79</b>

Wet Season 10% Runoff	TMDLs			Existing Loads			Reductions Required					
	TSS	TN	TP	TSS	TN	TP	TSS		TN		TP	
WLAs	(kg)	(kg)	(kg)	(kg)	(kg)	(kg)	(kg)	(%)	(kg)	(%)	(kg)	(%)
CCH MS4	22	0.1	0.0	113	0.2	0.2	91	80	0.1	61	0.1	83
CCH Kalaheo Landfill	0	0.0	0.0	0	0.0	0.0	0	0	0.0	0	0.0	0
CCH Kapa'a Landfill	16	0.2	0.0	902	1.2	0.3	886	98	1.1	87	0.3	90
CCH Waste Transfer	0	0.0	0.0	0	0.0	0.0	0	0	0.0	0	0.0	0
HIDOT Highways MS4	17	0.2	0.1	23	0.2	0.2	6	27	0.1	28	0.1	60
Ameron Quarry	0	0.0	0.0	0	0.0	0.0	0	0	0.0	0	0.0	0
Industrial Park*	63	0.2	0.0	89	0.6	0.1	26	29	0.3	59	0.1	65
LA to Nonpoint sources	119	0.3	0.1	2252	1.2	0.9	2134	95	0.9	74	0.8	92
<b>Totals</b>	<b>237</b>	<b>1.0</b>	<b>0.3</b>	<b>3379</b>	<b>3.4</b>	<b>1.7</b>	<b>3142</b>	<b>93</b>	<b>2.5</b>	<b>72</b>	<b>1.5</b>	<b>85</b>

Wet Season 2% Runoff	TMDLs			Existing Loads			Reductions Required					
	TSS	TN	TP	TSS	TN	TP	TSS		TN		TP	
WLAs	(kg)	(kg)	(kg)	(kg)	(kg)	(kg)	(kg)	(%)	(kg)	(%)	(kg)	(%)
CCH MS4	258	1.3	0.4	1926	3.2	2.1	1668	87	2.0	61	1.7	83
CCH Kalaheo Landfill	136	1.4	0.2	3154	4.6	1.3	3018	96	3.3	71	1.1	84
CCH Kapa'a Landfill	800	7.1	1.3	22726	30.9	8.2	21926	96	23.8	77	6.9	84
CCH Waste Transfer	42	1.3	0.3	806	4.8	1.3	765	95	3.4	72	1.1	80
HIDOT Highways MS4	212	2.2	1.1	268	2.7	2.7	56	21	0.5	17	1.6	59
Ameron Quarry	0	0.0	0.0	0	0.0	0.0	0	0	0.0	0	0.0	0
Industrial Park*	530	3.5	0.4	1239	7.8	1.6	710	57	4.3	55	1.2	75
LA to Nonpoint sources	6516	15.6	3.8	41164	27.3	18.2	34648	84	11.7	43	14.4	79
<b>Totals</b>	<b>8494</b>	<b>323</b>	<b>7.4</b>	<b>71284</b>	<b>81.2</b>	<b>35.4</b>	<b>62790</b>	<b>88</b>	<b>48.9</b>	<b>60</b>	<b>28.0</b>	<b>79</b>

\*TMDL allocations in kg/day are obtained by dividing wet season kg by 181 days.

Loads and Load Reductions rounded to the nearest 0.1 kg, thus (a) **Totals** may be different than the sum of their parts and (b) **TMDLs, Existing Loads** and **Reductions Required** may actually be greater than 0.

Acronyms – see previous dry season table

## 6.6 Implementation Assurance

**Wasteload allocations (WLAs)** for the Kapa'a Stream TMDLs will be implemented through compliance with NPDES permit conditions and by following the stormwater management plans associated with those permits (Table 6.12). It will be necessary to revise most of these permits to include effluent limitations consistent with the approved WLAs, as required by federal regulations at 40 CFR 122.44 (d)(1).



RECEIVED

STATE OF HAWAII  
DEPARTMENT OF HEALTH \*13 JAN 28 A11 :13  
P. O. BOX 3378  
HONOLULU, HI 96801-3378

In reply, please refer to:  
File:

13-012  
2012/Z-6

January 23, 2013

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

TO: Jiro A. Sumada, Acting Director  
Department of Planning and Permitting

FROM: Laura McIntyre, Program Manager   
Department of Health, Environmental Planning Office

SUBJECT: Application for a Zone Change from P-2 General Preservation District to I-1  
Limited Industrial District, Kailua, Oahu, TMK: (1) 4-2-015: Portions of 6 & 12  
2012/Z-6 (ts)

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your letter dated January 7, 2013. Thank you for allowing us to review and comment on the subject document. The document was routed to the relevant Environmental Health divisions and offices. They will provide specific comments to you if necessary. EPO recommends that you review the Standard Comments ([www.hawaii.gov/health/epo](http://www.hawaii.gov/health/epo) under the land use tab). You are required to adhere to all Standard Comments specifically applicable to this application.

EPO suggests that you examine the many sources available on strategies to support the sustainable design of communities, including the:

U.S. Environmental Protection Agency's sustainability programs: [www.epa.gov/sustainability](http://www.epa.gov/sustainability)

U.S. Green Building Council's LEED program: [www.new.usgbc.org/leed](http://www.new.usgbc.org/leed)

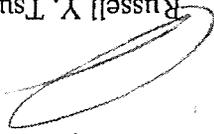
The DOH encourages everyone to apply these sustainability strategies and principles early in the planning and review of projects. We also request that for future projects you consider conducting a Health Impact Assessment (HIA). More information is available at [www.cdc.gov/healthyplaces/hia.htm](http://www.cdc.gov/healthyplaces/hia.htm). We request you share all of this information with others to increase community awareness on sustainable, innovative, inspirational, and healthy community design.

We request a written response confirming receipt of this letter and any other letters you receive from DOH in regards to this submission. You may mail your response to 919 Ala Moana Blvd., Ste. 312, Honolulu, Hawaii 96814. However, we would prefer an email submission to [epo@doh.hawaii.gov](mailto:epo@doh.hawaii.gov). We anticipate that our letter(s) and your response(s) will be included in the final document. If you have any questions, please contact me at (808) 586-4337.

c: Tim Streitz, Department of Planning and Permitting

Enclosure(s)

Land Administrator  
Russell Y. Tsuji



Sincerely,

At this time, enclosed are comments from the (1) Land Division - Oahu District; (2) Engineering Division; (3) Commission on Water Resource Management; and (4) Division of State Parks on the subject matter. No other comments were received as of our suspense date. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

**SUBJECT:** File No. 2012/Z-6, Application for a Zone Change from P-2 General Preservation District to I-1 Limited Industrial District, Kailua, O'ahu, Tax Map Key: 4-2-15; Portions of 6 & 12

Dear Mr. Streit,

Department of Planning and Permitting  
City and County of Honolulu  
Attention: Mr. Tim Streit  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

via email: [tsreitiz@honolulu.gov](mailto:tsreitiz@honolulu.gov)

February 6, 2013

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION



NEIL ABERNOMIE  
GOVERNOR OF HAWAII

WILLIAM L. AHA, JR.  
COMMISSIONER  
COMMISSION ON WATER RESOURCE MANAGEMENT  
HONOLULU, HAWAII

RECEIVED electronically  
'13 FEB-7 P1:02  
Department of Planning and Permitting  
City and County of Honolulu

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



WILLIAM J. AHL, JR.  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSIONER OF WATER RESOURCE MANAGEMENT



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

January 10, 2013

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 Oahu District - *pls. checkout CD/booklet @ shelf.*
- Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Application for a Zone Change from P-2 General Preservation District to I-1 Limited Industrial District, Kailua, O'ahu

LOCATION:

Kailua, O'ahu, TMK (1) 4-2-15: portions of 6 & 12

APPLICANT:

Kapa'a I, 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 February 5, 2013. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *T. Tsuji*  
Print Name: T. Tsuji  
Date: 1/15/2013

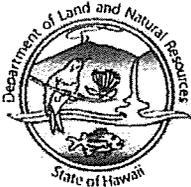
c: Central Files

*RL*

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



WILLIAM J. AHLA, JR.  
CHAIRMAN  
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

January 10, 2013

MEMORANDUM

TO: FC:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division - pls. checkout CD/book @ shelf
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division - Oahu District
- Historic Preservation

FROM: [Signature]  
SUBJECT: [Signature]

Russell Y. Tsuji, Land Administrator  
Application for a Zone Change from P-2 General Preservation District to I-1 Limited Industrial District, Kailua, O'ahu  
Kailua, O'ahu, TMK (1) 4-2-15: portions of 6 & 12  
Kapa'a I, LLC

LOCATION:  
APPLICANT:

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document.

Please submit any comments by February 5, 2013. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: [Signature]  
Print Name: Cory S. Zhang, Chief Engineer  
Date: 1/18/13

c: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION

LD/Steve Molmen

Ref.: Zone Change P-2 to I-1 Limited Ind. District  
Oahu.918

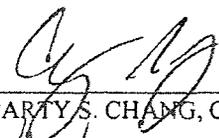
COMMENTS

- ( ) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone \_\_\_\_.
- (X) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zones D, X and A. The National Flood Insurance Program does not regulate activities under Zones D and X; however, it does regulate developments within Zone A as indicated in bold letters below.
- ( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is \_\_\_\_.
- (X) 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:

- (X) Mr. Mario Siu Li at (808) 768-8098 or Ms. Ardis Shaw-Kim at (808) 768-8296 of the City and County of Honolulu, Department of Planning and Permitting.
- ( ) Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- ( ) Ms. Carolyn Cortez at (808) 270-7813 of the County of Maui, Department of Planning.
- ( ) Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.
- ( ) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- ( ) 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:   
CARTY S. CHANG, CHIEF ENGINEER

Date: 1/18/13

1/30/13

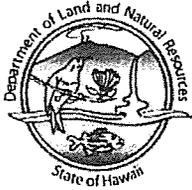
NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



RECEIVED  
LAND DIVISION

WILLIAM J. AHA, JR.  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

2013 JAN 17 PM 3:00



STATE OF HAWAII DEPT. OF LAND &  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION STATE OF HAWAII

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

January 10, 2013

MEMORANDUM

2013 JAN 15 PM 3:46

From:  
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 - Oahu District
- Historic Preservation

To: FROM:  
SUBJECT:

Russell Y. Tsuji, Land Administrator  
 Application for a Zone Change from P-2 General Preservation District to I-1  
 Limited Industrial District, Kailua, O'ahu  
 LOCATION: Kailua, O'ahu, TMK (1) 4-2-15: portions of 6 & 12  
 APPLICANT: Kapa'a I, 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 February 5, 2013. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: W. Payson  
 Print Name: W. Payson  
 Date: 1/16/13

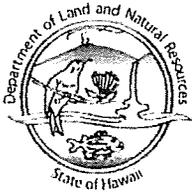
c: Central Files

55511

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.  
CHAIRMAN  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
**RECEIVED**  
STATE PARKS DIV



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**  
**LAND DIVISION**

'13 JAN 15 P1:45

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

DEPT OF LAND &  
NATURAL RESOURCES

January 10, 2013

**MEMORANDUM**

TO:

**DLNR Agencies:**

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- X Engineering Division
- X Div. of Forestry & Wildlife
- X Div. of State Parks
- X Commission on Water Resource Management
- X Office of Conservation & Coastal Lands
- X Land Division Oahu District
- X Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Application for a Zone Change from P-2 General Preservation District to I-1 Limited Industrial District, Kailua, O'ahu

LOCATION:

Kailua, O'ahu, TMK (1) 4-2-15: portions of 6 & 12

APPLICANT:

Kapa'a I, 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 February 5, 2013. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: \_\_\_\_\_

Print Name: Daniel S. Molmen

Date: 2/4/13

c: Central Files

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF STATE PARKS

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

February 4, 2013

MEMORANDUM:

TO: Russell Tsuji, Land Administrator

FROM: Daniel Quinn, State Parks Administrator

SUBJECT: Application for Zone Change from P-2 General Preservation District to I-1 Limited Industrial District, Kapa'a, Kailua, O'ahu  
TMK: 4-2-15: portions 6 & 12

The applicant, Kapa'a I, LLC, proposes to change the zoning from P-2 to I-1 for 2 parcels adjacent to the existing Kapa'a Light Industrial Park (TMK: 4-2-15: 8) to expand the warehouse space available for light industrial use. The application does not identify Kapa'a Quarry Road. The purpose of this park reserve is to retain the open space and views around the marsh and provide opportunities for passive outdoor recreation. There is a proposed buffer that will be retained as P-2 adjacent to the park reserve but the size of the buffer is not provided. State Parks supports the buffer to provide a visual barrier where the two parcels meet. However, from the drawings provided, it appears that the proximity of the warehouses to Kapa'a Quarry Road has the potential to be a major visual impact to the park reserve and other State Park sites around the marsh. A vegetation buffer around the development is indicated but it is unclear if the vegetation will be adequate to soften the visual impact of large 40-foot high warehouses adjacent to Kapa'a Quarry Road. The applicant indicates that the project will have no or little impact on the use of the parks in the area but has not provided adequate information for State Parks to agree that the park setting will not be adversely impacted by the proposed project (refer to page 35 of application).

We also note that no consideration is given to the visual impacts from other locations around Kapa'a Quarry Road and ways these impacts can be mitigated. For example, Pahuiki Heiau is located on the slope of the City's Transfer Station (TMK: 4-2-15: 004) and Ulupo Heiau is located on the eastern edge of the marsh. Both of these historic properties are listed on the National Register of Historic Places and the view corridors between the heiau and to landmarks around the marsh are of cultural significance. The potential impacts of the project on the view corridors and the historic and cultural values might be addressed through better defined vegetation buffers, colors and materials of roofs that blend with the environmental setting, and other construction guidelines, such as setbacks from Kapa'a Quarry Road.

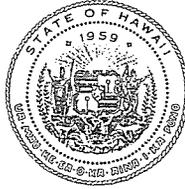
We acknowledge the efforts being made by the applicant to address the environmental concerns as they relate to run-off into Kapa'a Quarry Road. As DLNR continues to update the Master Plan for the Kapa'a Quarry Road Hamakua Marsh Complex, the water quality and control of invasive species are major concerns for this agency. State Parks also envisions greater opportunities for the public to experience and learn about Kapa'a Quarry Road within a natural setting. Therefore, we strongly recommend that the visual impacts of this project be addressed in more detail with greater consideration given to the natural, cultural and recreational values that may be affected by the construction of large warehouse structures in close proximity to the wetland and Kapa'a Quarry Road.

RECEIVED  
LAND DIVISION

2013 FEB -5 PM 2:57

DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

WILLIAM J. AHL, JR.  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCES MANAGEMENT  
ESTHER KIA'ANA  
FIRST DEPUTY  
WILLIAM M. TAM  
DEPUTY DIRECTOR - WATER  
ADJUTANT GENERAL  
BOATING AND OCEAN RECREATION  
BRIAN DE CONVOYANTS  
COMMISSION ON WATER RESOURCES MANAGEMENT  
CONSERVATION AND RESTORATION EFFORTS  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAIHOLOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS



RECEIVED

GLENN M. OKIMOTO  
DIRECTOR

Deputy Directors  
JADE T. BUTAY  
FORD N. FUCHIGAMI  
RANDY GRUNE  
JADINE URASAKI

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

April 9, 2013

13 APR 10 11:57  
DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

IN REPLY REFER TO:  
DIR 0054  
HWY-PS  
2.4354

Mr. George Atta  
Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Atta:

Subject: Zone Change P-2 General Preservation to I-1 Limited Industrial  
Kapaa Light Industrial Park, Kapaa I, LLC, Oahu, Kailua,  
TMK: (1) 4-2-015: por. 006, 012

It is our understanding that the Applicant proposes to rezone approximately 27 acres of the subject 2-parcels from P-2 to I-1 and develop the Kapaa Light Industrial Park (KLIP). The KLIP will be an expansion of the existing 275,000 square feet of warehouse space on an adjacent third parcel. The KLIP will add approximately 400,000 SF of industrial floor space and a 4.0 acre site for a renewal energy process plant.

Access to the project will be via Kapaa Quarry Road and Kapaa Quarry Access Road. Kapaa Quarry Road connects to Kalaniana'ole Highway and Mokapu Boulevard, both signalized intersections and state highways.

We have no objections to the proposed zone change application, provided that the Applicant complies with the following:

1. The comments and conditions in our letter HWY-PS 2.3418 to Sustainable Design & Consulting, LLC dated November 21, 2012, a copy of which is attached, are still valid and applicable.
2. To clarify Comment 5 in our letter HWY-PS 2.3418, the Applicant (Developer) shall construct and pay for all transportation improvements required to mitigate impacts identified in the updated Traffic Impact Analysis Report corresponding to each threshold, including but not limited to 2026, all at no cost to the State.

Mr. George Atta  
April 9, 2013  
Page 2

HWY-PS  
2.4354

3. The Applicant shall coordinate with the Department of Transportation (DOT) and provide a pro rata contribution to the cost of regional improvements to state highways and/or traffic mitigation measures that will help to alleviate the transportation impacts generated by the Project, as determined by and agreeable to the Applicant and DOT.

If there are any questions, please contact Gary Ashikawa, Systems Planning Engineer, Highways Division, Planning Branch at 587-6336. Reference file number 2013-025.

Very truly yours,



GLENN M. OKIMOTO, Ph.D.  
Director of Transportation

Attachment



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
OFFICE OF THE DIRECTOR  
1555 KALANIANAʻOHE AVENUE, SUITE 200  
HONOLULU, HAWAII 96813

GLENN M. DRIMM  
DIRECTOR  
MARKUS J. JACOBSON  
MANAGING DIRECTOR  
ALAN NEIBRAUNI

IN REPLY, REFER TO  
HWY-PS  
23418

November 21, 2012

Mr. Manfred J. Zapka, Ph.D., P.E.,  
Sustainable Design & Consulting, LLC  
P.O. Box 283267  
Honolulu, Hawaii 96828

Dear Mr. Zapka:

Subject: Revised Traffic Impact Analysis Report (TIAR) and Updated Information  
Kapaa Light Industrial Park Expansion, Kapaa I. LI C  
Oahu, Kailua, TMK: (1) 4-2-015: 006, 008, por. 001

The revised TIAR (February 9, 2012) was prepared in support of a proposed expansion of the Kapaa Light Industrial Park, located near Kailua and to respond to comments from the Department of Transportation (DOT). It is our understanding that the revised TIAR is based on a master plan layout to accommodate the maximum warehouse space density, which consists of approximately 663,000 square feet (SF) of additional warehouse space in four phases. Phase A is planned for 80,000SF, Phase B for 147,000SF, Phase C for 81,000SF and Phase D for 355,000 SF.

The master plan was subsequently updated with "Comments to the Revised Traffic Impact Analysis Report" dated March 30, 2012, which resulted in a net reduction of approximately 238,000 SF to 425,000 SF of additional warehouse floor area in the developed project area. Phases A, B and C are now planned for a combined total of 91,000SF, Phase D for 312,000SF, and expansion of the existing zoned area (middle parcel) for 22,000SF. Another 4.1 acre site is being reserved for other industrial space, such as future baseyard or other process facilities.

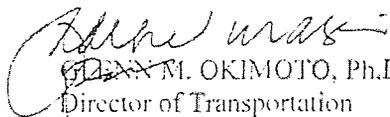
We have the following comments on the revised TIAR and updated information:

1. The revised TIAR satisfactorily addresses DOT's prior comments, whereby the traffic analysis for Phases A, B, and C is acceptable based on the updated master plan and a 2016 horizon.
2. The revised TIAR shall be updated and submitted to DOT for review and acceptance at the buildout of Phases A, B and C (around 2016) but prior to the commencement of development of Phase D, or development of the 4.1 acre site, or any increase in the approximately 425,000SF of additional warehouse floor area presented in the updated information.

3. The trip generation rates and distribution shall be reanalyzed in the updated TIAR. The use of trip generation rates based on the gross floor areas and directional distribution of peak hour traffic based on the actual traffic counts and characteristics at the subject development must be justified or the higher ITE trip rates and distribution shall be used in the updated TIAR. The trip generation analysis in the updated TIAR shall be based on full buildout of Phases A, B, C and D, including the development of the 4.1 acre site, and shall reflect any increases to the 425,000SF of additional warehouse floor area in the development.
4. The updated TIAR shall include a traffic queuing analysis of the Mokapu Blvd/Kapaa Quarry Road Intersection and the Kalaniana'ole Hwy/Kapaa Quarry Road Intersection.
5. The updated TIAR shall recommend transportation mitigation improvements, as may be required for Phases A, B and C and shall validate or make adjustments to the transportation mitigation improvements that were recommended for Phase D in the revised TIAR, as required for full buildout, including the development of the 4.1 acre site, and any increases to the 425,000SF of additional warehouse floor area. The Developer shall construct and pay for all required transportation mitigation improvements that are required to mitigate the 2026 background conditions, if such required mitigations have not been constructed by others.
6. Any additional right-of-way that may be required for transportation mitigation improvements must be addressed and provided by the Developer, at no cost to the State.

If you have any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Division, Planning Branch at 587-1830. Reference file review 2012-040.

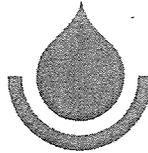
Very truly yours,

  
DENNIS M. OKIMOTO, Ph.D.  
Director of Transportation

c: Department of Planning and Permitting

**BOARD OF WATER SUPPLY**

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



February 6, 2013 '13 FEB 15 A8:43

RECEIVED

KIRK CALDWELL, MAYOR  
DUANE R. MIYASHIRO, Chairman  
MAHEALANI CYPHER, Vice Chair  
THERESIA C. McMURDO  
ADAM C. WONG  
KAULANA H. R. PARK  
ROSS S. SASAMURA, Ex-Officio  
GLENN M. OKIMOTO, Ex-Officio

DEPT OF PLANNING AND PERMITTING  
CITY & COUNTY OF HONOLULU  
ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer  
ELLEN E. KITAMURA, P.E.  
Deputy Manager and Chief Engineer

TO: JIRO A. SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ERNEST Y. W. LAU, P.E., MANAGER AND CHIEF ENGINEER *eywl*

SUBJECT: YOUR MEMORANDUM DATED JANUARY 7, 2013, REGARDING  
THE APPLICATION FOR A ZONE CHANGE FROM P-2 GENERAL  
PRESERVATION DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT  
TAX MAP KEY: 4-2-015: 006, 012

The existing water system cannot provide adequate off-site fire protection to parcel TMK: 4-2-015: 012 of the proposed zone change. The Board of Water Supply (BWS) Water System Standards require a fire hydrant to be located within 125 linear feet (l.f.) of industrial parcels and provide a flow of 4,000 gallons per minute. The nearest fire hydrant is located approximately 2,600 l.f. away; therefore, the developer will be required to install a water main and a fire hydrant within 125 l.f. of parcel TMK: 4-2-015: 012 in accordance with BWS Water System Standards. The construction drawings should be submitted for approval.

However, 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 the 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.

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

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

The BWS Rules and Regulations require the use of nonpotable water for the irrigation of large landscaped areas, if a suitable supply is available.

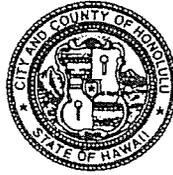
If you have any questions, please contact Robert Chun at 748-5443.

DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU

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

RECEIVED

KIRK CALDWELL  
MAYOR



'13 FEB 12 A8:17

CHRIS T. TAKASHIGE, P.E., CCM  
DIRECTOR DESIGNATE

DEPT OF PLANNING AND PERMITTING  
CITY & COUNTY OF HONOLULU  
DEPUTY DIRECTOR

February 8, 2013

MEMORANDUM

TO: JIRO A. SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM:   
CHRIS T. TAKASHIGE, P.E., CCM, DIRECTOR DESIGNATE

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM P-2 GENERAL  
PRESERVATION DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT  
KAILUA, O'AHU, TAX MAP KEY: 4-2-15: PORTIONS OF 6 & 12

The Department of Design and Construction has no comments to offer on the subject project.

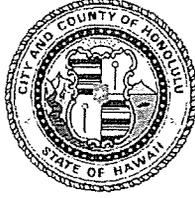
Thank you for the opportunity to review and comment. Should you have any questions, please contact me at x88480.

CTT:lm (497267)

DEPARTMENT OF ENVIRONMENTAL SERVICES  
**CITY AND COUNTY OF HONOLULU**

1000 ULUOHIA STREET, SUITE 308, KAPOLEI, HAWAII 96707  
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: <http://envhonolulu.org>

KIRK CALDWELL  
MAYOR



RECEIVED  
13 MAR 11 P2:29  
LORI M.K. KAHIKINA, P.E.  
DIRECTOR

EDUARDO P. MANGLALLAN  
DEPUTY DIRECTOR

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU  
ROSS S. TANIMOTO, P.E.  
DEPUTY DIRECTOR

IN REPLY REFER TO  
PRO 13-013

March 8, 2013

**MEMORANDUM**

TO: JIRO A. SUMADA, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM:   
LORI M.K. KAHIKINA, P.E., DIRECTOR  
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM P-2 GENERAL  
PRESERVATION DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT  
KAILUA, O'AHU, TAX MAP KEY: 4-2-15: PORTIONS OF 6 & 12

We have reviewed the subject document as transmitted to us by your letter dated January 7, 2013, ref. #2012/Z-6 (ts). We have no comments or objections to the application at this time.

Department of Planning and Permitting, Wastewater Branch has the lead role in issuing sewer connection permits.

Should you have any questions, please call Liz Lau, Civil Engineer, at 768-3470.

1009410

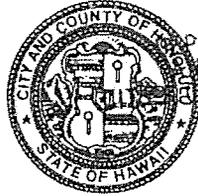
DEPARTMENT OF ENVIRONMENTAL SERVICES  
CITY AND COUNTY OF HONOLULU

REFUSE DIVISION

1000 ULUOHIA STREET, SUITE 201, KAPOLEI, HAWAII 96707  
TELEPHONE: (808) 768-3401 • FAX: (808) 768-3434 • WEBSITE: [www.dps.hawaii.gov](http://www.dps.hawaii.gov)

'13 FEB 25 10:15

KIRK CALDWELL  
MAYOR



DEPARTMENT OF PLANNING  
AND PERMITTING  
CITY AND COUNTY OF HONOLULU

LORI M.K. KAHIKINA, P.E.  
DIRECTOR DESIGNATE

MANUEL S. LANUEVO, P.E., LEED AP  
CHIEF

IN REPLY REFER TO:  
RE 13-009

February 21, 2013

MEMORANDUM

TO: JIRO A. SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM:   
MANUEL S. LANUEVO, P.E., LEED AP, CHIEF  
REFUSE DIVISION

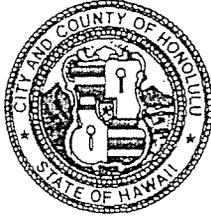
SUBJECT: APPLICATION FOR A ZONE CHANGE FROM P-2 GENERAL  
PRESERVATION DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT  
KAILUA, OAHU, TAX MAP KEY: 4-2-15: PORTIONS OF 6 & 12

In response to your memorandum dated January 7, 2013, for the project file number 2012/Z-6, the Refuse Division has no objections to the proposed zone change. For refuse collection, the project will need to be serviced by a private licensed refuse hauler. As indicated in the Environmental Impact Statement for the project, all required permits shall be obtained with regards to surface water drainage associated with the project site.

DEPARTMENT OF FACILITY MAINTENANCE

CITY AND COUNTY OF HONOLULU

1000 ULUOHIA STREET, KAPOLEI HALE, SUITE 215, KAPOLEI, HAWAII 96707  
TELEPHONE: (808) 768-3343 FAX: (808) 768-3381  
Website: www.honolulu.gov



KIRK CALDWELL  
MAYOR

ROSS S. SASAMURA, P.E.  
DIRECTOR & CHIEF ENGINEER DESIGNATE

KENNETH A. SHIMIZU  
DEPUTY DIRECTOR

IN REPLY REFER TO  
DRM 13-88

February 5, 2013

MEMORANDUM

TO: JIRO SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

ATTENTION: TIM STREITZ

FROM: ROSS S. SASAMURA, P.E.  
*W* DIRECTOR AND CHIEF ENGINEER DESIGNATE  
DEPARTMENT OF FACILITY MAINTENANCE

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM P-2 GENERAL  
PRESERVATION DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT  
KAILUA, TMK: 4-2-15: PORTIONS OF 6 & 12

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

We have no comments to offer. The City does not have any facilities within the subject properties that will be impacted by the rezoning.

Should you have any questions, please call Dexter Akamine of the Division of Road Maintenance, at 768-3696.

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

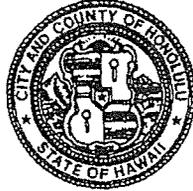
'13 APR 23 P 2:48

RECEIVED

DEPARTMENT OF PARKS & RECREATION  
**CITY AND COUNTY OF HONOLULU**

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707  
Phone: (808) 768-3003 • Fax: (808) 768-3053  
Website: www.honolulu.gov

KIRK CALDWELL  
MAYOR



ALBERT TUFONO  
ACTING DIRECTOR

January 18, 2012

TO: JIRO A. SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ALBERT TUFONO, ACTING DIRECTOR

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM P-2 GENERAL  
PRESERVATION DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT  
KAILUA, OAHU, TAX MAP KEY: 4-2-15: PORTIONS OF 6 & 12

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 JAN 22 P2:17

RECEIVED

Thank you for the opportunity to review and comment on the subject application from Kapaa I, LLC for a zone change from P-2 General Preservation District to I-1 Limited Industrial District.

The Department of Parks and Recreation has no objection to approval of the application.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

A handwritten signature in black ink, appearing to be "AT", is written over the typed name of Albert Tufono.

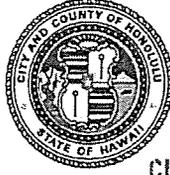
ALBERT TUFONO  
Acting Director

AT:jr  
(497351)

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU  
650 SOUTH KING STREET, 3RD FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

RECEIVED

KIRK CALDWELL  
MAYOR



'13 FEB 12 P2:36

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLU

MICHAEL D. FORMBY  
DIRECTOR DESIGNATE

MARK N. GARRITY, AICP  
DEPUTY DIRECTOR

TP1/3-497592R

February 8, 2013

MEMORANDUM

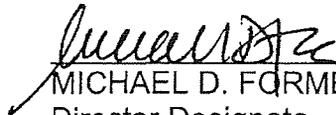
TO: JIRO A. SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: MICHAEL D. FORMBY, DIRECTOR DESIGNATE  
DEPARTMENT OF TRANSPORTATION SERVICES

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM P-2 GENERAL  
PRESERVATION DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT  
KAILUA, OAHU, TAX MAP KEY: 4-2-15: PORTIONS OF 6 & 12

This responds to your memorandum dated January 7, 2013, requesting our review and comment to rezone the subject parcels from P-2 General Preservation District to I-1 Limited Industrial District. We have no comments on the rezoning request.

Thank you for the opportunity to review this matter. Should you have any further questions on the matter, you may contact Virginia Bisho of my staff at Local 85461.

  
MICHAEL D. FORMBY  
Director Designate



RECEIVED

IN REPLY REFER TO:  
CMS-ENVO0205

HONOLULU AUTHORITY for RAPID TRANSPORTATION<sup>13</sup> FEB -8 P3 :24

Daniel A. Grabauskas  
EXECUTIVE DIRECTOR AND CEO

February 6, 2013

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLU.

BOARD OF DIRECTORS  
Carrie K.S. Okinaga, Esq.  
CHAIR

Ivan M. Lui-Kwan, Esq.  
VICE CHAIR

Robert Bunda  
Michael D. Formby  
William "Buzz" Hong  
Donald G. Horner  
Kestie W.K. Hui  
Damien T.K. Kim  
Glenn M. Okimoto, Ph.D.  
Jiro Sumada

MEMORANDUM

TO: JIRO A. SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: DANIEL A. GRABAUSKAS  
EXECUTIVE DIRECTOR AND CEO

SUBJECT: ZONE CHANGE, P-2 PRESERVATION TO I-1 INDUSTRIAL;  
KAPAA VALLEY; TAX MAP KEYS 4-2-15: POR. 6 AND 12

This is in response to your January 7, 2013 Notice of Zone Change Application, File No. 2012/Z-6, for a proposed Kapaa Light Industrial Park situated in Kapaa Valley, fronting Kapaa Quarry Place, just off Kapaa Quarry Road and the H-3 Interstate Highway.

The development of the Kapaa industrial park project, mainly in support of the windward communities of Kaneohe and Kailua by providing facilities for light industrial use(s), is not expected to have any impact on the Honolulu Rail Transit Project. Thus, we have no objection to a change in zoning of the subject sites, from P-2 General Preservation to I-1 Limited Industrial, and also establishing a zoning height limit of 40 feet.

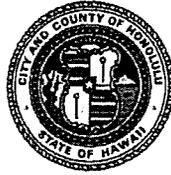
Should you have any questions on the matter, please contact Bruce Nagao of my staff at Local 88351.

DANIEL A. GRABAUSKAS  
Executive Director and CEO

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

KIRK CALDWELL  
MAYOR



RECEIVED  
13 FEB 26 8:00

MANUEL P. NEVES  
FIRE CHIEF

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU  
LIONEL CAMARA JR.  
DEPUTY FIRE CHIEF

February 22, 2013

TO: GEORGE ATTA, FAICP, LEED AP, CEI, DIRECTOR DESIGNATE  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: EMMIT A. KANE, ASSISTANT CHIEF

SUBJECT: ZONE CHANGE APPLICATION NO. 2012/Z-6  
KAILUA, OAHU, HAWAII  
TAX MAP KEYS: 4-2-015: PORTIONS OF 006 AND 012

In response to your memorandum of January 7, 2013, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) requires that 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 m) 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; Uniform Fire Code [UFC]<sup>TM</sup>, 2006 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA1; UFC<sup>TM</sup>, 2006 Edition, Section 18.2.3.2.1.)

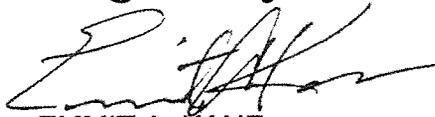
2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be

George Atta, FAICP, LEED AP, CEI, Director Designate  
Page 2  
February 22, 2013

provided when required by the AHJ [Authority Having Jurisdiction].  
(NFPA 1; UFC<sup>TM</sup>, 2006 Edition, Section 18.3.1, as amended.)

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

Should you have questions, please contact Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151 or [sbratakos@honolulu.gov](mailto:sbratakos@honolulu.gov).



EMMIT A. KANE  
Assistant Chief

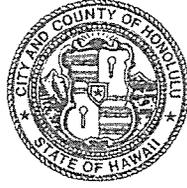
EAK/SY:bh

POLICE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

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

RECEIVED

KIRK W. CALDWELL  
MAYOR



'13 FEB -8 A9:20

LOUIS M. KEALOHA  
CHIEF

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

DAVE M. KAJIHIRO  
MARIE A. MCCAULEY  
DEPUTY CHIEFS

OUR REFERENCE WK-WS

February 5, 2013

TO: JIRO A. SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

ATTENTION: TIM STREITZ, PLANNER

FROM: LOUIS M. KEALOHA, CHIEF OF POLICE  
HONOLULU POLICE DEPARTMENT

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM P-2 GENERAL  
PRESERVATION DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT  
KAILUA, O'AHU, TAX MAP KEY: 4-2-15: PORTIONS OF 6 AND 12  
(PROJECT FILE NUMBER 2012/Z-6)

Thank you for the opportunity to review the subject application.

This project should have no significant impact on the operations of the Honolulu Police Department. However, an increase in vehicular traffic should be anticipated and considered in the assessment process.

If there are any questions, please call Major John McEntire of District 4 (Kaneohe) at 723-8639.

LOUIS M. KEALOHA  
Chief of Police

By   
CLAYTON G. KAU  
Assistant Chief  
Support Services Bureau

ATTACHMENT 6  
(COMMUNITY COMMENTS)

KAILUA NEIGHBORHOOD BOARD NO. 31

519 WANAAO ROAD • KAILUA, HAWAII 96734  
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www1.honolulu.gov>  
[prentissc001@hawaii.rr.com](mailto:prentissc001@hawaii.rr.com)

RECEIVED

Jiro Sumada, Acting Director  
Department of Planning and Permitting  
650 South King Street  
Honolulu, Hawai'i 96813

'13 FEB 11 A9:18

DEPT OF PLANNING  
February 8, 2013 PERMITTING  
CITY & COUNTY OF HONOLULU

RE: Application for a Zone Change from P-2 General Preservation District  
to I-1 Limited Industrial District, Kailua for Kapa`a I, LLC industrial  
park (2012/Z-6 ts).

Dear Mr. Sumada,

At last night's Kailua Neighborhood Board meeting the members voted in support of the following motion:

*The Kailua Neighborhood Board opposes the rezoning request (2012/Z-6) from P-2 Preservation to I-1 Limited Industrial zoning in the Kapa`a Quarry area.*

The Board adopted this motion for the following reasons:

1. The proposed expansion of industrial activities is directly mauka of Kawainui Marsh, which is Hawaii's only Wetland of International Importance under the Ramsar Convention.
2. Kawainui Marsh is classified as Class 1.b. State Waters.
  - a. It is the objective of Class 1 waters that these waters remain in their natural state as nearly as possible with an absolute minimum of pollution from any human caused source. To the extent possible, the wilderness character of these areas shall be protected. **Waste discharge into these waters is prohibited. Any conduct, which results in a demonstrable increase in the levels of point or nonpoint source contamination in Class 1 waters, is prohibited.**
3. Kapa`a Stream, adjacent to the proposed industrial park, has been declared an Impaired Water Body under the Clean Water Act and a Department of Health (DOH) Water Quality Standards Class 2 Inland Stream because of elevated concentrations of turbidity, total suspended solids, nutrients, and metals found in the stream
  - a. Water pollutants in Kapa`a watershed are a concern not only for the quality of the waters of Kapa`a Stream but also for their adverse impacts on the waters of Kawainui Marsh and Kailua Bay into which it drains.
4. Given that the sewage and drainage systems are designed for only a 10-year storm event, frequent periodic overflows are a major concern.
5. The existing Kapa`a Industrial park is built on fill from the original Kapa`a Landfill. Runoff from paved surfaces at the existing industrial area flows over the edge of the plateau at multiple locations along Kapa`a Stream.

6. There is no municipal sewage hookup so sewage treatment will consist of approximately 10-13 septic and drainage systems that eventually will discharge into Kapa`a stream.

7. Traffic level of service (LOS) on both roadways, Quarry Road and Quarry Access Road, would not decrease below a level "D" that would result in a significant deterioration or require mitigation.

8. Industrial warehouses built on land higher than Kawainui Marsh will impact makai-mauka views.

Unless these concerns can be fully addressed, we urge you to recommend disapproval of this zoning request.

Sincerely,



Charles A. Prentiss, Chairperson

cc I. Anderson

G. Gill

T. Streitz

## ELECTED OFFICIALS



RECEIVED electronically  
'13 FEB-8 P3:17  
Department of Planning and Permitting  
City and County of Honolulu

## HOUSE OF REPRESENTATIVES

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

February 8, 2012

Jiro A. Sumada, Acting Director  
Department of Planning and Permitting  
650 South King Street 7<sup>th</sup> Floor  
Honolulu, HI 96813

Dear Director Sumada,

As Representatives for the 51<sup>th</sup> and 50<sup>st</sup> State House Districts, and as Chair and Vice Chair for the House Energy & Environmental Protection Committee, we are writing to **strongly oppose** the proposed zoning change for 27 acres (TMK 4-2-15:portions of 6 & 12) from P-2 General Preservation District to I-1 Limited Industrial District with a height limit of 40 feet.

Maintaining the current preservation zoning for this area assures that the state's largest protected wetland, Kawainui Marsh, will not negatively be impacted by industrial use and increased commercial activity. Can the developer guarantee that the proposed development would not compromise or destroy portions of the fragile Kawainui ecosystem? The risk of miscalculating impact is too high, the consequences too great.

We believe that the real possibility of water contamination from the industrial park would be devastating to not only the Kawainui Marsh, but the Kapa`a Stream. We understand that the existing 22-acre Kapa`a Industrial Park is built on fill with 22 acres of impermeable surface that does not allow water to percolate into the refuse below. Instead, runoff from paved surfaces flows over the edge of the plateau at multiple locations along Kapa`a Stream. Water pollutants in Kapa`a Stream and the watershed are a concern not only for the quality of the waters in Kapa`a Stream but also for adverse impacts on the waters of Kawainui Marsh and Kailua Bay.

According to the proposed plan, TMK 4-2-15:006, the parcel next to Kapa`a Quarry Road, will have 10-13 septic tanks because there is a lack of sewer connection to the proposed park. The application does not specify where wastewater from these septic tanks that is treated but not used for irrigation goes.

The proposed park is serviced by what could possibly be one of the most dangerous roads in Kailua, "Dump or Quarry Road". Exponentially increasing traffic on this unlighted thru fare, which already includes students and families going to and from Le Jardin Academy, is an accident waiting to happen. Additionally, these roads are not designed or maintained for heavy commercial vehicular use.

Again, we ask you to deny this notice of application for a zone change and maintain the P-2 General Preservation District which has been established to protect our 'aina. Please do not set a precedent for other applications which would change the purpose and intent of current land use and zoning laws. It is not in the best interest of our state for 27 acres to be developed in an area designed to be preserved for future generations.

Aloha,



Representative Chris Lee  
50<sup>th</sup> District (Kailua, Waimanalo)



Representative Cynthia Thielen  
51<sup>st</sup> District (Kailua, Kaneohe Bay)

# PRIVATE BUSINESSES

2012/2-6



27 February 2013

Department of Planning and Permitting  
City & County of Honolulu  
Attention: Timothy Streitz

RE: Kapa'a Industrial Park Zoning Change

Dear Mr. Streitz,

I am writing to you today, to show my support for a zoning change proposal, that I understand your department will be considering soon, the Kapa'a Industrial Park.

My friend and business associate, Mr. John King has shared with me the details of the above mentioned plan, and I believe it's a sound plan, that not only provides for, but fortifies the area mentioned, for future growth. Kailua Town needs this expansion of the Industrial Park, to service the growing needs of our unique local. There are many reasons why this plan needs to go through, so please allow me to touch on just a few here.

- There are just two zones of this type for all of Windward Oahu, Kaneohe being the other one.
- Traffic is one of my main concerns. When the residents and business owners of our town need services, having local vendors available, nearby, eliminates much of the traffic coming and going from town. This, of course, saves everyone time and money, not to mention cutting down the carbon emissions and our island's fuel dependence.
- Mr. King has always supported the conservation of the Kawainui Marsh and I understand the proposed changes are not connected to the Marsh.
- Also, the proposed septic system will exceed the C&C standards of the existing wastewater plant. The Industrial Park has its own, Septic system not connected to the County's.
- The proposed MM gallon water storage facility not only mitigates most of the current run-off water, it will be used for irrigation purposes.

All in all, in my opinion, this is a win-win for all parties concerned, and in the name of sustainable growth, I fully support Mr. King's proposal.

Sincerely Yours,



Thomas Stephen Conlee,  
Principal

1445 Auwaiku Street • Kailua • Oahu • Hawaii • 96734 • Tel: (808) 561-3868  
Web: <http://www.akamaihome.com> • email: [tom@akamaihome.com](mailto:tom@akamaihome.com)

1009410

RECEIVED electronically  
'13 FEB-27 A10:37  
Department of Planning and Permitting  
City and County of Honolulu



February 26, 2013

AMERON HAWAII  
P.O. Box 29968  
Honolulu, Hawaii 96820

Mr. Timothy Streitz  
Department of Planning and Permitting  
City & County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu HI 96813

Via email [tstreitz@honolulu.gov](mailto:tstreitz@honolulu.gov)

Subject: Rezoning Preservation to Light Industrial  
Kapaa Industrial Park, Kailua HI 96734

Dear Mr. Streitz:

This letter is in **support** of rezoning about 30 acres at the Kapaa Industrial Park on Kapaa Quarry Place in Kailua, from preservation land to light industrial. The current industrial park has been a good next-door neighbor to Ameron's Kapaa Quarry. It is well-managed and maintained, and provides rare and much-needed windward industrial space. There are only two areas zoned industrial on the windward side of Oahu, where demand for industrial space greatly exceeds supply.

The proposed rezoning, and subsequent industrial park expansion will be wonderful for the local business and residential community because it means basic services, such as automotive and home repair, can be sourced locally, thereby reducing traffic into Honolulu. Keeping excessive travel down is also good for the environment.

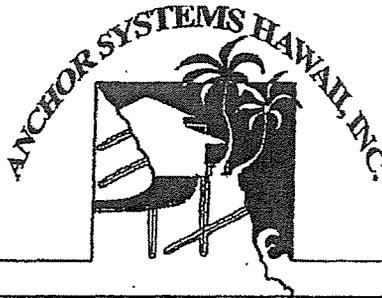
The management of Kapaa Industrial Park supports environmental efforts in the neighborhood, sponsoring Kawainui Marsh cleanups and providing men and equipment to help maintain area heiau. Their awareness of environmental concerns and requirements is evident in the design for the subject development. The track record they've shown in being good stewards of the environment can be expected to continue, and their design implementation should also improve the area's aesthetics.

Ameron Hawaii supports the Kapaa Industrial Park rezoning effort and thanks you for considering their application. Please feel free to contact me at 266-2672 or [linda.goldstein@nov.com](mailto:linda.goldstein@nov.com) if you would like to discuss this further.

Sincerely,

A handwritten signature in black ink, appearing to read 'Linda F. Goldstein', written in a cursive style.

Linda F. Goldstein  
Manager, Environmental and Community Relations



44-011 Aina Moi Place • Kaneohe, HI 96744

Phone: (808) 330-9002 • Fax (808) 254-8227

Timothy Streitz  
Dept. of Planning & Permitting  
City & County of Honolulu  
650 S. King St. 7<sup>th</sup> Floor  
Hono. Hi. 96813

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 FEB 25 AM 0:49

RECEIVED

**Letter in support of Kapa'a Industrial Park expansion**

February 22, 2013

Aloha Mr. Streitz,

We wish to voice our support for the proposed expansion of the Kapa'a Industrial Park in Kailua. We've been tenants of the Kings for more than five years. We've enjoyed the convenience of a 10 minute commute, proximity to our Windward customers, the synergy that comes from collaborating with our neighbors there, and peace of mind – knowing that we have a safe place to store our equipment and to work from. (We've experienced zero theft in our time here.) Management has been very conscientious. They've endeavored to make the warehouses both user-friendly and pleasant, with colorful plantings around all buildings and nicely maintained common areas.

The proposed expansion will benefit businesses not only in Kailua/Kaneohe, but with H-3 right there, businesses in Mapunapuna currently dealing with flooding from heavy rains, as well as high tides, may well consider renting space at Kapa'a Industrial Park. There is definitely need. The improvements that would come along with expansion, such as re-circulating run-off for use in irrigation, better septic, etc., play into "economy of scale" which will benefit those of us already here.

The owners are known to be good stewards of the land, providing better than required for the sake of ambiance and tenant satisfaction. It is our hope that you will grant the Kings the ability to provide more industrial space for business owners of Oahu.

Sincerely,

Eric and Heidi Levora  
Anchor Systems Hawaii, Inc.  
(808) 254-8797

# Central Pacific Tanks Inc.

905 Kalanianaʻole Hwy., Box #30

(808)-380-5973

Kailua Hawaii 96734

February 25, 2013

Department of Planning and Permitting  
City & County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813  
Attention: Mr. Timothy Streitz

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 FEB 26 P 3:15

RECEIVED

## RE: PROPOSED EXPANSION OF KAPA'A INDUSTRIAL PARK

Dear Mr. Streitz,

This letter is to support the proposed expansion of Kapa'a Industrial Park (or also "the Park") by approximately 30 acres. Although, we are a relatively new tenant in the Park (since August 2012), we strongly support the expansion for the following reasons:

1. **Improve Existing Infrastructure**—with the benefit of better economies of scale, the infrastructure of the park for the benefit of current and future tenants would considerably improve. Examples include:
  - a) Run-off water from heavy rains would be significantly reduced in the Park with the planned construction of a million gallon storage facility.
  - b) Restroom facilities are expected to improve with the additional septic processing proposed in the Park expansion, which we understand will exceed the normal standards of the existing city & country waste water plant.
  - c) Utilities and telecommunications services are also expected to improve. When we relocated to the Park in August, there was considerable effort on our part to get high speed internet from Hawaiian Telcom to meet our business requirements due to the limited cabling network that was allocated to the area given the small size of the business community. Although, we eventually received what we needed, Hawaiian Telcom was the only internet service provider and we had no alternatives regarding

# Central Pacific Tanks Inc.

905 Kalanianaʻole Hwy., Box #30

(808)-380-5973

Kailua Hawaii 96734

price and service offerings since it was not feasible for any competitive service providers to also serve the community. While our electrical needs are currently satisfied, the utility infrastructure of Hawaiian Electric would also more likely be expanded to service a larger community under the expansion.

2. ***Service to the Windward Business Community***— currently, there are only two industrial zones on the windward side: 1) Kaneohe town area which serves a variety of local needs (e.g., small banks, local shops, residential, shopping mall, residential, etc.); and, 2) Kapaʻa Industrial Park located in Kapaʻa Quarry. Business/industrial growth in the Kaneohe town area seems to be at or near its physical limits and any possible expansion (e.g., re-zoning) does not appear feasible given the already high mixture of multi-use which is no help to the environmental aesthetics and would further promote traffic congestion.

In comparison, the proposed expansion of Kapaʻa Industrial Park would be ideal in meeting the growing large and small business needs in Kaneohe as well as Kailua. The Park is hidden in the Quarry with other industrial tenants (e.g., Ameron) and away from urban Kailua and its residential neighborhoods. Moreover, with the convenient access to H-3 freeway, there would be minimal traffic congestion as it would be if businesses continue to expand in the Kaneohe town area.

3. ***Positive Environmental Impact***— From our review, the proposed expansion takes prudent consideration to the environment:
  - a) Careful thought has been given to preserving the natural beauty of the area and to continue to hide nearby residential neighborhoods from industrialization. For example, we understand that the proposed expansion include the planting of Kukui trees and other natural vegetation to maintain and improve the current landscape.
  - b) The new million gallon storage facilities will not only eliminate run-off water to the Park areas and to the Kawainui Marsh it would also be recirculated for irrigation and promote water conservation.

# Central Pacific Tanks Inc.

905 Kalanianaʻole Hwy., Box #30

(808)-380-5973

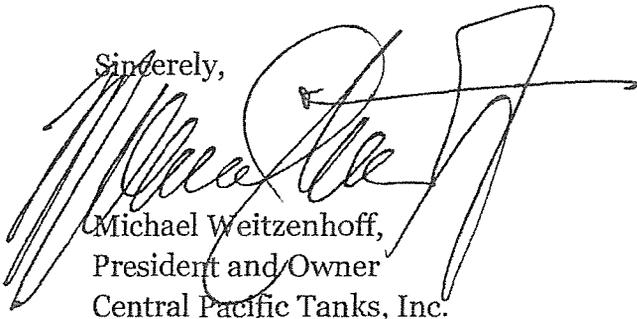
Kailua Hawaii 96734

- c) The proposed 30 acre re-zoning plan would not have any adverse environment impact to the Kawainui Marsh since expansion would be on the Mauka side of Kapa'a Quarry road on a hill and not at all connected to Kawainui Marsh.

For the foregoing key reasons, we strongly support the proposed plans to expand the Kapa'a Industrial Park and respectfully recommend that the Department of Planning and Permitting approve the necessary permits to allow the proposed plans to proceed.

If we can provide any more information, please do not hesitate to contact me at the above mailing address or to Kelvin Chang, Controller at 808-380-5972.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Weitzenhoff", is written over a large, stylized circular graphic element.

Michael Weitzenhoff,  
President and Owner  
Central Pacific Tanks, Inc.

cc: John T. King  
Kelvin Chang

**Streitz, Timothy**

---

**From:** Maryann [mfyougogirl@aol.com]  
**Sent:** Sunday, February 24, 2013 12:33 PM  
**To:** Streitz, Timothy  
**Subject:** Kapaa  
February 21, 2013

Mr. Timothy Streitz  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

Dear Mr. Streitz:

I was born and raised in Kailua since 1958. A graduate of Kailua High School in 1976. I am in total support to the expansion of Kapaa Quarry Industrial Space on the Windward side. Our future depends on growth. Let's bring more job opportunities into our growing community.

Maryann Frank  
Hawaii District  
Choice Books of Northern Virginia Inc.  
547 Oneawa Street  
Kailua Hawaii 96734  
(808)284-9297

**CHRIS & KIMBERLY DEY**  
1360 MOKULUA DRIVE  
KAILUA, HI 96734

RECEIVED

'13 FEB 27 10:59

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLU

21 February 2013

Mr. Timothy Streitz  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

Dear Mr. Streitz:

We are writing in support of rezoning approximately 30 acres of Preservation Land into Light Industrial off Kapa'a Quarry Road at Kapa'a Industrial Parks. The owners have been good stewards of this property over the years. They protect the marsh and organize yearly clean ups of the area garnering old cars, refrigerators and other items.

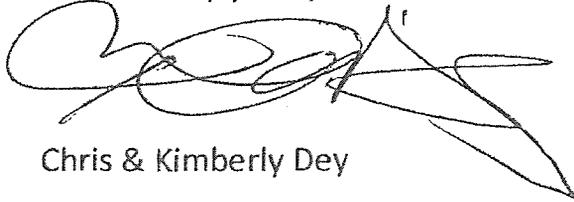
The owners are very sensitive to the environment, particularly Kawainui Marsh and their design reflects their respect and desire to maintain it's pristine condition for generations to come. They also intend to build green in the lower portion as well as including a million gallon storage facility to largely eliminate runoff water. The intent is to recirculate the water for irrigation. They intend to plant Kukui trees, which when combined with the proposed berm, will camouflage the light industrial park from adjacent property and roads. They will expand their septic system and the plans promise to exceed the City and County's standards for existing wastewater plants

We need expanded industrial zones to meet demand. There are 31 warehouses on site now at full capacity with waiting lists. The demand far exceeds the supply. The tenants include artists, electricians, auto body shops, plumbers, lighting suppliers, etc.

We believe that rezoning this property will be a service to our community as more service providers are able to rent space at Kapa'a Quarry Industrial Park. This should reduce traffic, as more of us are able to source materials and services on the Windward Side.

We support the efforts to rezone these 30 acres from preservation to light industrial.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Chris & Kimberly Dey". The signature is stylized and cursive, with a large initial "C" and "K" that are connected. The signature is written over the text "Respectfully yours,".

Chris & Kimberly Dey

**Streitz, Timothy**

---

**From:** Ron Seiple [ronseiple@hawaii.rr.com]  
**Sent:** Monday, February 25, 2013 2:19 PM  
**To:** Streitz, Timothy  
**Subject:** RE: Kapaa Quarry

Tim,  
Sorry, 1063 Koohoo Pl, Kailua, Hi 96734  
Ron

---

**From:** Streitz, Timothy [mailto:tstreitz@honolulu.gov]  
**Sent:** Monday, February 25, 2013 1:11 PM  
**To:** Ron Seiple  
**Subject:** RE: Kapaa Quarry

Hi Mr. Seiple,  
I have received your comments on the Kapa'a Light Industrial Park application. However, in order to incorporate your letter into the application review I will need your address.  
Thank you,  
Tim

---

**From:** Ron Seiple [mailto:ronseiple@hawaii.rr.com]  
**Sent:** Thursday, February 21, 2013 3:05 PM  
**To:** Streitz, Timothy  
**Subject:** FW: Kapaa Quarry

Tim,  
I fully support the expansion of Kapaa Quarry Industrial space. Kailua Town area is lacking in this type of space and it is required.  
I would like to see economic growth in Kailua and it can't grow without some sort of light industrial work. I know from my experience as a small business owner it is very difficult to find space for general shop work.  
We need space on our windward side that is Not in town. I know that Mr King has been a good property steward. I think as we grow we need to keep a close watch on proper environmental measures. I am sure John is doing all he can.

Sincerely

Ron Seiple  
President and CEO

**CTA** *Creative Technology Applications*  
INC   
*A Service Disabled Veteran Owned Company*

808 261-4888 Off  
808 262-1964 Fax  
808 226-7820 Cell  
[ronseiple@hawaii.rr.com](mailto:ronseiple@hawaii.rr.com)  
[www.creativetechnologyapplications.com](http://www.creativetechnologyapplications.com)  
Latest News - US Naval Proceedings Dec Issue

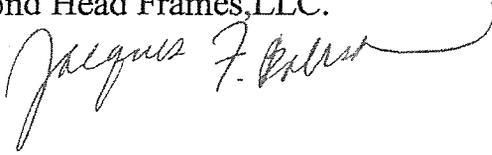
2/25/2013

February 22, 2013

Aloha Mr. Timothy Streitz,  
My name is Jacques Balish. I am a tenant at the Kapa'a Industrial Park in Kailua for the last 4 years. Before our move here, we were in the Sand Island industrial area. After 8 years there we noticed a significant decline in the work environment with increasing homelessness, drugs and incidences of criminal activity. It was no longer a good place to run our business. We were happy to find the Kapa'a Industrial Park, which offered a safe and clean place to relocate my company. Now we enjoy the view of the Ko'olau Mountains each day.

I am sending this letter to show my support for the expansion of 30 more acres in the Kapa'a Industrial Park area. We believe this expansion will benefit the current tenants, and the surrounding communities.

Mahalo,  
Jacques Balish, President  
Diamond Head Frames, LLC.



DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

'13 FEB 26 P 3:17

RECEIVED

ELIZABETH RICE GROSSMAN  
RICHARD GROSSMAN, M.D.  
1240 MOKULUA DRIVE  
KAILUA, HI 96734

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13 FEB 25 A10 50

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLU.

20 February 2013

Mr. Timothy Streitz  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

Dear Mr. Streitz:

We are writing in support of rezoning approximately 30 acres of Preservation Land into Light Industrial off Kapa'a Quarry Road at Kapa'a Industrial Parks. The owners have been good stewards of this property over the years. They protect the marsh and organize yearly clean ups of the area garnering old cars, refrigerators and other items.

The owners are very sensitive to the environment, particularly Kawainui Marsh and their design reflects their respect and desire to maintain it's pristine condition for generations to come. They also intend to build green in the lower portion as well as including a million gallon storage facility to largely eliminate runoff water. The intent is to recirculate the water for irrigation. They intend to plant Kukui trees, which when combined with the proposed berm, will camouflage the light industrial park from adjacent property and roads. They will expand their septic system and the plans promise to exceed the City and County's standards for existing wastewater plants

We need expanded industrial zones to meet demand. There are 31 warehouses on site now at full capacity with waiting lists. The demand far exceeds the supply. The tenants include artists, electricians, auto body shops, plumbers, lighting suppliers, etc.

We believe that rezoning this property will be a service to our community as more service providers are able to rent space at Kapa'a Quarry Industrial Park. This should reduce traffic, as more of us are able to source materials and services on the Windward Side.

We support the efforts to rezone these 30 acres from preservation to light industrial.

Respectfully yours,

  
Elizabeth and Richard Grossman  
808.388.3978

RECEIVED electronically  
'13 FEB-24 P2:11  
Department of Planning and Permitting  
City and County of Honolulu



February 24, 2013

Mr. Timothy Streitz  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

Dear Mr. Streitz:

I am writing in support of Kapaa III/John King's plan to expand the industrial park area here in Kapaa Quarry.

John and Paul King have given us information regarding the proposed plan, and we think it will be an asset to the Windward business community, while maintaining and preserving the adjacent preservation/marsh area.

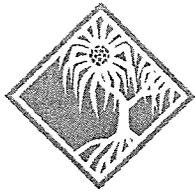
The Kings have been excellent landlords, and have been diligent in their awareness of the industrial park's impact on all aspects of both the environment, and the community at large. For instance, the landscaping that has been installed, and maintained, is much above anything I've seen in any other industrial area.

Please contact me if you have any questions, or would like any other information from me.

Aloha,



Mark J. Gavin  
Manager/Member  
GavinWood LLC



KANEOHE  
RANCH

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'13 FEB 26 P3:16

February 25, 2013

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Department of Planning & Permitting  
City and County of Honolulu  
Attention: Timothy Streitz  
650 South King Street  
Honolulu, HI 96813

**Subject: Kapaa Light Industrial Park**

Gentlemen and Ladies:

This letter is submitted in support of the application to rezone lands in Kapaa Light Industrial Park.

As owner of 35± acres of commercial B-2 and IMX-1 land in downtown Kailua, Kaneohe Ranch Company is well aware of the significant demand for industrial property from users who no longer are allowed to run their businesses in our zoning designations. The region is significantly under-supplied with industrial property and, as a result, many local companies have to locate outside of Windward Oahu, which causes unnecessary traffic and keeps the owners and employees from working close to their homes. Within Kailua Town's central district, remaining IMX-1 and I-2 zoned parcels are regularly being converted to more commercial uses, which, in turn, generates greater rents and are typically more acceptable uses; thereby reducing the already tight market for industrial space even further. The addition of industrial space by the proposed Kapaa Light Industrial Park project will be beneficial for the region, especially for the Kailua area.

Kaneohe Ranch also applauds the developers' commitment to undertaking the project with green technologies so that significant impacts can be avoided to the environment and the community. John and Paul King are solid, long-time Kailua residents and business owners. They have shown great respect for the community and have given back to many local charitable causes and been wonderful stewards of the land.

Kaneohe Ranch fully supports the Kings' endeavors and look forwards to the improvements they are proposing to make Kailua a better place for all.

Aloha,

H. Mitchell D'Olier  
President and  
Chief Executive Officer

2012/2-6

KULA CONSTRUCTION LLC  
BC-22968



DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU.

'13 MAR -4 P2:13

RECEIVED

March 1, 2013

Timothy Streitz  
Department of Planning and Permitting  
City & County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Dear Mr. Streitz,

As a tenant at the Kapa'a Industrial Park for many years, I support John King's efforts to expand their property by the proposed 30 acres. Having an industrial area on the outskirts of Kailua town itself creates a cohesive business atmosphere that also alleviates considerable traffic in the town proper. Mr. King's plans to remain sensitive to the Kawainui Marsh and it's unique environs as well as planting trees to beautify visual view planes show he has best interests in mind for all.

As a business professional, long-time Kailua resident, and supporter of Kapa'a Industrial Park's expansion, I strongly urge approving the zoning change application submitted to your office.

Sincerely,

Thomas M. Hawkins  
President

Cc: John King

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13 FEB-27 A4:47  
Department of Planning and Permitting  
City and County of Honolulu



Mail: 905 Kalanianaʻole Hwy, #26 Kailua, Hawaii 96734  
Deliveries: 201 Kapaʻa Quarry Rd. Bldg. 25G, Kailua, Hawaii 96734  
PHONE: 808.263.9663 - FAX: 808.263.9664 - BC#28242

Mr. Timothy Streitz  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

February 21, 2013

Dear Mr. Streitz:

On behalf of Mokulua HPB and its 20 employees we are writing in support of rezoning approximately 30 acres of Preservation Land into Light Industrial off Kapaʻa Quarry Road at Kapaʻa Industrial Parks. The Kings have done an impeccable job of maintaining and improving the area through clean ups, landscaping and proper storm water management strategies that previously were not in place.

As a LEED AP and Environmental Engineering Consultant I am very confident in the Kings approach to preserving this land, particularly Kawainui Marsh. Moreover, their commitment to developing the lower portion under the standards of LEED and in a green fashion further supports their commitment to not only providing a location for economic growth but also doing so in a way that promotes environmental awareness for all the tenants and other industrial development in Hawaii. Through enhanced landscaping, water conservation strategies and storm water management, the area, which was once degraded by the quarry and refuse center is now reinvigorated with life.

The need for additional industrial space is also an economic driver for the Windward side and greatly reduces the congestion in Kailua town. The diverse array of business at Kapaʻa Industrial is a reflection of the economic opportunity created through this development. It is my opinion rezoning the property will further promote business activity and growth on the Windward side but do so in a location that better serves the surrounding towns of Kaneohe and Kailua. Eliminating traffic and parking woes that are congesting the local neighborhoods, causing frustration and delays.

We support the efforts to rezone these 30 acres from preservation to light industrial under the guidance of the Kings.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Michael Fairall", written over a horizontal line.

Michael Fairall  
Principle RME/Owner

NoniConnection, Inc  
905 Kalanianaʻole Hwy Spc 10A Kailua HI 96734  
Ph 808-262-0185 Fax 808-262-9971

RECEIVED

'13 FEB 22 P3:27

February 21, 2013

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Department of Planning and Permitting  
City & County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813  
Attention: Timothy Streitz

Re: Proposed 30 Acre Plan by John King

We have been tenants of John King for almost 10 years, during which time he has expanded and improved the industrial park several times to meet the growing needs of the Windward business community.

At the same time he has demonstrated great concern for the environment, especially the historically vital Kawainui watershed area.

We have favorably reviewed the proposed 30 acre improvement plan and believe it will add to the vitality and viability of the Kailua and Kaneohe business communities.

Regards,

James Titcomb, Pres  
NoniConnection, Inc

February 25, 2013

To:  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813  
Attention: Timothy Streit

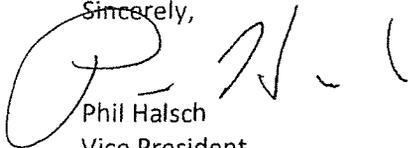
Re: Kapa'a Industrial Park Zoning Change

We are writing this letter to show our support for the rezoning of Kapa'a Industrial Park. We believe that the expansion of our Industrial Park will not only provide opportunities for Kailua area businesses, but also help to protect Marsh lands nearby. With this expansion, run-off water from our properties will be recirculated for irrigation and not affect the Kawainui Marsh Land. In addition, our facility runs off of its own Septic System. With this rezoning we will be able to improve this system to exceed standards being used by the city and county's waste water plant.

Allowing for the expansion of a current industrial park will eliminate the need to build a new facility in the area, being as that there are only two industrial zones on the windward side. The approval of this rezoning will enable our business, and the surrounding businesses, to grow and service a wider range of residence.

Finally, the King family has been very responsive in helping us grow our business, providing us the types of facilities we need to stay located on the windward side, which is where most of our employees live. We are confident that through the expansion of the facility not only our business, but other local businesses will have the opportunity to expand.

Sincerely,



Phil Halsch  
Vice President  
Osrose Utilities Services/Ikaika  
905 Kalaniana'ole Hwy #23  
Kailua, HI 96734

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

'13 FEB 27 AM 56

RECEIVED

Tonga Trading Co., Ltd.

PO Box 342152 - Kailua, Hi. 96734 RECEIVED

March 04, 2013

'13 MAR -7 P3:02

Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

To whom it may concern:

My wife and I are small business owners. We are in favor of the proposed rezoning of Preservation Land into Light Industrial off Kapa'a Quarry Road at Kapa'a Industrial Parks. As lifetime residents of Kailua and new tenants at Kapa'a Industrial Park, we can't emphasize how happy we are to be finally re-locating our business in Kailua. Without Kapa'a Industrial, we would still be in town.

We are importers of furniture, canoes and paddle sports products. We are opening a new store at Kapa'a Industrial that will also be our storage unit. We see the area growing in tenant mix and feel that the more tenants there are, the more value to the community and to the tenants.

Additionally, Kailua is changing and the industrial space in Kailua town is getting less and less, as Kaneohe Ranch is introducing more retail vs. industrial. Kailua town is also overcrowded. By allowing more industrial space at Kapa'a location, the community will be served with less congestion and more selection of products and services.

Finally, the owners of the land in question are long time Kailua residents and have the best interest of the Ahupuaa. I believe they are requesting a rezoning more for the interest of the people, rather than their best interest.

Please approve this recommended re-zoning.

Thank you,



James K. Foti  
President  
Tonga Trading Co., Ltd.

1009410

To whom it may concern;

2/21/13

I strongly support the proposed expansion of the Kapaa industrial park. There are not many places on the windward side that offer light industrial work spaces. It will help with traffic as people will not have to drive as far for work. The expansion will help businesses service the windward communities with less road time and also help reduce traffic. It will help create jobs in the Kaneohe, Kailua area and help broaden the tax base for the area. The plan also includes environmental elements to help keep the marsh clean and pristine.

Thank you for your time and consideration

Mario J. Mortara  
Tropical Clay Hawaii  
808 263-5522  
905 Kalaniana'ole Hwy. #12-B  
Kailua, Hawaii 96734



DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

'13 FEB 25 AM 10:48

RECEIVED

Zelko Woodworks LLC  
905 Kalaniana'ole Hwy.  
Building 3  
Kailua, HI 96734  
(808)261-6858  
zelkowoodworks@aol.com

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'13 FEB 22 P3:29

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

February 21, 2013

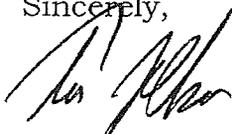
Department of Planning and Permitting  
City and County of Honolulu  
Attn: Timothy Streitz  
650 South King Street, 7th Floor  
Honolulu, HI 96813  
tstreitz@hnl.gov

Mr. Streitz,

I am writing in support of the expansion of Kapaa Quarry Industrial space. Being a resident of Kailua for over 30 years, I see the need for the additional industrial space.

I believe with the expansion, those individuals who commute to industrial areas in Honolulu will have the option to relocate to the windward side therefore reducing traffic.

Sincerely,



Tom Zelko

# COMMUNITY ORGANIZATIONS

RECEIVED

*Hawaii's Thousand Friends*

'13 FEB 11 A9:19

15 Makana Ave. Suite 102 FMG 202 Kailua, HI 96734 Phone/Fax (808) 762-8822 E-mail: info@hawaii1000.org

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

February 4, 2013

Jiro Sumada, Acting Director  
Department of Planning and Permitting  
650 South King Street  
Honolulu, Hawai'i 96813

RE: Application for a Zone Change From P-2 General Preservation District  
to I-1 Limited Industrial District, Kailua TMK 4-2-15; Portions of 6 & 12.

Hawaii's Thousand Friends (HTF) opposes the change of zoning from P-2 to I-1 to allow for the expansion of the Kapa`a Industrial Park in Kailua.

In 2005, after a two year application process conducted by Hawaii's Thousand Friends and the National Audubon Society and with the approval of many community organizations, the DLNR, legislators and Governor Lingle, the Kawainui and Hamakua Marsh Complex was designated a *Wetland of International Importance* by the Secretary General of the Convention on Wetlands under the Ramsar Convention On Wetlands. While there are 2027 wetlands designated Ramsar Wetlands of International Importance around the world Kawainui Marsh is one of only thirty-four Ramsar sites in the U.S. and the only Ramsar site in Hawai'i.

The Kawainui and Hamakua Marsh Complex was accepted as a Ramsar site for many reasons: 1) Kawainui is valued for its flood control and has a major role in maintaining natural functioning and high water quality of Kailua Bay, 2) both marshes support and provided habitat for four endangered endemic water birds – the koloa, ae`o, alae ke`o ke`o and alae `ula, 3) Kawainui provides a migration path from ocean to mountain streams for indigenous and endemic amphidromous fish and crustaceans, 4) Kawainui provides habitat for migratory waterfowl and wintering shorebirds, and 5) Kawainui is a cultural complex.

In 1979, the U.S. National Registrar for Historic Places issued a "Determination of Eligibility Notification" finding that Kawainui Marsh area is eligible for listing in the National Register for Historic Places. According to the determination, "Kawainui Marsh is important as a major component of a larger cultural district which would include...the ponding/wet agricultural area...remains of extensive terracing systems, ceremonial sites, burial sites, and habitation areas associated with this agricultural complex."

Over the past few years the Army Corps of Engineers, DLNR State Parks and Division of Forestry and Wildlife and community organizations have begun restoration projects to rid the Waimanalo end of Kawainui Marsh of invasive species, create habitat for endangered waterbirds, reinstate the natural functions of the marsh and restore cultural sites. Unfortunately, restoration efforts are not being done on the Kaneohe side of Kawainui Marsh, which is below Kapa`a Valley.

Development over the past 60 years in the 825 acre Kapa`a Valley watershed, adjacent to Kawainui marsh, includes Ameron's 416-acre quarry, two municipal landfills, 1 unrecorded County refuse disposal landfill, deposit of quarry materials over wetlands and mid-valley stream course, construction of H-3 through the center of the valley, development of multiple light industrial business uses on lands filled over the historical streambed and the construction of the raised roadbed creating Kapa`a Quarry Road, which segregated the 35-acres of wetland from the Kawainui Marsh and eventually became a refuse dump. All these activities have had significant impacts on Kapa`a Stream, that runs along side the Kapa`a Industrial Park and water quality in Kawainui Marsh.

Later overburden from the quarry was used to cover the refuse. This fill raised the land level an estimated 6 to 20 feet over 23 of the 35 acres in this lower wetland area. The edge of this fill area is identifiable on the ground as a ridge of exposed waste material. An open water drainage canal was created along the upstream side (mauka) of Kawainui to act as a filter for water seeping out of the landfill and before moving under Kapa`a Quarry Road and into the marsh. This ditch is owned by the applicant, is overgrown with invasive plants, is not regularly maintained and can no longer function as a filter for water going into Kawainui.

The State Department of Health has declared Kapa`a Stream an Impaired Water Body Class 2 Inland Stream under the Clean Water Act because of elevated concentrations of turbidity, total suspended solids, nutrients, and metals found in the stream. The objectives of Class 2 waters, as they apply to Kapa`a Stream, are to protect its uses for recreational purposes, and the support and propagation of fish and other aquatic life. Uses to be protected include all uses compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation in and on these waters.

Water pollutants in Kapa`a Stream and the watershed are a concern not only for the quality of the waters in Kapa`a Stream but also for adverse impacts on the waters of Kawainui Marsh and Kailua Bay.

Kawainui Marsh is classified as Class 1.b. State Waters. The objective of Class 1 waters is that these waters remain in their natural state, as nearly as possible, with an absolute minimum of pollution from any human caused source. To the extent possible, the wilderness character of these areas shall be protected. Waste discharge into these waters is prohibited. Any conduct, which results in a demonstrable increase in the levels of point or non-point source contamination in class 1 water, is prohibited.

The Department of Health TMDL (Total Maximum Daily Load) 2006 study for Kapa`a Stream, approved in 2007 by the EPA, identifies runoff from City and State facilities,

Ameron Quarry, and the light industrial area as the source of pollutants in Kapa`a Stream. The Kapa`a TMDL calculated the total maximum daily load for all of the pollutants identified on the 303 (d) list except for heavy metals. The TMDL recommends additional monitoring for copper and cautions about the potential accumulation of metals in the aquatic biota that live in the stream.

It should also be noted that Kapa`a Stream is the only stream in the district where traces of heavy metals have been detected.

Since Kapa`a Stream is a TMDL stream each sub-basin within the watershed is allotted dry season and wet season load standards. Implementation of the required load reductions will result in attainment of water quality standards for total suspended solids total nitrogen, and total phosphorus in Kapa`a Stream.

Given the protected status of the Kapa`a Stream receiving waters (Kawainui Marsh) and the magnitude of government and community resources already dedicated to repairing and managing these resources, it is hoped that the applicant as one of the permittees has addressed the Wasteload Allocations (WLA) in order to achieve the needed reductions of total suspended solids, total nitrogen, and total phosphorus from the existing industrial park site and uses.

Wasteload Allocation (WLA) implementation plans identify specific actions to achieve the needed reductions of total suspended solids, total nitrogen, and total phosphorus. The WLA monitoring plans shall specify the water quality monitoring and activity tracking necessary to demonstrate compliance with the WLAs assigned to the permittees.

Before consideration is given to rezoning these two parcels from P-2 to I-1 DPP should know if the applicant has implemented and complied with the required load reductions.

In addition, DPP should know if applicable businesses within the existing industrial park have obtained and complied with the required NPDES for Wasteload Allocations (WLA) for Kapa`a Stream and are following the storm water management plans associated with those plans before consideration is given to rezoning the these two parcels.

One of the recommendations in the DOH 2006 TMDL report for Kapa`a Stream was for the remaining industrial park area considered a non-point pollution site as a whole to participate in the DOH polluted Runoff Control Program (Clean Water Branch).

Before consideration is given to rezoning these two parcels from P-2 to I-1 DPP should determine if the industrial park is participating in this program, for how long and what have been the results. If the industrial park is not participating in this program then it is imperative that DPP understand why.

TMK 4-2-15:006, the parcel next to Kapa`a Quarry Road, will have 10-13 septic tanks. It is unclear from the application where wastewater from these septic tanks that is treated but not used for irrigation goes. Before consideration is given to rezoning these two parcels

DPP must be assured that if treated and unused wastewater is directed into Kapa`a Stream that the required permits have been obtained.

DPP must ensure that proper water quality monitoring is in place before considering this zone change request.

Before consideration is given to this requested zone change DPP must be assured that adequate controls, permits and monitoring processes are in place to ensure that any runoff from leach fields, settling pond and basins, septic tank overflows or untreated storm runoff is adequately contained to prevent flowing into Kapa`a Stream.

Before consideration is given to this requested zone change DPP must ensure that the existing settling pond in TMK 4-2-15:012 has adequate capacity to handle the increased runoff conveyed by grass swales and underground pipes from the proposed 61,000 sq ft of impermeable surfaces to prevent overflow into Kapa`a Stream.

Before consideration is given to this requested zone change DPP must know if Kapa`a I, LLC has the required NPDES permits for any runoff and wastewater discharged into Kapa`a Stream to ensure that water entering the stream meets water quality standards.

Figure E-8, the only illustration in the application showing storm/rain water runoff points, shows three discharge points into Kapa`a Stream in TMK 4-2-15:006. Before consideration is given to this requested zone change DPP must be assured that the applicant has obtained all necessary permits to allow discharges into Kapa`a Stream.

There is no illustration in the application showing wastewater discharge points for either TMK 4-2-15:006 or TMK 4-2-15:012. Does this mean that treated wastewater will not at any time be released into Kapa`a Stream? Before consideration is given to this requested zone change DPP must first know if wastewater, treated or untreated, will be discharged into Kapa`a Stream and second be assured that all required permits have been obtained to allow wastewater discharges into Kapa`a Stream.

One section of the application notes that all detention ponds in TMK 4-2-15:006 are located below ground while another section states, "when the detention basin is filled to capacity the water is diverted to flow to the receiving waters in the Kapa`a Stream corridor." Are the detention ponds and detention basin the same thing and how is it possible to detect if the detention basin is filled to capacity and diversion to Kapa`a Stream will be necessary?

The existing 22 acre Kapa`a Industrial Park is built on fill with the 22 acres of impermeable surface that does not allow water to percolate into the refuse below but instead runoff from paved surfaces flows over the edge of the plateau at multiple locations along Kapa`a Stream.

Before considering this requested zone change DPP must be assured that the applicant has obtained the necessary permits to divert or allow water to flow into Kapa`a Stream.

It is unclear from the application why LEED certification is being sought for only TMK 4-2-15:006 when the entire industrial park borders Kapa`a Stream, which is an impaired water body under the Clean Water Act and identified TMDL DOH Class 2 Inland Stream (DOH Water Quality Standards §11-54-5.1). Before considering this requested zone change DPP should require that all phases of development be LEED certified.

Lighting in Kapa`a Valley is a critical issue because of migratory birds who fly through this corridor and could become disoriented due to excessive lighting.

The application states that the "project team will decide whether to adopt Option 1 or 2 for the internal lighting." We could not find any information about Option 1 or 2 in the application or the FEIS or any information about the "project team" and what they will base their internal lighting decisions on.

Before DPP considers any zone changes DPP must ensure that internal and external lighting from 13 additional warehouses in TMK 402015:006 and 4 new warehouses in TMK 4-2-15:012, on site street and security lighting will not interfere with endangered birds nesting habits and migratory bird flight patterns.

The application continually refers to the project Masterplan. We were unable to find this Masterplan among the documents provided to the public so we assume that this is an internal document. If the Masterplan is an internal document it is imperative that DPP review the Masterplan for consistency with the EIS, zone change application and to ensure that critical issues as the storm water and wastewater treatment systems described in the project Masterplan are the same as identified in the DEIS, FEIS and the zone change application.

Because of the poor water quality of Kapa`a Stream and the impact of the estimated 480 employees at full build out not including untold numbers of customers visiting the businesses Kawainui Marsh Kapa`a I, LLC should be required to hook up to the municipal sewer system to ensure that more contaminants do not enter Kapa`a Stream, seep into Kawainui Marsh and eventually Kailua Bay. This requirement should be enforced before consideration is given to this rezoning request.

Because the industrial park is adjacent to Kapa`a Stream, an impaired water body, and the close proximity to Kawainui Marsh a Ramsar *Wetland of International Importance* that is eligible for listing on the National Register of Historical Places and all the reasons stated above DPP must deny this application.



THE LANI-KAILUA OUTDOOR CIRCLE  
P.O. Box 261  
Kailua, Hawaii 96734

RECEIVED

'13 FEB 12 P2:42

February 8, 2013

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

To: Mr. Jiro A. Sumada  
Acting Director, Department of Planning and Permitting  
City & County of Honolulu  
650 South Street, Honolulu, Hawaii 96813

Subject: 2012/Z-6 (ts)  
Application for a Zone Change from P-2 General Preservation District to I-1 Limited Industrial District; Kailua, O'ahu; Tax Map Key 4-2-15: Portions of 6 & 12

Background:

Kapa'a I, LLC is proposing to change the zoning of approximately 27 acres from the P-2 General Preservation District to the I-1 Limited Industrial District with a height limit of 40 feet. The purpose of the zone change is to develop the Kapa'a Light Industrial Park by expanding existing industrial uses to adjacent properties. According to the applicant, 425,000 sq. ft. of additional warehouse space is proposed for light industrial warehousing and/or base yards. The project would be developed in two stages, the first 91,000 sq. ft. would include Phases A, B & C. The second stage Phase D of 312,000 sq. ft. would be built on a former landfill above and adjacent to Kapa'a Quarry Road and the Kapa'a Stream ditch.

Position of LKOC

The *Lani-Kailua Outdoor Circle* strongly urges the Department of Planning and Permitting to withhold approval of the zone change from P-2 to I-1 for the parcel TMK: 4-2-15:006 (Phase D) and a portion of TMK: 4-2-15:012. A portion of Phases A, B and C with plans for warehouses and structures located within TMK:4-2-15:008 is presently zoned I-2 and no zone change is required. This addition of 22,000 sq. ft. in the existing I-2 zoned area should be sufficient for additional local industrial use.

Preservation land above Kawainui Marsh serves as a buffer zone, removing sediments and pollutants from surface water runoff before it enters Kawainui Marsh.

Although warehousing and/or baseyards are identified as the intended use for the industrial expansion, once approved, the I-1 zoning could allow other uses such as a home improvement center, day-care facility, medical research laboratory, trade school or automobile service station, potentially impacting traffic and the environment.

Reasons For Opposition

1. Public and Environmental Health: The proposed Phase D (TMK:4-2-15:006) would be built on a contaminated landfill, subject to compression under the weight of new structures, instability during earthquakes, and overflow of drainage systems during extreme storm events.

The proposed building of underground stormwater detention basins and rainwater harvesting cisterns (Figure E-8) would disturb the settling process, accelerate the chemical and metal

leaching from televisions, computers, electronic and other appliances buried in the landfill and impact water quality in Kapa'a Stream that flows into Kawainui Marsh. Soil removal could release methane gas from rotting organic matter and compromise air quality on a work site. Although the catchment systems would be designed to accommodate 10-year 1-hour rain events, they cannot assure containment during extreme rain events typical on the Windward side. An industrial complex located above a wetland of international importance should be designed to handle a 50-year rain event. (See Attachment A: "Kawainui Marsh/Kapa'a Stream Leachate from Landfill")

In assessing the geotechnical properties of the landfill area parcel TMK 4-2-15:006, the possibility of liquifaction during an earthquake was not considered. The FEIS reports natural soil consisting of soft to very soft clay under the landfill and encountering groundwater at boring depths of 9 to 26 feet. The landfill was built over a portion of the wetland. It should be covered with vegetation to retain rainwater and rehabilitated to improve the water quality of Kapa'a Stream.

2. No-Growth Model for Koolaupoko: The Ko'olaupoko Sustainable Communities Plan recommends limiting "the area devoted to commercial and industrial centers to current sites" (p. v) which would include the existing I-2 parcel TMX: 4-2-15:008.

A portion of the proposed 91,000 sq. ft. expansion for Phases A, B and C would be located within the existing I-2 zone and this area should accommodate the modest growth anticipated in the Ko'olaupoko District. The North Shore, Central Oahu and Honolulu regions are better served by the approximately 16 Industrial areas located closer to them. (See Attachment B: "Map of Oahu Industrial Areas")

3. Traffic Impact: Local knowledge suggests that travel along Kapa'a Quarry Road is dangerous. Rain, flooding, bicycles and night driving create additional hazardous conditions.

The proposed development would add 604 parking spaces to the site with the corresponding employee and customer trips. While the applicant suggests the use of alternative modes of transportation to lessen the impact, it is unlikely that workers and customers would bike or take the bus to the industrial site.

Kapa'a Quarry Road is considered an "urban collector" road where a minimum clear zone of 10 feet should be provided. The FEIS traffic safety analysis identifies obstructions within this 10 feet of the travel lane including trees, boulders, drainage culverts and drainage canals." (p. 5)

While the State Department of Transportation would require a new TIAR before the initiation of Phase D as well as require the applicant to pay for traffic mitigation measures for the new phase, increased traffic hazards resulting from unanticipated road usage prior to the implementation of this stage would call for mitigation from DOT at taxpayer expense.

Traffic intersection capacity utilization studies for Mokapu Blvd and Kapa'a Quarry Road identify the 2026 PM traffic capacity without mitigation to be 112.3% at peak periods (total gridlock) with a service level of "H" ("A" is reasonable flow). Even with proposed mitigation measures such as road widening and shoulders, the 2026 PM level of service would be "E".

According to the Kapa'a Quarry Road Traffic Safety Analysis, Bow Engineering and Development Inc. noted that mitigation options are limited: "Reconstruction to bring the crown above flood elevations and provide adequate shoulders would disturb a designated wetland and require significant cost." (p. 6)

4. Tree Removal: To mitigate safety hazards along Kapa'a Quarry Road for the proposed expansion of the industrial site, 21 trees would be targeted for removal. The root systems of trees growing parallel to Kapa'a Stream ditch provide support for the stream bank and reduce erosion. Removing the trees would weaken the bank, contribute to sedimentation of Kapa'a Stream ditch and negatively impact the flood control function of Kawainui Marsh.

Trees along Kapa'a Quarry Road provide canopy shade and a pleasant view plane. They should not be removed to make room for more concrete.

Sincerely,



Lyn Turner  
President  
Lani-Kailua Outdoor Circle

Contact:  
Pauline Mac Neil  
Public Affairs

*"If a wetland area cannot absorb the stormwater it normally absorbs, the chances of flooding will increase further downstream; if the wetland cannot serve as a home for wetland species and vegetation, community values and quality of life will be impaired."*

Environmental Law Institute, March 3, 2008

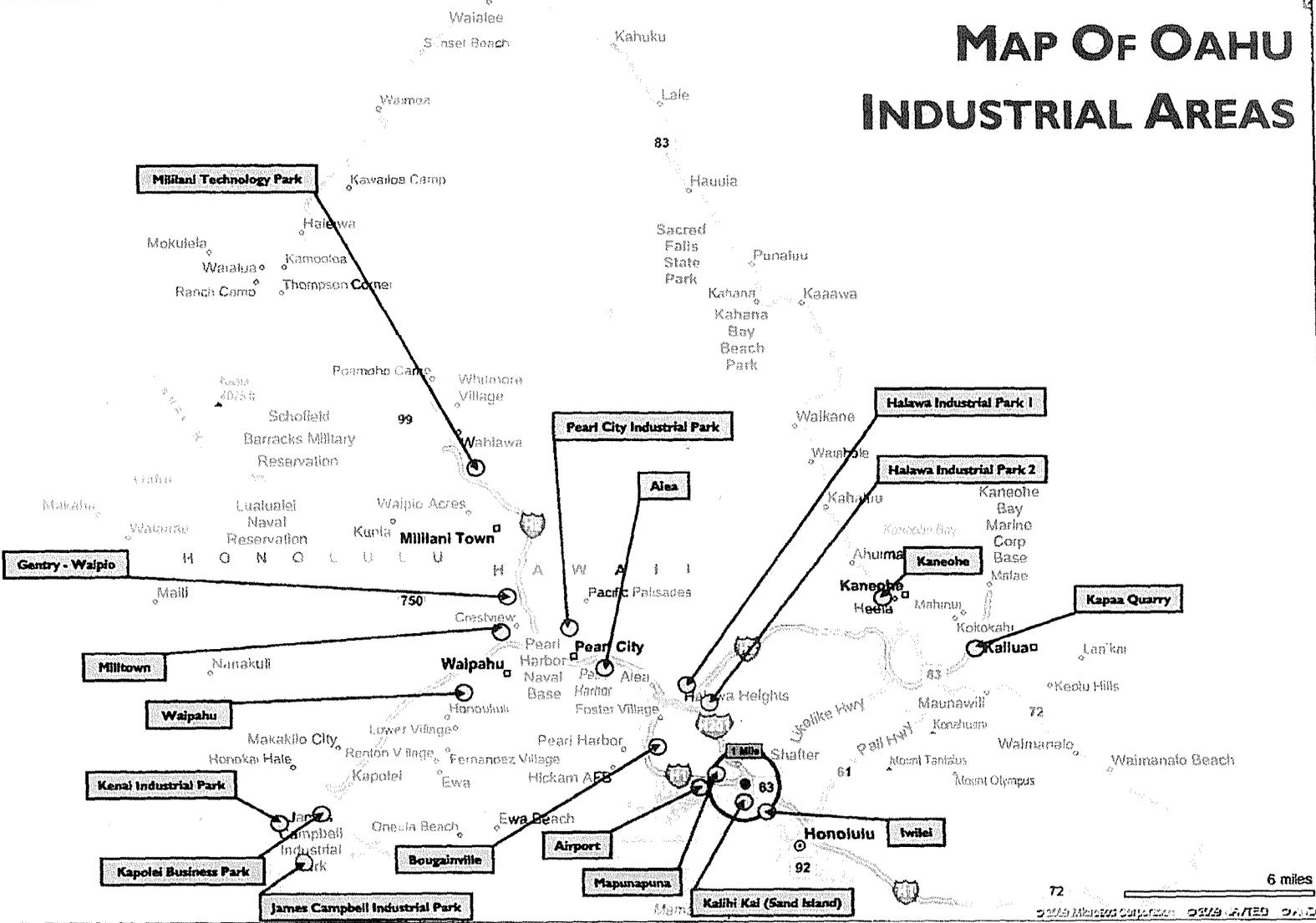
6/19/1996 Kapaa Stream across  
model airfield



6/19/1996 Kawainui  
Marsh / Kapaa Stream  
Leachate from landfill



# MAP OF OAHU INDUSTRIAL AREAS



RECEIVED electronically  
'13 FEB-08 P2:42  
Department of Planning and Permitting  
City and County of Honolulu

February 8, 2013

Mr. Jiro Sumada  
Mr. Tim Streit  
Department of Planning and Permitting  
650 South King Street 7th Floor  
Honolulu, Hawai'i 96813

RE: Application for a Zone Change From P-2 General Preservation District to I-1 Limited Industrial District, Kailua TMK 4-2-15; Portions of 6 & 12.

Aloha Jiro:

The Outdoor Circle (TOC) opposes the change of zoning from P-2 to I-1 to allow for the expansion of the Kapa`a Industrial Park in Kailua.

TOC believes that land that has been set aside for preservation, parks, prime agriculture, etc are in such short supply in Hawaii. These lands frequently are targeted for more intensive uses that are inappropriate in these special places. Therefore, the board of directors of The Outdoor Circle has adopted a land use policy that guides our position on all matters of this type.

TOC's land use policy opposes the conversions of these lands to other uses. This includes strong opposition to the effort now being considered by the City and County of Honolulu to convert land zoned P-2 to I-1, for the purposes of expanding the Kailua Industrial Park.

In addition to the unacceptable conversion of Preservation land to Industrial, TOC has serious concerns whether the County has gathered all the facts necessary to fully evaluate the potential impacts of businesses in the proposed industrial park expansion, particularly on Kawainui Marsh.

TOC has a strong interest in protecting Kawainui Marsh from harm. Through the work of the Lani-Kailua branch of TOC, hundreds of members and volunteers have invested countless hours over the years to restore this fragile ecosystem -- the largest wetland in Hawaii. Expansion of the industrial footprint in this area is completely unacceptable.

We note that another advocacy organization, Hawai'i's Thousand Friends (HTF), has submitted credible information about current degradation of the extremely fragile Marsh from ongoing activities in the watershed upstream. HTF also presented several examples of potential impacts from the build-out of the expanded industrial park that have not been explored by the County, much less their impacts on the Marsh determined. HTF's information illustrates that the environmental quality of the Marsh already is under severe pressure and that expanding the industrial park could make a deteriorating situation worse.

Rather than recount HTF's examples suffice to say the TOC supports HTF's comments and is gravely concerned about the County's failure to address them in considering this zoning change. For these reasons, in addition to the issues raised about conversion of Preservation land to Industrial, The Outdoor Circle strongly urges you to deny the Zone Change Permit.

Bob Loy  
Director of Environmental Programs  
The Outdoor Circle  
1314 South King St Ste 306  
808-593-0300

**Streitz, Timothy**

**From:** Windward Ahupua`a Alliance [info@waa-hawaii.org]  
**Sent:** Tuesday, February 26, 2013 10:42 PM  
**To:** Streitz, Timothy  
**Subject:** KAPA'A INDUSTRIAL PARK ZONING CHANGE - John King/ Paul King

**TO:** Timothy Streitz  
**Department of Planning and Permitting**  
***City and County of Honolulu***  
650 South King Street, 7th Floor  
Honolulu, Hi 96813

**FROM:** James B. Wood and Shannon Wood  
PO Box 1013  
Kailua, HI 96734  
(personal address)

***Windward Ahupua`a Alliance***, a **501c3** non-profit  
PO Box 6366  
Kane`ohe, HI 96744  
(professional address)

We have been working with John King and his son Paul for nearly ten years on a wide variety of community service projects in and abutting ***Kawainui Marsh***. The Kings have provided equipment, donations, and volunteers.

John and Paul as business owners and employers have made significant positive changes in the ***Kapa`a Valley*** area *mauka* of the ***Marsh***. We believe that they are good neighbors as well as good business owners. We urge that you approve the zoning change to **Light Industrial**.

Jim & Shannon Wood

UNAFFILIATED

*J. Ryan Caldeira  
Teresita R. Castro  
1063 Kamahale Street  
Kailua, Hawaii 96734-3325*

February 26, 2013

Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

ATTENTION: Timothy Streitz

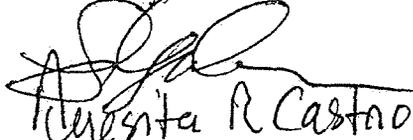
We are submitting this letter in support of the rezoning of approximately 30 acres of preservation land to light industrial of the Kapaa Quarry Industrial area as proposed by the owners Kapaa III LLC.

The proposed planned expansion providing for industrial warehouse use is well designed and includes sound environmental features ensuring long term protection of the surrounding aia along with needed warehouse space available for the greater Kailua area.

The owners stewardship of the lands has been well demonstrated. Organized trash, abandoned junk car and other discarded waste removal projects have been regularly accomplished and voluntarily provided at their own expense.

We, therefore, support the approval of the rezoning requested.

Sincerely,



J. Ryan Caldeira  
Teresita R. Castro

February 24, 2013

RECEIVED

To: George Atta  
Director, Department of Planning and Permitting  
650 South King Street  
Honolulu, HI 96813

'13 FEB 26 P3:15

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

From: Mollie Foti  
1343 Mokulua Drive  
Kailua, HI 96734

Re: John King property rezoning on Kapaa Quarry Road in Kailua

Dear Mr Atta

I question the proposed rezoning of approximately 30 acres above Kawainui Marsh on Kapaa Quarry Road from Preservation to Industrial.

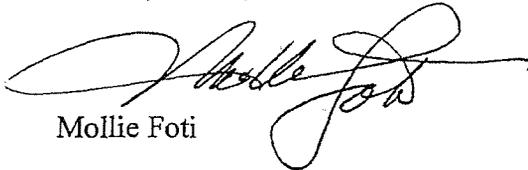
The marsh is one of Kailua's treasures. Protecting it is in the long run far more important than expanding an industrial area in the Kailua ahupua'a. My first question, therefore, is: Has an environmental impact study been done? If not, I think it should be mandated before any decision can be rendered.

Has the city considered the impact of increased traffic on the Quarry Road? It is already a dangerous drive: narrow, twists, turns and an abrupt drop where there have been many fatalities. Le Jardin Academy is located at the entrance to Quarry Road from Pali Highway. The road is also heavily used as a cut off between Mokapu Bouevard and Pali Highway. Big rig trucks traverse Quarry Road, creating many dangerous encounters. Expanding the industrial area will only make a bad situation worse.

Mr. King has proposed a one million gallon water tank to collect industrial runoff, but man made interventions often fail and the water quality running into the marsh is a paramount consideration to keep it viable.

Until the results of a thorough environmental impact study are published along with major improvements to the roadway, I must oppose this zoning change.

Thank you for your consideration.

  
Mollie Foti

Cc: Timothy Streitz

**Streitz, Timothy**

---

**From:** William George [captainbill@hawaiianflash.net]

**Sent:** Friday, February 22, 2013 6:32 AM

**To:** Streitz, Timothy

**Subject:** Rezoning of 30 acres Kapa'a Industrial Park

Aloha Mr. Streitz,

I am writing in support of the application to rezone thirty acres of land currently designated Preservation. It is my belief that rezoning to Light Industrial will, in the end, prove to be more beneficial to the community both environmentally and economically.

The applicants have demonstrated their commitment to preserving the environment. They enthusiastically support the conservation of the Kawainui Marsh.

The windward side has a need for facilities supporting small businesses such as plumbing, auto body shops and arts and crafts shops. Currently these entrepreneurs must travel to the town side to conduct their business and there certainly are folks who have been dissuaded from starting a business due to the long and expensive commute.

I encourage your approval of the rezoning application.

Sincerely,

---

x

William George  
46-3895 Kapuna Rd.  
Honokaa, HI 96727  
808-775-9376

2/22/2013

**Streitz, Timothy**

**From:** james haruguchi [kulagooch@hotmail.com]  
**Sent:** Monday, February 25, 2013 1:54 PM  
**To:** Streitz, Timothy  
**Subject:** RE: Kapaa quarry issues

Mr. Tim Streitz,

My apologies. Our address is as follows: Mr. & Mrs. James S. Haruguchi  
520 Lunalilo Home Road ER126  
Honolulu, HI 96825

Thank you, James

**From:** tstreitz@honolulu.gov  
**To:** kulagooch@hotmail.com  
**Subject:** RE: Kapaa quarry issues  
**Date:** Mon, 25 Feb 2013 23:08:41 +0000

Mr. and Mrs. Haruguchi,  
I have received your comments on the Kapa'a Light Industrial Park application. However, in order to incorporate your letter I will need your address.  
Thank you,  
Tim

**From:** james haruguchi [mailto:kulagooch@hotmail.com]  
**Sent:** Friday, February 22, 2013 10:12 PM  
**To:** Streitz, Timothy  
**Subject:** Kapaa quarry issues

Dear Mr. Tim Streitz

We are writing in full support of rezoning the 30 acres of preservation lands into light industrial in Kapaa Quarry off Kapaa Quarry Road Industrial Park.

We have known the King's for over 46 years in our careers in aviation and socially. The King's are exemplary caretakers of our Aina and are also true stewards of perpetuating the greenness of our state.

We have no reservations in supporting their position in this endeavor for the benefit of the land and the economy. As ranchland and horseowners on the big island they have the heart and culture of caretakers of land in the big picture of Aina preservation. They have demonstrated this by their self initiative in improving the area around their business

2/25/2013

properties in Kapaa Quarry. I know they will continue to do so.

As early tenants in an area that was foresaken as a positive business site, the Kings have shown positive leadership in turning the place into an attractive emerging location for new businesses. The physical appearance of this area has seen a significant turnaround in large part to the King's leadership initiative in clearing up the eyesores of illegal dumping of cars, appliances, and rubbish in general. I trust their continued respect for the Aina.

Please feel free to call me if you have any questions.

Sincerely,

James and Sharyl Haruguchi  
Phone. 808-395-0796  
Email: Kulagooch@hotmail.com

RECEIVED

March 1, 2013

'13 MAR -6 AIO :36

Timothy Streitz  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Dear Mr. Streitz,

I support the expansion of Kapaa Quarry Industrial space as the windward side is lacking in this type of space. As Kailua Town continues to grow, I hope the existing Kailua Town Tenants can relocate on the windward side.

Aloha,



Chris Hochuli  
1116 Kealaolu Ave  
Honolulu, HI 96816

1009410

February 25, 2013

Mr. Timothy Streitz  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King St.  
Honolulu, HI 96813

William Johnson  
205 Kaikuono Place  
Honolulu, HI 96816

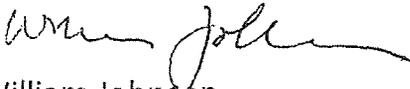
Dear Mr. Streitz,

I am in support of the rezoning of 30 acres of Preservation Land to Light Industrial at Kapa'a Quarry. I lived in Kailua for over 27 years and often utilized the services of several businesses at the Light Industrial Park, including Kamanu Composites, In Solid, RPMS and All Pool and Spa. I found all the businesses appreciative of the location and access to this site.

As Kailua town continues to grow with ever increasing rental and occupancy rates, I feel the Kapa'a Light Industrial Park and its proposed expansion will provide an excellent alternative site for many Windward businesses to relocate to.

Please give careful consideration to this rezoning request.

Respectfully Yours,



William Johnson

DEPT OF  
AND PERM  
SIT & COUNT

'13 FEB 26 P4:10

RECEIVED

To whom it may concern,

2-24-13

I am writing this letter to express my support, for the proposed zoning changes of the Kapaa Industrial park. I am currently a tenant on the property. I am a small business owner. I need a place such as this, to operate my small marine repair engine business. I am an authorized service dealer for American Honda Marine. Commercial rental units are simply not available on the Windward side of Oahu. I think that having more commercial space will help create jobs and stimulate the economy for the area and state. I am a lifelong resident of Kailua. Having more activity at the Kapaa Industrial Park, will not affect Kailua negatively. I see this change as a very positive one. The traffic flow won't be effected by this zoning change. The plan has been well thought out.

I have known the King family for 40+ years. They too are Kailua residents. I strongly believe they will be good stewards of the land, and help our struggling economy.

Thank you, Craig Lemquist.



DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU.

'13 FEB 26 P 3:15

RECEIVED

February 21, 2013

RECEIVED

Mr. Timothy Streitz  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

'13 FEB 25 A10:10

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

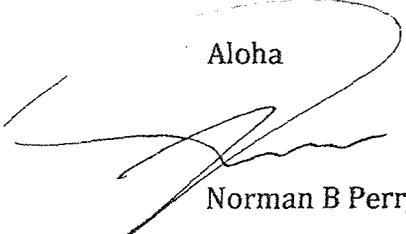
Dear Mr. Streitz:

I am writing this letter in support of the rezoning of approximately 32 acres of land located at the Kapa'a Quarry Light Industrial Park. As having been in business in the Kailua area, it is imperative that the community has an industrial area set aside to support it's needs.

I have seen a marked difference in the cleanliness of Kapa'a Quarry Road, and I been told that it has been the owner that has spent personal money to clean it up as well as maintain it.

I strongly suggest that the rezoning be granted. The people and town of Kailua will be the beneficiary of this ,your action.

Aloha



Norman B Perry

**Streitz, Timothy**

**From:** Ben Pulmano [bupulma2003@yahoo.com]  
**Sent:** Wednesday, February 27, 2013 9:47 AM  
**To:** Streitz, Timothy  
**Subject:** Re: Support of zone change at Kapa'a Industrial Park in Kailua  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
February 25, 2013

Mr. Timothy Streitz  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

RE: Rezoning 30 acres of preservation land near the Kapa'a Industrial Parks at Kapa'a Quarry Road into light industrial.

Dear Mr. Streitz:

I am writing this letter to support the rezoning efforts to change the estimated 30 acres of preservation land at the Kapa'a Quarry Road in Kailua into a light industrial.

The rezoning change will allow the business community to meet the demand for needed warehouse space which will provide employment and economic benefit to our Island. The rezoning change will allow the public community to have improvement of the roads and managed care of the landscape in the Kapa'a Industrial Park area.

The owners have demonstrated their sensitivity of the environment and providing economic benefit to our Island with their current warehouses built on their other property at Kapa'a Industrial Parks at Kapa'a Quarry Road.

In conclusion, I support the rezoning change on the 30 acres of the preservation land into a light industrial.

Sincerely,

Ben Pulmano  
1288 Kapiolani Blvd #3001  
Honolulu HI, 96714  
[BUPULMA2003@yahoo.com](mailto:BUPULMA2003@yahoo.com)

**From:** "Streitz, Timothy" <tstreitz@honolulu.gov>  
**To:** Ben Pulmano <bupulma2003@yahoo.com>  
**Sent:** Tuesday, February 26, 2013 2:09 PM  
**Subject:** RE: Support of zone change at Kapa'a Industrial Park in Kailua

2/27/2013

Hi Mr. Pulmano,

I have received your comments on the Kapa'a Light Industrial Park application. However, in order to incorporate your letter into the application review I will need your address.

Thank you,  
Tim Streitz

**From:** Ben Pulmano [mailto:bupulma2003@yahoo.com]

**Sent:** Tuesday, February 26, 2013 12:05 PM

**To:** Streitz, Timothy

**Subject:** Support of zone change at Kapa'a Industrial Park in Kailua

February 25, 2013

Mr. Timothy Streitz  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu , HI 96813

RE: Rezoning 30 acres of preservation land near the Kapa'a Industrial Parks at Kapa'a Quarry Road into light industrial.

Dear Mr. Streitz:

I am writing this letter to support the rezoning efforts to change the estimated 30 acres of preservation land at the Kapa'a Quarry Road in Kailua into a light industrial.

The rezoning change will allow the business community to meet the demand for needed warehouse space which will provide employment and economic benefit to our Island . The rezoning change will allow the public community to have improvement of the roads and managed care of the landscape in the Kapa'a Industrial Park area.

The owners have demonstrated their sensitivity of the environment and providing economic benefit to our Island with their current warehouses built on their other property at Kapa'a Industrial Parks at Kapa'a Quarry Road .

In conclusion, I support the rezoning change on the 30 acres of the preservation land into a light industrial.

Sincerely,

Ben Pulmano  
[BUPULMA2003@yahoo.com](mailto:BUPULMA2003@yahoo.com)

2/27/2013

Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813  
Attn: Timothy Streitz

We are residents of Kailua since 1967 and we support the proposed zoning change for the Kapa'a Industrial Park from preservation land to light industrial.

Kailua town itself no longer has room for a light industrial area. The Kapa'a Industrial Park has given businesses such as plumbers, electricians, carpenters, furniture makers and body shops a safe site to conduct their business and there is a demonstrated need for more of this type of industrial space. All of these services are needed by the residents of Kailua and this eliminates the need to travel to Kaneohe or Honolulu for both the residents of Kailua and the service providers.

Kapa'a Industrial Park has been a good neighbor for Kailua and we are confident they will continue to be good neighbors.

Sincerely,

*Joyce Schatz*  
*Harold Schatz*

Harold and Joyce Schatz  
646 Kaimalino St.  
Kailua, HI 96734

808 2542755

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

'13 FEB 26 P 3:21

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RECEIVED electronically  
'13 FEB-26 P6:09  
Department of Planning and Permitting  
City and County of Honolulu

February 26, 2013

Mr. Timothy Streitz  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

Dear Mr. Streitz,

I am writing in support of rezoning approximately 30 acres of Preservation Land into Light Industrial off Kapa'a Quarry Road at Kapa'a Industrial Parks. I believe the owners have been very sensitive to the environment, especially Kawainui Marsh. They intend to incorporate "green" elements into all aspects of their design.

The rezoning will bring much needed industrial space to the windward side, as the present warehouses are fully occupied, with potential tenants on a waiting list. The availability of more warehouses will be a great service to the windward community by allowing more businesses to service the windward side in a more efficient manner.

Thank you for your consideration.

Sincerely,



Gary Thompson  
1314 Victoria Street, #602  
Honolulu, HI 96813  
808-781-8693

ATTACHMENT 7  
(DRAFT ORDINANCE)



---

**A BILL FOR AN ORDINANCE**

---

TO REZONE LAND SITUATED AT KAPAA VALLEY, KAILUA, OAHU, HAWAII

BE IT ORDAINED by the People of the City and County of Honolulu.

SECTION 1. Zoning Map No. 22 (Heeia-Kaneohe-Maunawili), Ordinance 86-123, is hereby amended as follows: Land situated at Kapaa Valley, Kailua, Oahu, Hawaii hereinafter described, is hereby rezoned from the P-2 General Preservation District to the I-1 Limited Industrial District. Zoning Map No. 23 (Kailua-Lanikai-Keolu), Ordinance 86-124, is hereby amended as follows: Land situated at Kapaa Valley, Kailua, Oahu, Hawaii, hereinafter described, is hereby rezoned from the P-2 General Preservation District to the I-1 Limited Industrial District.

The boundaries of said Districts shall be described as shown on the map attached hereto, marked "Exhibit A" and made a part hereof, and further identified as Tax Map Keys: 4-2-015: 006 and 012.

SECTION 2. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ORDINANCE \_\_\_\_\_

BILL \_\_\_\_\_

**A BILL FOR AN ORDINANCE**

---

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE OF INTRODUCTION:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Honolulu, Hawaii

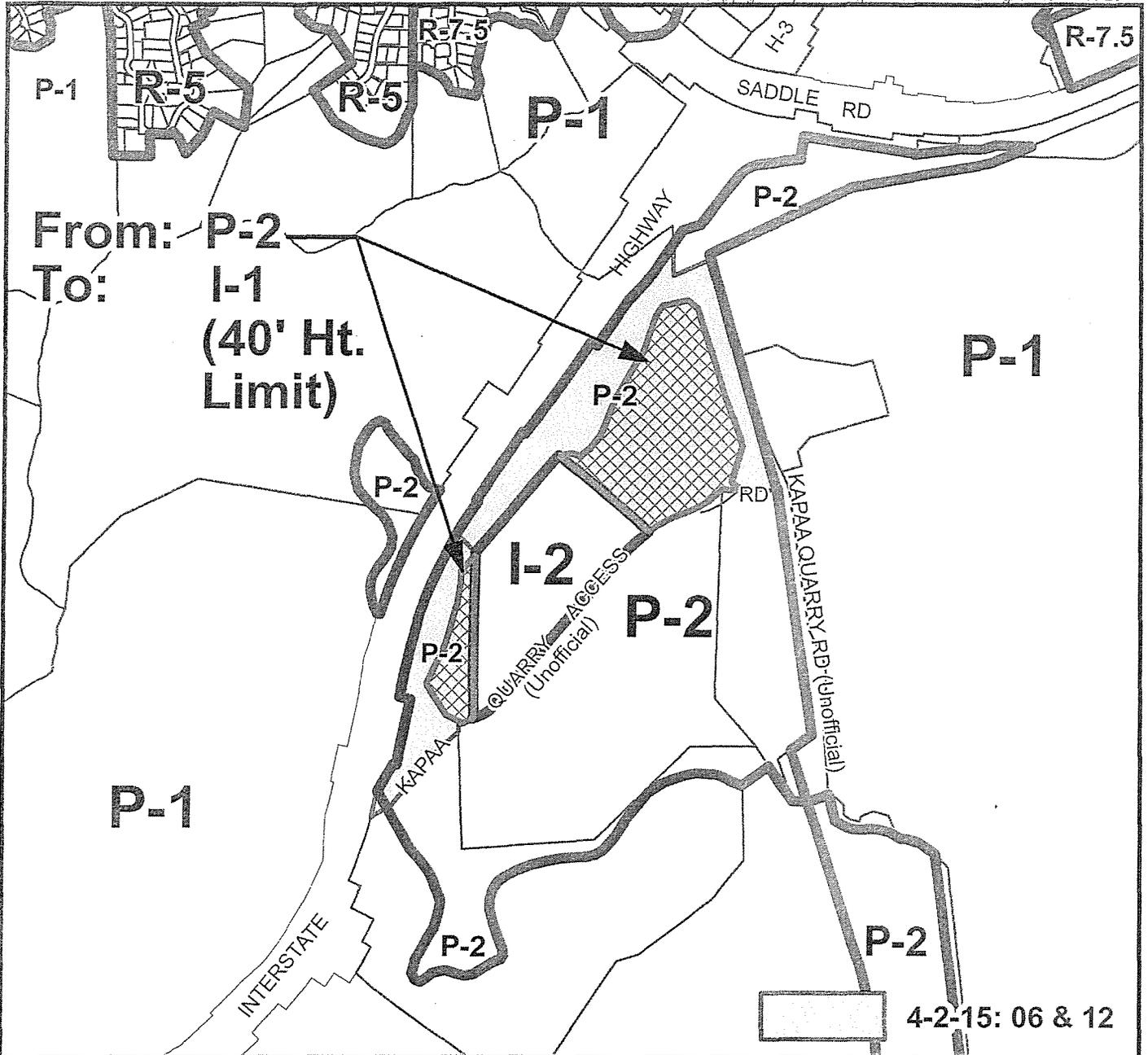
\_\_\_\_\_  
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

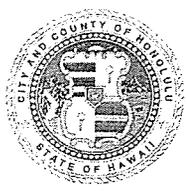
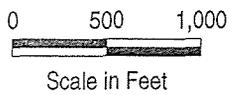
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20

\_\_\_\_\_  
KIRK CALDWELL, Mayor  
City and County of Honolulu



**PORTIONS OF  
ZONING MAPS No. 22 & 23  
(HEEIA-KANEOHE-MAUNAWILI & KAILUA-LANIKAI-KEOLU)**

Land situated approximately 3000 feet southwest of the Mokapu Saddle Road/  
Interstate Highway H-3 intersection and adjacent to the Interstate Highway H-3.



**APPLICANT:** KAPAA I, LLC (Paul King)  
**TAX MAP KEY(S):** 4-2-15: Pors. 06 & 12  
**FOLDER NO. :** 2012/Z-6  
**LAND AREA:** Approx. 27 Acres  
**PREPARED BY:** DEPARTMENT OF PLANNING & PERMITTING  
 CITY AND COUNTY OF HONOLULU  
**PUBLIC HEARING:** PLANNING COMMISSION CITY COUNCIL

ORD. NO.

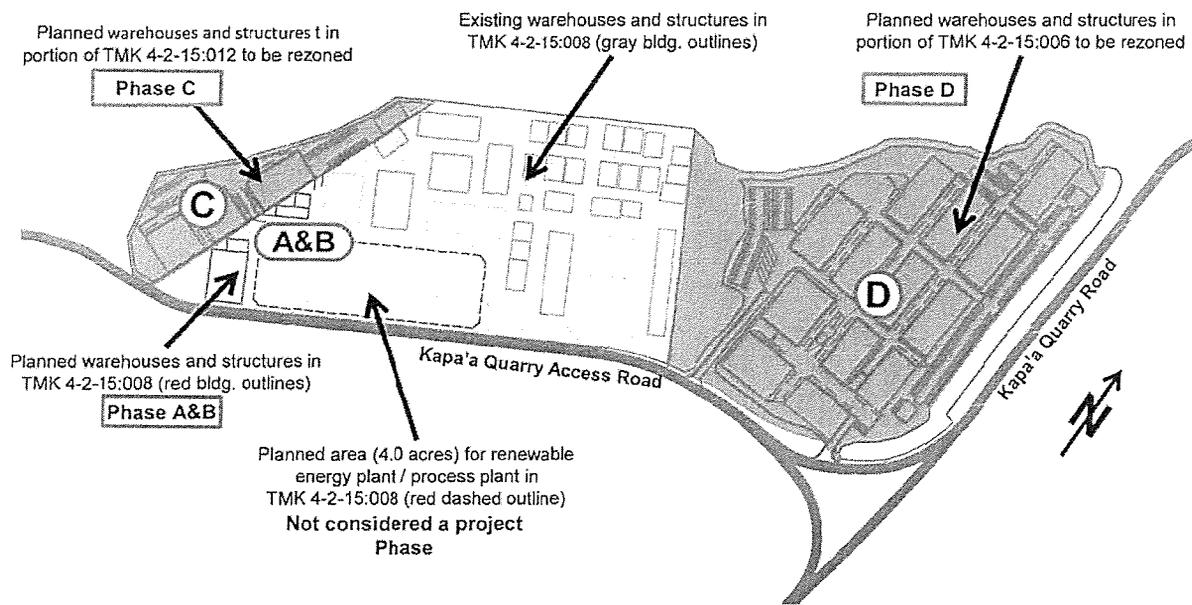
2012/Z-4

EFF. DATE:

**EXHIBIT A**

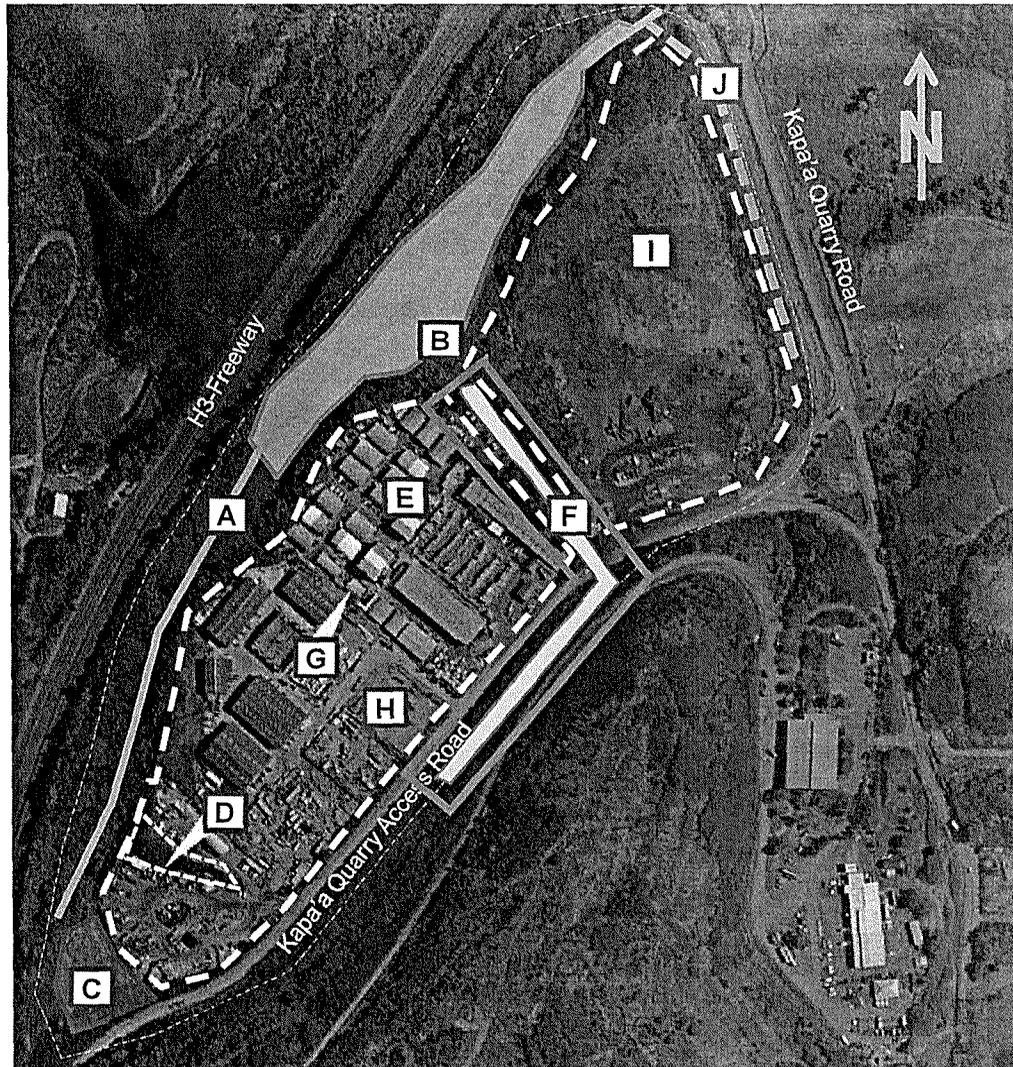
EXHIBIT B  
(DRAFT UNILATERAL AGREEMENT)

ATTACHMENT 8  
(PROJECT PHASING PLAN)



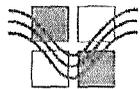
Project phasing plan

ATTACHMENT 9  
(RUNOFF ENTERING PROJECT SITE)



Definition of water resource features of interest identified and examined in the investigation:

- A. Kapa'a Stream
- B. 13-acres wetland area in the lower reaches of the Kapa'a Stream corridor
- C. Drainage basin for runoff from the Kapa'a landfill.
- D. Vegetated wedge
- E. The water resources within existing industrial development in the upper portion of the project site.
- F. Drainage of runoff through culvert and to percolation field on project site
- G. Existing drainage swale in upper portion of project site
- H. Eight acres of permeable area within development footprint
- I. Lower portion of the site
- J. Drainage canals along western side of Kapa'a Quarry Road



Sustainable Design & Consulting LLC  
[www.sustain-HI.com](http://www.sustain-HI.com)

**Kapa'a Light Industrial Park**  
 Draft Environmental Impact Statement  
 Water Resources Investigation of Project Site



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A BILL FOR AN ORDINANCE

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TO REZONE LAND SITUATED AT KAPAA VALLEY, KAILUA, OAHU, HAWAII

BE IT ORDAINED by the People of the City and County of Honolulu.

SECTION 1. Zoning Map No. 22 (Heeia-Kaneohe-Maunawili), Ordinance 86-123, is hereby amended as follows: Land situated at Kapaa Valley, Kailua, Oahu, Hawaii hereinafter described, is hereby rezoned from the P-2 General Preservation District to the I-1 Limited Industrial District. Zoning Map No. 23 (Kailua-Lanikai-Keolu), Ordinance 86-124, is hereby amended as follows: Land situated at Kapaa Valley, Kailua, Oahu, Hawaii, hereinafter described, is hereby rezoned from the P-2 General Preservation District to the I-1 Limited Industrial District.

The boundaries of said Districts shall be described as shown on the map attached hereto, marked "Exhibit A" and made a part hereof, and further identified as Tax Map Keys: 4-2-015: 006 and 012.

SECTION 2. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ORDINANCE \_\_\_\_\_

BILL \_\_\_\_\_

**A BILL FOR AN ORDINANCE**

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SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE OF INTRODUCTION:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Honolulu, Hawaii

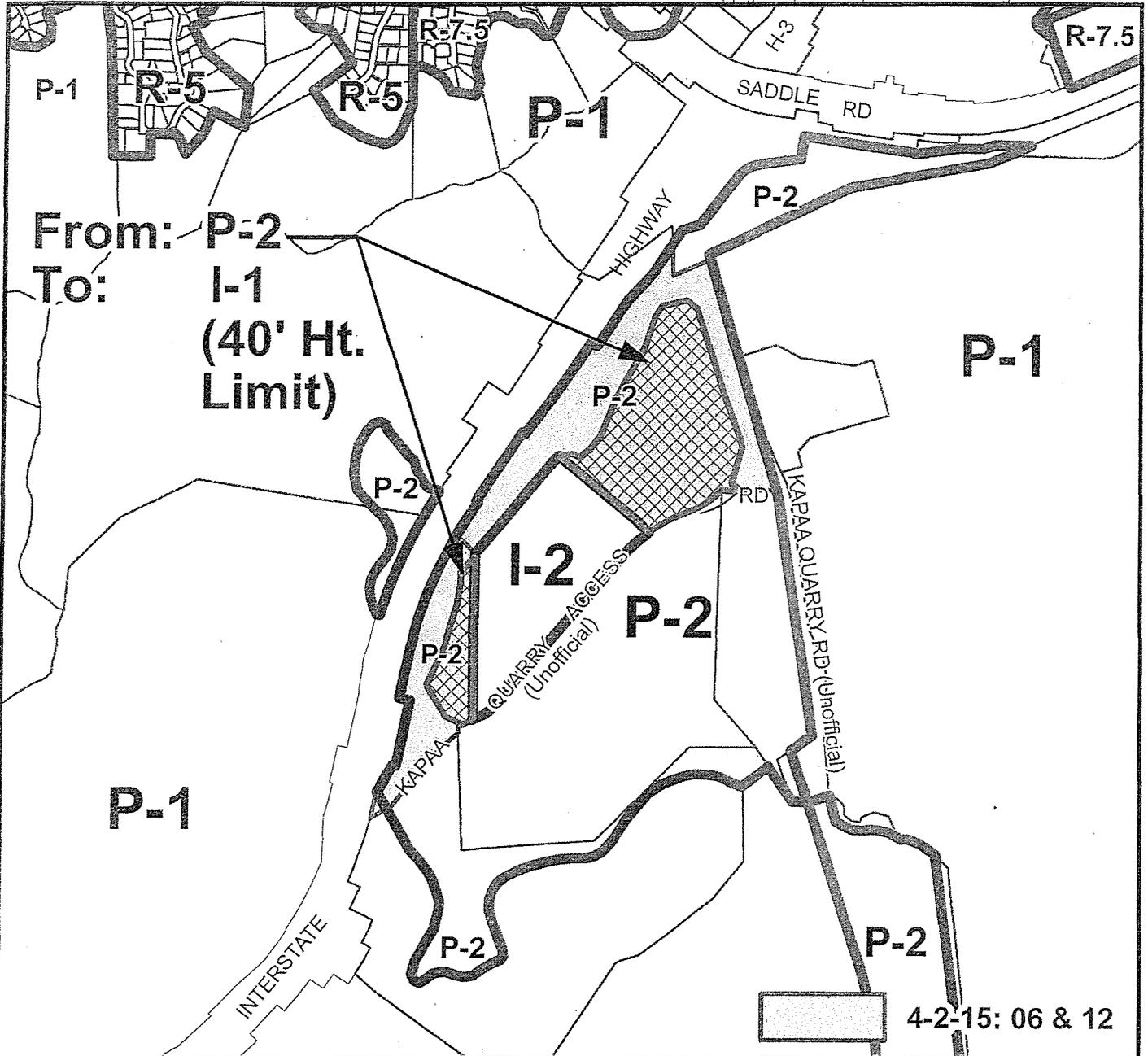
\_\_\_\_\_  
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

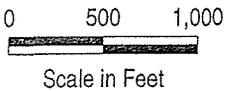
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20

\_\_\_\_\_  
KIRK CALDWELL, Mayor  
City and County of Honolulu



**PORTIONS OF  
ZONING MAPS No. 22 & 23  
(HEEIA-KANEOHE-MAUNAWILI & KAILUA-LANIKAI-KEOLU)**

Land situated approximately 3000 feet southwest of the Mokapu Saddle Road/  
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ORD. NO.

2012/Z-4

EFF. DATE:

**EXHIBIT A**

EXHIBIT B  
(DRAFT UNILATERAL AGREEMENT)