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ALBERT "ALAPAKI" NAHALE-A  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

MICHELLE K. KAUHANE  
DEPUTY TO THE CHAIRMAN

M. WAIALEALE SARSONA  
EXECUTIVE ASSISTANT

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

P O BOX 1479  
HONOLULU, HAWAII 96805

December 12, 2011

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

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Aloha Mr. Hooser:

Subject: Finding of No Significant Impact (FONSI) for Ka  
Makana Ali'i Conceptual Master Plan, East Kapolei,  
island of Oahu

This is to request publication of a Notice of the above  
finding in the January 8, 2012 edition of the *Environmental Notice*.

The Department of Hawaiian Home Lands has reviewed the draft  
environmental assessment for the above project. Notice of the  
draft EA's availability for review and comment was published in the  
*Environmental Notice* on August 8, 2011. That date marked the  
beginning of the 30 calendar-day public and agency review and  
comment period. Comments were received on the draft EA and  
responses were prepared for each comment. At its regular monthly  
meeting of December 12, 2011, the Hawaiian Homes Commission has  
determined that the project will not have significant environmental  
effects and has issued a Finding of No Significant Impact (FONSI).

A completed OEQC Publication Form and copies of the Final EA  
are enclosed for your files (one hard copy and one electronic copy  
as requested). Should you have any questions, please call Linda  
Chinn, Administrator of our Land Management Division, at  
808.620.9451 or email her at [Linda.l.chinn@hawaii.gov](mailto:Linda.l.chinn@hawaii.gov).

Me ke aloha,

Albert "Alapaki" Nahale-a, Chairman  
Hawaiian Homes Commission

Enc.

**Publication Form**  
The Environmental Notice  
Office of Environmental Quality Control

Instructions: Please submit one hardcopy of the document along with a determination letter from the agency. On a compact disk, put an electronic copy of this publication form and a PDF of the EA or EIS. Mahalo.

**Name of Project:** Ka Makana Ali'i Conceptual Master Plan  
**Applicable Law:** Chapter 343, Hawaii Revised Statutes as amended, and Section 11-200, Hawaii Administrative Rules  
**Type of Document:** Environmental Assessment  
**Island:** O`ahu  
**District:** `Ewa  
**TMK:** 9-1-016:142

**Permits Required:** State Land Use Commission approval, building permits, grading permits, NPDES permit, and construction noise permits

**Name of Applicant:** Department of Hawaiian Home Lands  
**Address:** P.O. Box 1879  
**City, State, Zip:** Honolulu, Hawai'i 96805  
**Contact and Phone:** Ms. Linda Chinn, Administrator  
Land Management Division, ph. 620-9451

**Name of Accepting Authority:** Department of Hawaiian Home Lands  
**Address:** 91-5420 Kapolei Parkway  
**City, State, Zip:** Kapolei, Hawai'i 96707  
**Contact and Phone:** Mr. Alapaki Nahale-a, Chairman, ph. 620-9500

**Consultant:** Lee Sichter LLC  
**Address:** 45024 Malulani Street #1  
**City, State, Zip:** Kane`ohe, Hawai'i 96744  
**Contact and Phone:** Lee Sichter, ph. (808) 382-3836

**Status:** Finding of No Significant Impact (FONSI) determination

**Project Summary:** Summary of the direct, secondary, and cumulative impacts of the proposed action (less than 200 words).

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The Ka Makana Ali'i project is a regional mixed use center proposed to be developed by Hawaii DeBartolo LLC on a 67-acre property in East Kapolei, in the district of `Ewa within the City and County of Honolulu. The subject property is owned by the Department of Hawaiian Home Lands and is in the process of being leased to Hawaii DeBartolo LLC.

The proposed development will total approximately 1,400,000 square feet of leasable area including a variety of uses such as commercial office space (approximately 217,000 square feet), two or more large retail anchors as well as smaller, boutique stores, a cinema, a gym, two hotels (250 rooms each), numerous restaurants and other eating establishments, and entertainment facilities. These uses are centered on a large urban court/promenade that ties the project together. Pedestrian paths link the uses and provide connectivity to and from the hotel and office space. In addition to the approximately 2,671 parking spaces to be provided at grade, Ka Makana Ali'i will offer approximately 1,826 parking spaces in an underground lot.

The Ka Makana Ali'i project will be constructed in two phases, with the first opening in 2013 and the second phase opening two years later.