



# OFFICE OF PLANNING STATE OF HAWAII

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Ref. No. P-14119

September 23, 2013

To: Daniel E. Orodener, Executive Director  
Land Use Commission

From: Jesse K. Souki, Director 

Subject: A07-778 Kaloko Makai, Second Draft Environmental Impact Statement  
Kaloko and Kohanaiki, North Kona, Island of Hawaii  
Tax Map Key: 7-3-09: 17, 25, 26, 28 and 63

2013 SEP 24 A 7:33  
LAND USE COMMISSION  
STATE OF HAWAII

Thank you for the opportunity to review and comment on the Second Draft Environmental Impact Statement (DEIS). On August 8, 2011, notice for a previous DEIS was published in the OEQC Bulletin. After this document was published for comments, the project was substantially revised, and additional studies were prepared to address those changes which are reflected in this Second DEIS.

The project site is approximately 1,139 acres, mauka of Queen Kaahumanu Highway. The project site is bounded by the existing Kohanaiki Business Park, and vacant land to the north, Kaloko Heights project to the east, Kona View Estates project and Kaloko Industrial Park to the south, and Queen Kaahumanu Highway to the west. The project is designated within the State Conservation, Agricultural, and Urban Districts. Approximately 190 acres of land that is currently Urban was planned for golf course use but is now proposed for other urban uses. The Petitioner will be requesting a Motion to Amend for these Urban lands.

The Petitioner, SCD-TSA Kaloko Makai, LLC, proposes to reclassify approximately 224 acres from Conservation to Urban, and 574 acres from Agricultural to Urban, for a total Petition area of about 799 acres. The proposed development is a "compact, mixed-use, master planned community offering a wide range of housing types and affordability, and a variety of businesses and employment opportunities, focused around an initial urgent care medical facility." The Kona regional hospital may also be located here. At build-out, the proposal calls for about 5,000 housing units, including affordable housing, a central commercial and a Neighborhood Transit Oriented Development (TOD), hospital, lodge and business center, three (3) school sites, a Dryland Forest Preserve, light industrial, and infrastructure. The table below presents the project in more detail:

<b>Phase I</b>	<b>Phase II</b>	<b>Phase III</b>
High Density Units-1,153	High Density Units-917	High Density Units-0
Medium Density Units-504	Medium Density Units-802	Medium Density Units-638
Low Density Units-95	Low Density Units-231	Low Density Units-660
High Density Retail Commercial-395,000 Square Feet	High Density Retail Commercial-80,000 Square Feet	
Medium Density Retail Commercial-35,000 SF	Medium Density Retail Commercial-50,000 SF	Medium Density Retail Commercial-40,000
Schools	Schools	Schools
Lodge and Business Center		
Natural zones	Natural Zones	Natural Zones
Parks	Parks	Parks
Wastewater Treatment Plant		
Special District (Light Industrial)	Special District (Light Industrial)	Special District (Light Industrial)
Hospital		
Roadways	Roadways	Roadways
Dryland Forest		
		Infrastructure (Desalination Plant, Fire Station, Water Tanks)
Total Units: 1,752 Retail: 430,000 SF	Total Units: 1,950 Retail: 130,000 SF	Total Units: 1,298 Retail: 40,000 SF

We appreciate the EIS consultant's detailed response to our comment letter of October 7, 2011, and the incorporation of revisions in this Second DEIS, especially with respect to sustainability, pollution prevention, and archaeological resources. We have the following additional comments, based on the Second DEIS.

1. Page 2-17 History. Additional information should be included in the Second DEIS on the previous LUC docket in a separate section. The document indicates that a Motion to Amend will be included in the Petition. Additional maps delineating the area for the Motion to Amend, and other supporting information on the Petition Area and Motion to Amend should be included.
2. Page 2-64 Sustainability Issues. Appendix Q Sustainability study is included as per OP's comments on the DEIS.
3. Page 3-31 Pollution Prevention Plan. Discussion on the Pollution Prevention Plan (PPP) indicates that the project shall develop a PPP for non point source pollution, and that the PPP will be similar to the "Declaration Regarding Pollution Prevention Plan for West Hawaii Business Park." We could not locate this document within the Second DEIS.
4. Page 3-62, Terrestrial Fauna. This section indicates that the Hawaiian Hoary Bat was not detected, however Appendix F, page 11 indicates that one Hawaiian Hoary Bat was observed.
5. Appendix S, DEIS Comments and Responses. We note that the State Historic Preservation Division has not submitted comments on the DEIS. Also, no other

Daniel E. Orodener  
Page 3  
September 23, 2013

approval letters for the adequacy of the Archaeological Inventory Survey for Kaloko Makai dated May 2008, have been included in the Second DEIS.

Please note that the comments indicated here regarding the Second DEIS do not preclude OP from raising other issues during subsequent Land Use Commission proceedings related to HRS Chapter 205 requirements.

Thank you for the opportunity to review this document. If you have any questions, please contact Lorene Maki of our Land Use Division at 587-2888.

c: SCD-TSA Kaloko Makai, LLC  
Wilson Okamoto Corporation