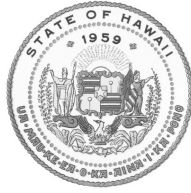


DAVID Y. IGE  
GOVERNOR OF HAWAII



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

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

**SUZANNE D. CASE**  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

**ROBERT K. MASUDA**  
FIRST DEPUTY

**M. KALEO MANUEL**  
DEPUTY DIRECTOR - WATER

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

November 15, 2021

Ms. Mary Alice Evans, Director  
State of Hawaii  
Office of Planning and Sustainable Development  
Environmental Review Program  
235 South Beretainia Street, Room 702  
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Proposed Meadow Gold Dairies, Hawaii Expansion Project, Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-1-012:004 portion ,005, 025.

Dear Ms. Evans:

With this letter, the State of Hawaii, Department of Land and Natural Resources hereby transmits the Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Proposed Meadow Gold Dairies Hawaii (MGD) Expansion Project situated on State lands on the island of Hawaii and identified by TMK parcels (3) 2-1-012:004 portion ,005, 025, for publication in the next available edition of *The Environmental Notice*.

In addition to this letter, the online Environmental Review Program (ERP) Publication Form has been submitted through the ERP website, including one (1) electronic copy of the DEA-FONSI as an Adobe Acrobat PDF file.

Should you have any questions, please contact Gordon Heit of the Hawaii District Land Office at (808) 961-9590, or the PBR Hawaii authorized agent for this project, Brittany Wheatman at (808) 521-5631. Thank you,

Sincerely,

A handwritten signature in cursive script that reads "Suzanne D. Case".

Suzanne D. Case  
Chairperson

RT

cc: Land Board Member  
District Files  
Bahman Sadeghi, MGD  
Brittany Wheatman, PBR Hawaii

**From:** [webmaster@hawaii.gov](mailto:webmaster@hawaii.gov)  
**To:** [DBEDT OPSD Environmental Review Program](#)  
**Subject:** New online submission for The Environmental Notice  
**Date:** Tuesday, November 16, 2021 9:16:54 AM

---

**Action Name**

Meadow Gold Expansion

**Type of Document/Determination**

Draft environmental assessment and anticipated finding of no significant impact (DEA-AFNSI)

**HRS §343-5(a) Trigger(s)**

- (1) Propose the use of state or county lands or the use of state or county funds

**Judicial district**

South Hilo, Hawai'i

**Tax Map Key(s) (TMK(s))**

(3) 2-1-012: 025; (3) 2-1-012: 005; (3) 2-1-012: 004(por.)

**Action type**

Applicant

**Other required permits and approvals**

Numerous (See section 5.3 of the Draft EA)

**Discretionary consent required**

Board of Land and Natural Resources (BLNR) discretionary consent is required for new leases and executive orders to conform with consolidation and resubdivision

**Approving agency**

State of Hawaii, Department of Land and Natural Resources

**Agency contact name**

Gordon Heit

**Agency contact email (for info about the action)**

[gordon.c.heit@hawaii.gov](mailto:gordon.c.heit@hawaii.gov)

**Agency contact phone**

(808) 961-9590

**Agency address**

1151 Punchbowl Street  
Honolulu, HI 96813  
United States  
[Map It](#)

**Applicant**

Meadow Gold

**Applicant contact name**

Bahman Sadeghi

**Applicant contact email**

[Bahman\\_Sadeghi@mgdhawaii.com](mailto:Bahman_Sadeghi@mgdhawaii.com)

**Applicant contact phone**

(949) 678-4726

**Applicant address**

11 Railroad Avenue  
Hilo, HI 96720  
United States  
[Map It](#)

**Was this submittal prepared by a consultant?**

Yes

**Consultant**

PBR HAWAII & Associates, Inc.

**Consultant contact name**

Brittany Wheatman

**Consultant contact email**

[bwheatman@pbrhawaii.com](mailto:bwheatman@pbrhawaii.com)

**Consultant contact phone**

(808) 521-5631

**Consultant address**

1001 Bishop Street  
Suite 650  
Honolulu, HI 96813  
United States  
[Map It](#)

**Action summary**

Meadow Gold is proposing the expansion of its existing facilities in Hilo, currently located on a 1.42-acre parcel of State land identified as Tax Map Key (TMK) parcel number (3) 2-1-012: 025 (hereinafter referred to as the "Project site"). The expansion of Meadow Gold's facilities will require expansion into portions of other State lands from adjoining users (TMK 2-1-012: 005, County of Hawaii Department of Parks and Recreation (DPR); and TMK 2-1-012: 004, Jas. W. Glover, Ltd.), hereinafter referred to as the "Project." Five existing parcels will be consolidated and resubdivided into five reconfigured parcels in order to create the Project Site. The Project will also provide adequate land area for the adjacent County of Hawaii's DPR base yard, minimize the impact to adjacent Jas. W. Glover operations, and provide a roadway lot that would allow the extension of Leilani Street. DPR is planning an additional small building to consolidate small storage structures that presently exist.

**Reasons supporting determination**

Refer to Section 7.1 (Significance Criteria) of the Draft EA.

**Attached documents (signed agency letter & EA/EIS)**

- [DEA-04-for-ERP-Submittal-111521.pdf](#)
- [EA-submittal-letter111521-part-1-signed.pdf](#)

**Action location map**

- [MG\\_ProjectSite.zip](#)

**Authorized individual**

Brittany Wheatman

**Authorization**

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

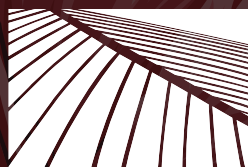
# MEADOW GOLD EXPANSION

DRAFT ENVIRONMENTAL ASSESSMENT  
ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT (HRS 343)

APPLICANT:  
MEADOW GOLD

APPROVING AGENCY:  
STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

PREPARED BY:



PBR HAWAII  
& ASSOCIATES, INC.

November 2021



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## MEADOW GOLD EXPANSION

*Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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### SUMMARY

<b>Project Name:</b>	Meadow Gold Expansion (“Project”)
<b>Location:</b>	Waiākea, Hilo, Island and County of Hawai‘i 96720 (Figure 1 and Figure 2)
<b>Judicial District:</b>	South Hilo
<b>Tax Map Key (TMK):</b>	The existing operations of Meadow Gold are currently located on a 1.42-acre parcel of State land identified as Tax Map Key (“TMK”) parcel number (3) 2-1-012: 025. The expansion of Meadow Gold’s facilities will require expansion into portions of other State lands from adjoining users (TMK 2-1-012: 005, County of Hawaii Department of Parks and Recreation; and TMK 2-1-012: 004, Jas. W. Glover, Ltd.) (Figure 3), hereinafter referred to as the “Project site”.
<b>Land Area Affected:</b>	Approximately 35.18 acres
<b>Applicant:</b>	Meadow Gold
<b>Approving Agency:</b>	State of Hawai‘i, Department of Land and Natural Resources (DLNR)
<b>Landowner:</b>	State of Hawai‘i
<b>Existing Uses:</b>	Meadow Gold production plant; County of Hawaii Department of Parks and Recreation (DPR) base yard; Jas. W. Glover, Ltd.’s general contracting and aggregate processing operations.
<b>Proposed Action:</b>	Involves the proposed expansion of Meadow Gold’s facilities in Hilo, and will require expansion into portions of other State lands from adjoining users (TMK 2-1-012: 005, County of Hawaii Department of Parks and Recreation; and TMK 2-1-012: 004, Jas. W. Glover, Ltd.) Five existing parcels will be consolidated and

## MEADOW GOLD EXPANSION

### Draft Environmental Assessment/Anticipated Finding of No Significant Impact

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resubdivided into five reconfigured parcels in order to create the Project Site.

#### Current

#### Land Use Designations:

*State Land Use:* Urban (Figure 5)

*County General Plan LUPAG:* Industrial (Figure 6)

*County Zoning:* General Industrial District (MG-1a) and Limited Industrial District (ML-1a) (Figure 7)

*Special Management Area (SMA):* Not in SMA (Figure 8)

#### Alternatives

#### Considered:

One alternative was considered:

1. No action

#### Potential Impacts and

#### Mitigation Measures:

Any potential adverse impacts would be mitigated as follows:

**(i) Design measures:**

- a. To mitigate *stormwater* impacts, on-site drainage design will incorporate low impact development (LID) practices such as vegetated buffer/filter strips, open vegetated channels, and infiltration.
- b. To mitigate *erosion and sedimentation* impacts during construction, the grading plans will specify some or all of the following best management practices (BMPs):
  - i. Early construction of drainage control features;
  - ii. Construction of temporary sediment basins to trap silt;
  - iii. Use of temporary berms and cut-off ditches where needed; and
  - iv. Use of temporary silt fences or straw bale barriers to trap silt.
- c. To mitigate potential impact to *seabirds*, the design will specify shielded outdoor lights with automatic motion sensor switches and controls in conformance with County Code outdoor lighting requirements (Chapter 14, Article 9, HCC).
- d. To protect low-flying, foraging *bats*, barbed wire not be used for fencing.

**(ii) Construction measures:**

- a. To mitigate construction *noise and dust*, the construction contract will include standard



## MEADOW GOLD EXPANSION

### *Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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measures such as ensuring mufflers are in proper operating condition, limiting construction hours, and wetting down exposed surfaces.

- b. Construction documents will specify that during the *Hawaiian hoary bat* breeding season (June 1 to September 15), woody plants greater than 15 feet tall should not be removed or trimmed.
- c. To mitigate potential impacts to seabirds, nighttime construction will be avoided during the seabird fledging period (September 15 through December 15).
- d. The construction documents will include a provision that should *historic sites* such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of shell or charcoal or artifacts be inadvertently encountered during construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractor will immediately contact State Historic Preservation Division, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.

#### **Permits & Approvals**

- DWS Water Commitment approval (DWS)
- Fire Response Plan approval (Fire Department)
- National Pollutant Discharge Elimination System (NPDES) Permit (DOH)
- Grading/Building Permits (DPW)
- Noise Permit (DOH)
- Consolidation and Resubdivision approval (County Planning Department)
- New leases and executive orders to conform with consolidation and resubdivision (BLNR)

#### **Anticipated Determination:**

Finding of No Significant Impact (FONSI)

**MEADOW GOLD EXPANSION**

*Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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**MEADOW GOLD EXPANSION**

*Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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## MEADOW GOLD EXPANSION

*Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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### LIST OF ACRONYMS & ABBREVIATIONS

AIS	Archaeological Inventory Survey
ALISH	Agricultural Lands of Importance to the State of Hawai'i
BLNR	Board of Land and Natural Resources
BMP	Best Management Practices
CIA	Cultural Impact Assessment
CZM	Coastal Zone Management
DBEDT	Department of Business, Economic Development, and Tourism, State of Hawai'i
DHHL	Department of Hawaiian Home Lands, State of Hawai'i
DHS	Department of Human Services, State of Hawai'i
DLNR	Department of Land and Natural Resources, State of Hawai'i
DOE	Department of Education, State of Hawai'i
DOH	Department of Health, State of Hawai'i
DPW	Department of Public Works, County of Hawai'i
DWS	Department of Water Supply, County of Hawai'i
EA	Environmental Assessment
EO	Executive Order
FAA	Federal Aviation Administration
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
gpd	Gallons per day
HAR	Hawai'i Administrative Rules
HCC	Hawai'i County Code
HDOT	Department of Transportation, State of Hawai'i
HEER	DOH Hazard Evaluation and Emergency Response Office
HELCO	Hawai'i Electric Light Company, Inc.
HMC	Hilo Medical Center
HRS	Hawai'i Revised Statutes
IBC	International Building Code
LID	Low Impact Development
LSB	Land Study Bureau, University of Hawai'i
LUC	State of Hawai'i Land Use Commission
LUPAG	County of Hawai'i General Plan Land Use Pattern Allocation Guide
MGD	Million gallons per day
mph	Miles per hour
NFIP	National Flood Insurance Program
NPDES	National Pollutant Discharge Elimination Systems
NRCS	Natural Resources Conservation Service, USDA
OP	Office of Planning, State of Hawai'i
RO	Reverse Osmosis
SIHP	State Inventory of Historic Places
SHPD	State of Hawai'i Historic Preservation Division

## **MEADOW GOLD EXPANSION**

### *Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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SMA	Special Management Area
TMK	Tax map key
UIC	Underground Injection Control
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey



## MEADOW GOLD EXPANSION

### *Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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## 1 INTRODUCTION

Meadow Gold is proposing the expansion of its facilities in Hilo. The existing operations of Meadow Gold are currently located on a 1.42-acre parcel of State land identified as Tax Map Key (“TMK”) parcel number (3) 2-1-012: 025 (hereinafter referred to as the “Project site”). The expansion of Meadow Gold’s facilities will require expansion into portions of other State lands from adjoining users (TMK 2-1-012: 005, County of Hawaii Department of Parks and Recreation; and TMK 2-1-012: 004, Jas. W. Glover, Ltd.), hereinafter referred to as the “proposed Project” or “Project.” Five existing parcels will be consolidated and resubdivided into five reconfigured parcels in order to create the Project Site. The use of State (or County) lands or funds triggers the requirement to assess the environmental impacts of the proposed action pursuant to HRS Chapter 343.

### 1.1 LANDOWNER

The landowner is the State of Hawai‘i.

### 1.2 APPLICANT

The Applicant is Meadow Gold.

**Contact:** Meadow Gold  
ATTN: Mr. Bahman Sadeghi  
11 Railroad Avenue  
Hilo, HI 96720  
Phone: (949) 678-4726

### 1.3 APPROVING AGENCY

The State of Hawai‘i, DLNR will determine the significance of impacts pursuant to HRS Chapter 343-5(b).

**Contact:** Department of Land and Natural Resource  
State of Hawai‘i  
ATTN: Gordon Heit  
1151 Punchbowl Street  
Honolulu, HI 96813  
Phone: (808) 961-9590

## MEADOW GOLD EXPANSION

### *Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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#### **1.4 ENVIRONMENTAL CONSULTANT**

PBR HAWAII & Associates, Inc. (“PBR HAWAII”) is the environmental planning consultant.

**Contact:** PBR HAWAII & Associates, Inc.  
ATTN: Brittany Wheatman, Planner  
1001 Bishop Street, Suite 650  
Honolulu, Hawai‘i 96813  
Telephone: (808) 521-5631

#### **1.5 COMPLIANCE WITH STATE OF HAWAI‘I ENVIRONMENTAL LAWS**

Preparation of an Environmental Assessment (EA) is being undertaken to meet the applicable requirements of Chapter 343, Hawai‘i Revised Statutes (HRS) and Title 11, Chapter 200.1, Hawai‘i Administrative Rules (HAR). Section 343-5, HRS establishes nine “triggers” that require the completion of an EA. The proposed Project will involve the use of State or county lands and/or funds, which is one of the triggers listed under §343-5(a)(1). This EA has thus been prepared to consider the impacts of the proposed action on the human and natural environment.

#### **1.6 STUDIES CONTRIBUTING TO THIS EA**

The information contained in this report has been developed from site visits, generally available information regarding the characteristics of Proposed Project and surrounding areas, and technical studies.

## 2 PROJECT DESCRIPTION

### 2.1 BACKGROUND INFORMATION

#### 2.1.1 Location and Property Description

The proposed Project is located near the intersection of Leilani Street and Railroad Avenue, approximately 1.5 miles east of Downtown Hilo and Hilo Bay, within Waiakea Ahupua‘a, South Hilo District, Island and County of Hawai‘i (Figure 1). The existing operations of Meadow Gold are currently located on a 1.42-acre parcel of State land identified as Tax Map Key (“TMK”) parcel number (3) 2-1-012: 025. The expansion of Meadow Gold’s facilities will require expansion into portions of other State lands from adjoining users (TMK 2-1-012: 005, County of Hawaii Department of Parks and Recreation; and TMK 2-1-012: 004, Jas. W. Glover, Ltd.) , hereinafter referred to as the “Project site”). Five existing parcels will be consolidated and resubdivided into five reconfigured parcels in order to create the Project Site. The use of State (or County) lands or funds triggers the requirement to assess the environmental impacts of the proposed action pursuant to HRS Chapter 343.

All of the properties (or portions thereof) have been heavily graded and modified and are currently be used for manufacturing, warehouse storage, outdoor storage, staging and parking.

#### 2.1.2 Existing Land Use Designations

Current land use designations for the proposed Project are:

- *State Land Use: Urban (Figure 5)*
- *County General Plan LUPAG: Industrial (Figure 6)*
- *County Zoning: General Industrial District (MG-1a) and Limited Industrial District (ML-1a) (Figure 7)*
- *Special Management Area (SMA): Not in SMA (Figure 8)*

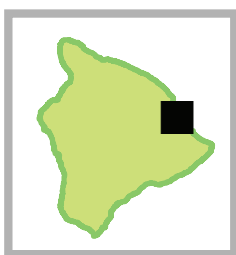
#### 2.1.3 Surrounding Land Uses

The Project site is bounded on the south by the County Department of Parks and Recreation facilities; to the west by Railroad Avenue; to the north by Leilani Street and the main entry to Jas. W. Glover, Ltd.’s general contracting and aggregate operations, and to the east by Jas. W. Glover. Ltd.’s operations (and it does not intend to change the current uses or operations on its’ leased lands). Further north (makai) of the Project Site is the South Hilo Sanitary Landfill as well as the Hilo International Airport. Further west and south (mauka) of the of the Project Site are industrial uses, including Yamada Consolidated, Inc. quarry operations and Department of Hawaiian Home Lands (DHHL) industrial and commercial operations. DHHL Waiākea and Pana‘ewa Hawaiian Home Lands are also located south of the Project Site.



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Date: 10/13/2021

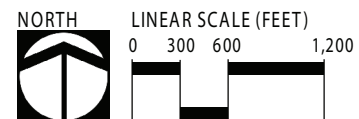


**LEGEND**

 Project Area

**Figure 1:**  
**Regional Location Map**  
**Meadow Gold Hilo**

ISLAND OF HAWAII



Source: County of Hawaii. ESRI Basemap.  
 Disclaimer: This map has been prepared for general planning purposes only.



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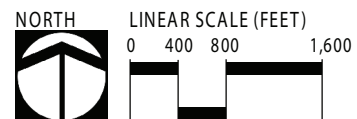
Date: 10/13/2021

**LEGEND**

-  Project Area
-  Roadways

**Figure 2:**  
**Surrounding Land Uses**  
**Meadow Gold Hilo**

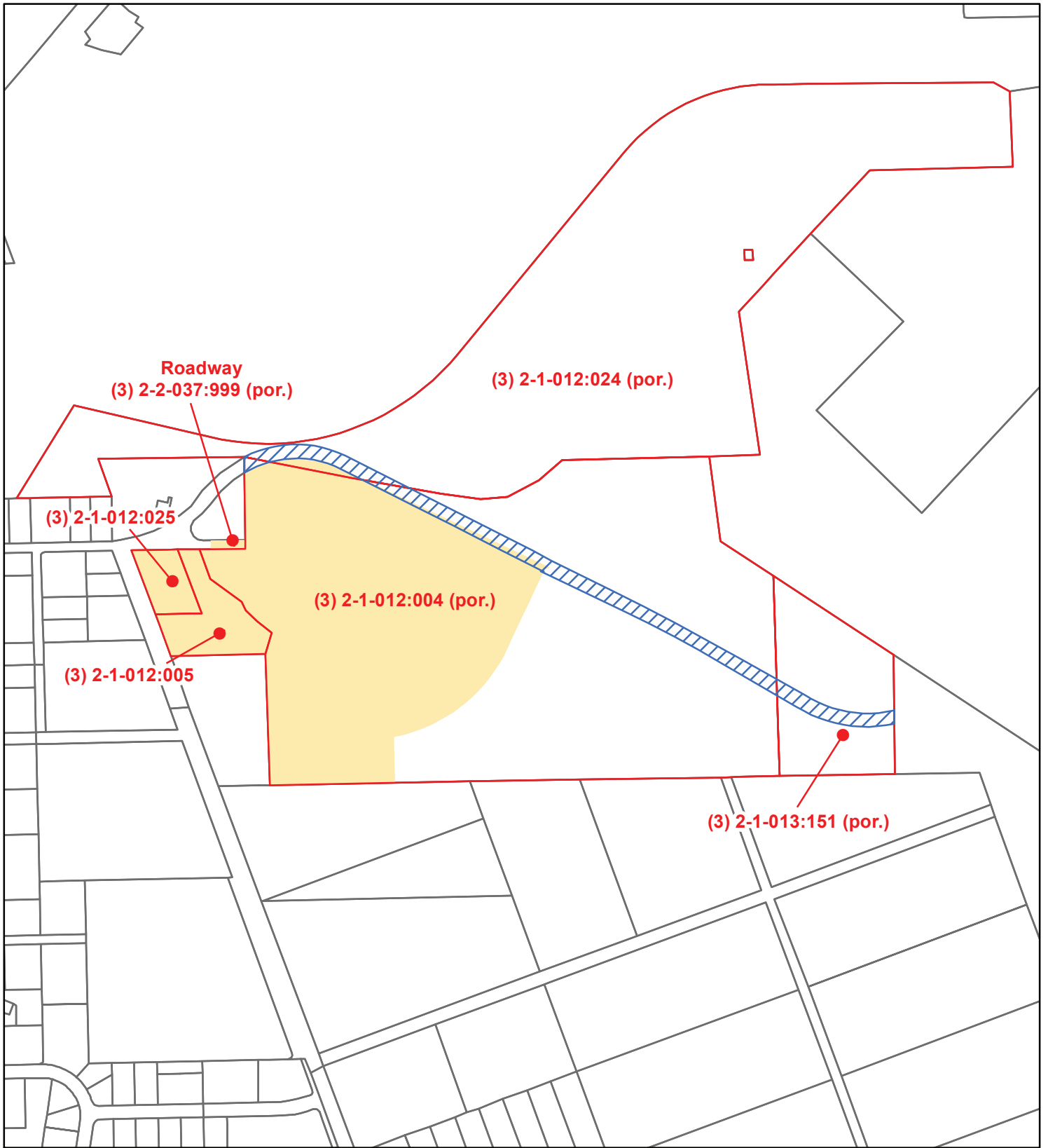
ISLAND OF HAWAII



Source: County of Hawaii. ESRI Basemap.  
 Disclaimer: This map has been prepared for general planning purposes only.



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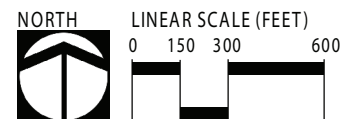
Date: 10/27/2021

**LEGEND**

- Project Area
- Affected TMKs
- TMK
- Leilani Street Extension

**Figure 3:**  
**Tax Map Key (TMK)**  
**Meadow Gold Hilo**

ISLAND OF HAWAII



Source: County of Hawaii (2020).  
 Disclaimer: This map has been prepared for general planning purposes only.

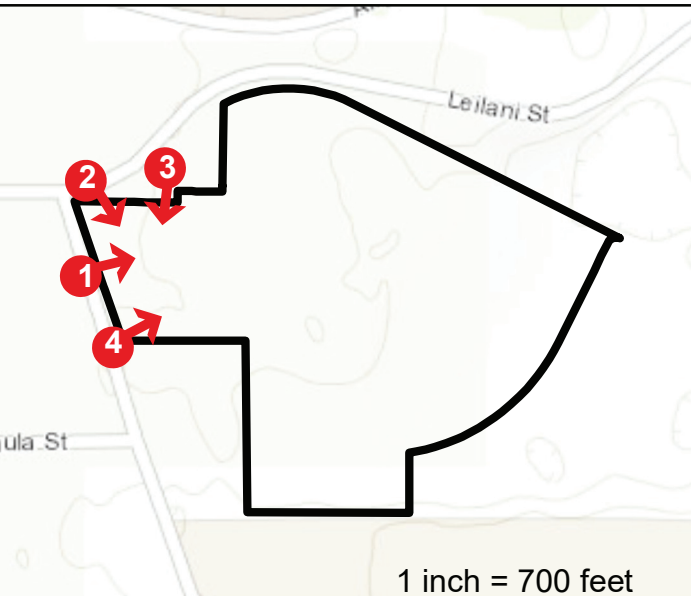




1. East facing view of the existing Meadow Gold facility from Railroad Ave



3. South facing view of the existing Meadow Gold facility from Leilani Street



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2. Southeast facing view of the existing Meadow Gold facility from the intersection of Railroad Ave and Leilani Street



4. Northeast facing view of the existing Meadow Gold facility and entrance to the County Parks and Recreation property

Date: 10/15/2021

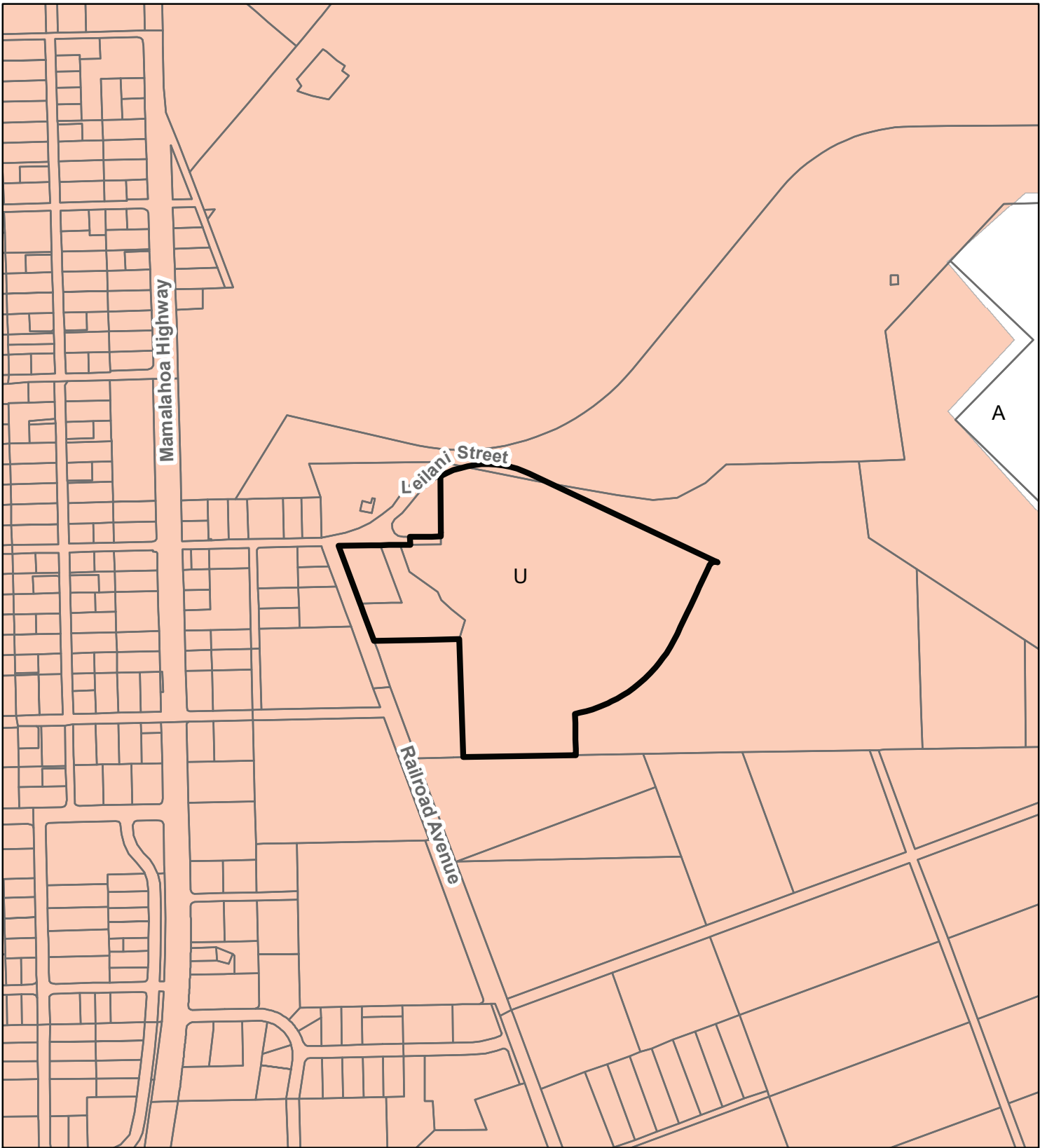
**Figure 4:**  
**Site Photographs**

# Meadow Gold Hilo

ISLAND OF HAWAII







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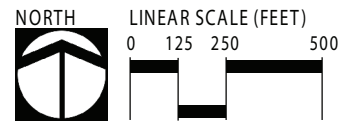
Date: 10/13/2021

**LEGEND**

-  Project Area
-  TMK
- SLUD**
-  Agricultural
-  Urban

**Figure 5:**  
**State Land Use District (SLUD)**  
**Meadow Gold Hilo**

ISLAND OF HAWAII

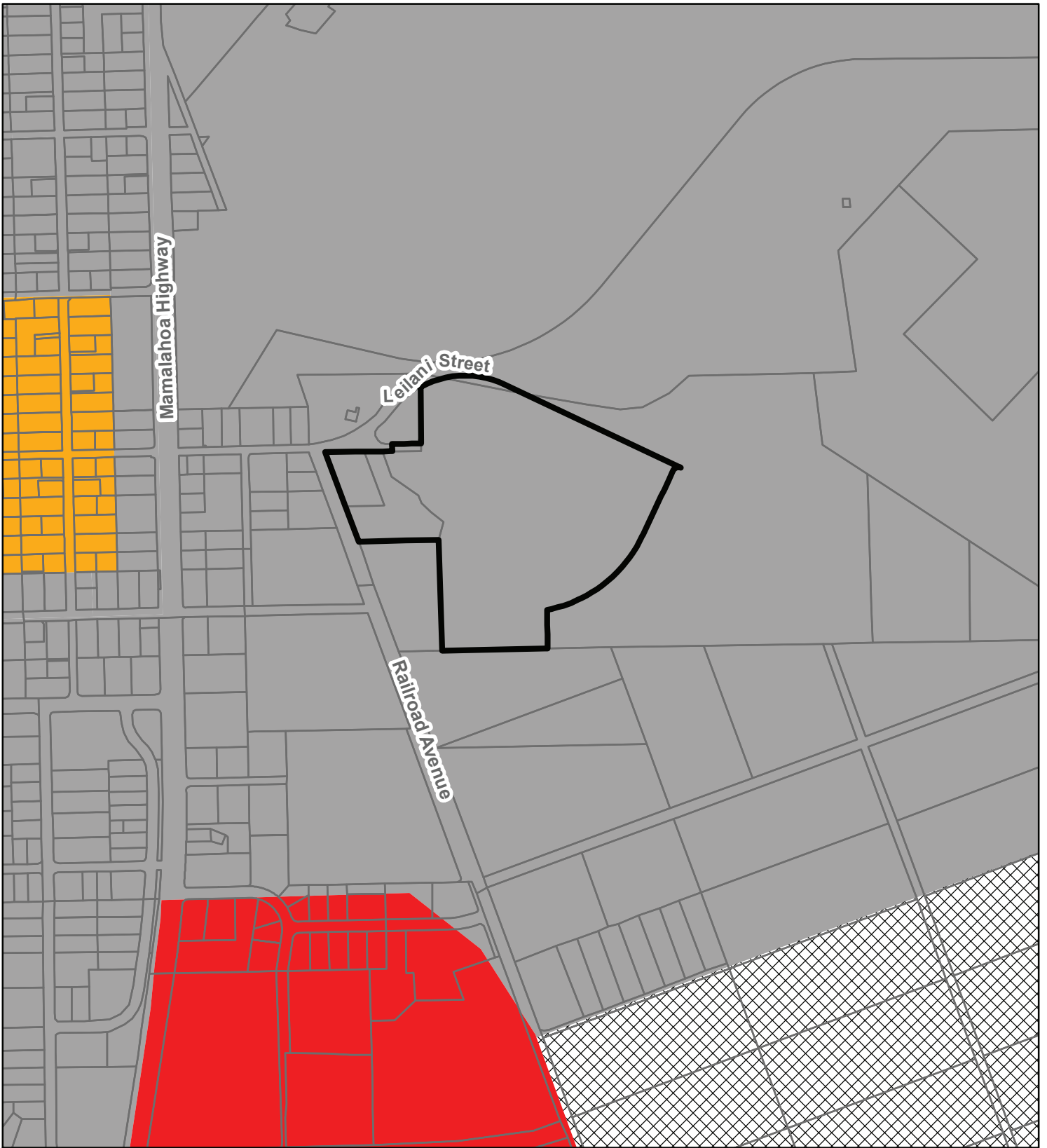


Source: County of Hawaii (2020). State of Hawaii (2020).  
 Disclaimer: This map has been prepared for general planning purposes only.





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**LEGEND**






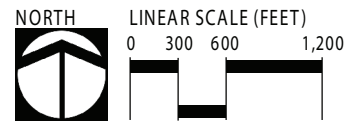
-  Project Area
- LUPAG**
-  High Density Urban
-  Industrial
-  Medium Density Urban
-  Urban Expansion

Figure 6:  
 County of Hawaii General Plan  
 Land Use Pattern Allocation Guide

Date: 10/13/2021

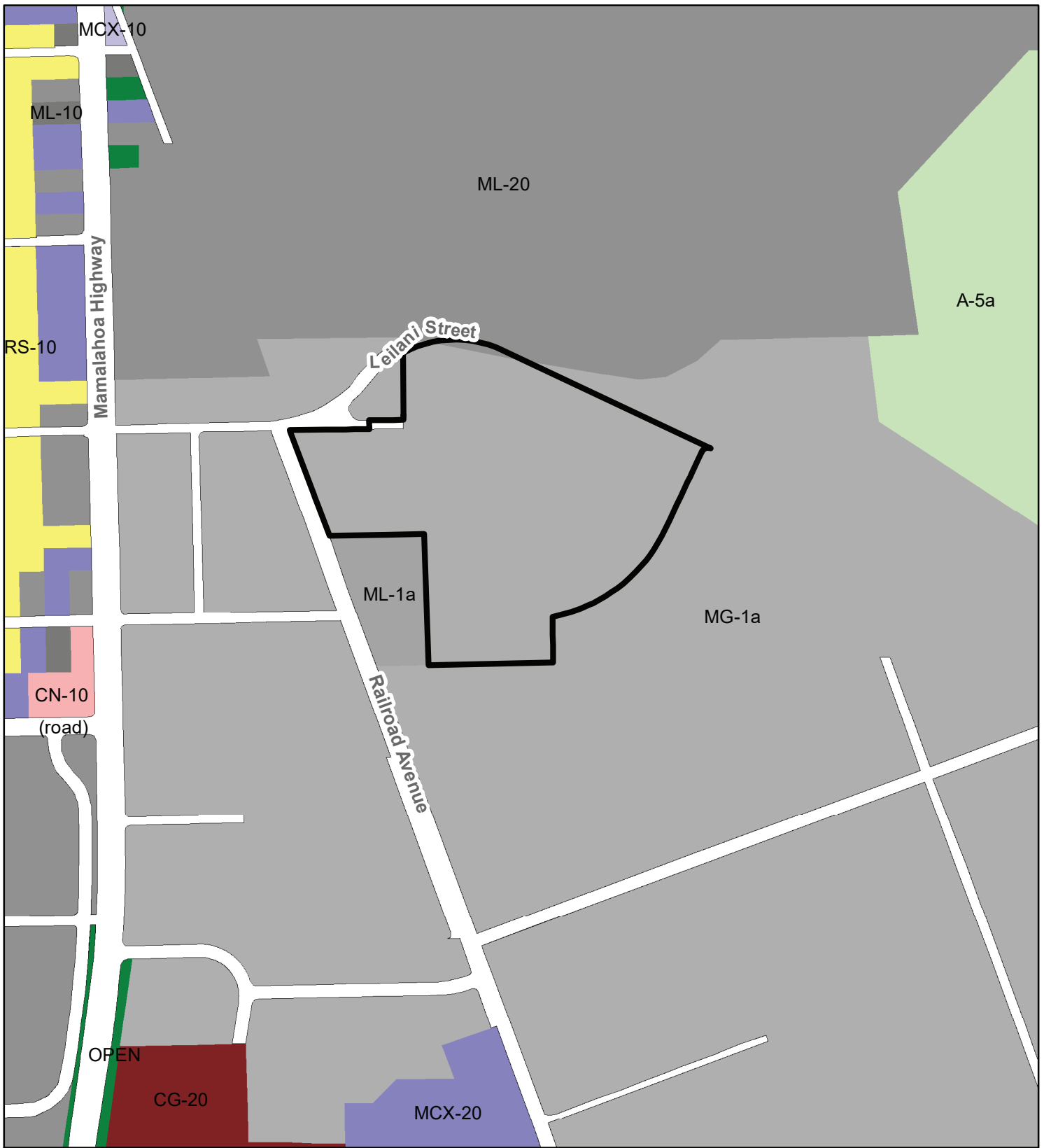
# Meadow Gold Hilo

ISLAND OF HAWAII



Source: County of Hawaii (2019, 2020).  
 Disclaimer: This map has been prepared for general planning purposes only.


















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Date: 10/14/2021

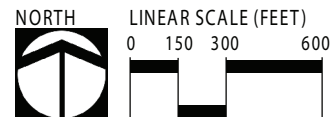
**LEGEND**

	Project Area		MCX-20
<b>Zoning</b>			MG-1a
	(road)		ML-10
	A-5a		ML-1a
	CG-20		ML-20
	CN-10		OPEN
	MCX-10		RS-10

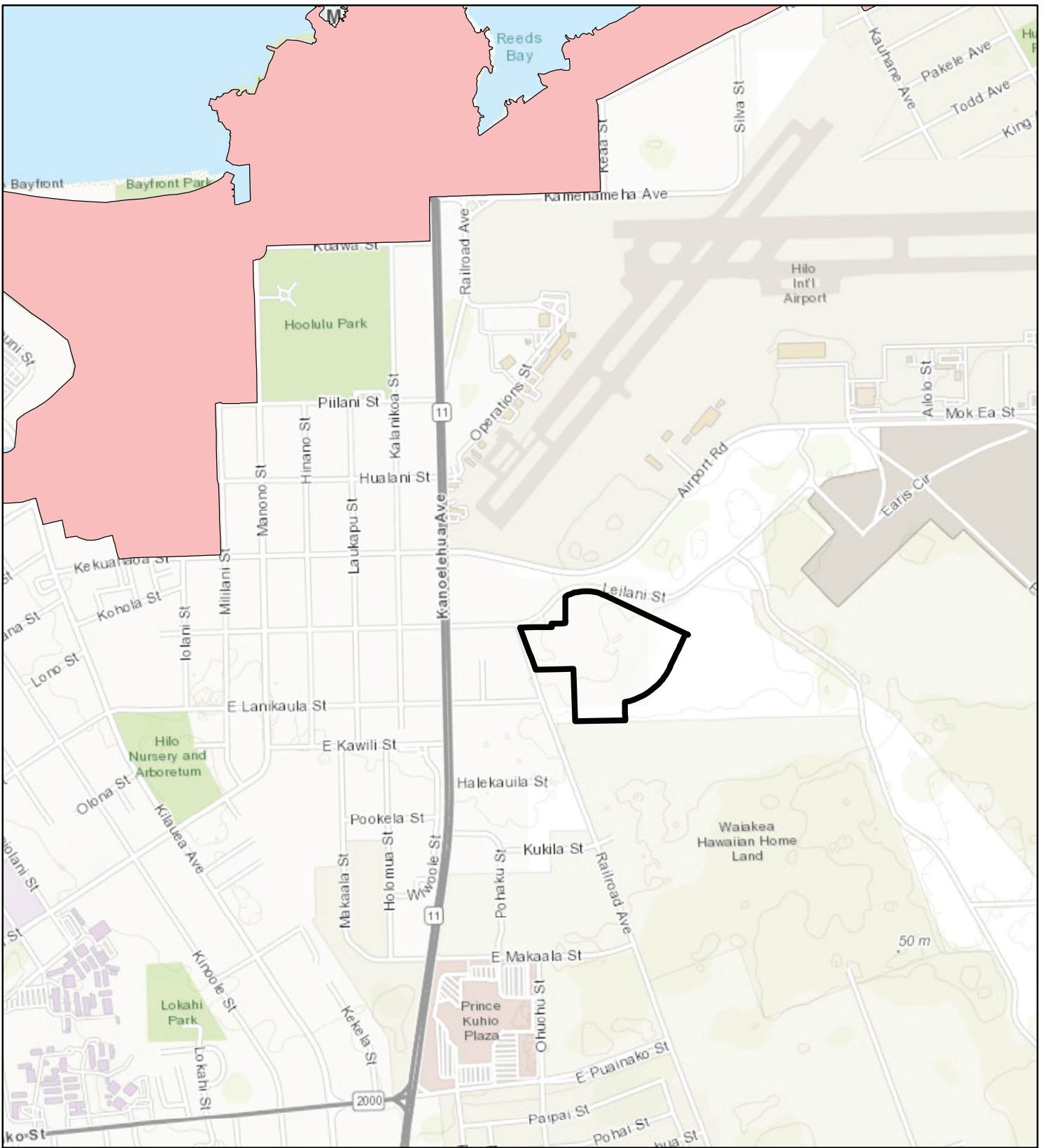
**Figure 7:**  
**County of Hawaii Zoning**

**Meadow Gold Hilo**

ISLAND OF HAWAII



Source: County of Hawaii (2018).  
Disclaimer: This map has been prepared for general planning purposes only.



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Date: 10/14/2021

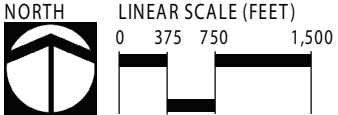
**LEGEND**

- Project Area
- SMA

**Figure 8:**  
**Special Management Area (SMA)**

**Meadow Gold Hilo**

ISLAND OF HAWAII



Source: State of Hawaii (2018). ESRI Basemaps.  
Disclaimer: This map has been prepared for general planning purposes only.

## MEADOW GOLD EXPANSION

### *Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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## 2.2 PURPOSE AND OBJECTIVES OF THE ACTION

The purpose and objectives of this Project are to: (1) ensure that milk and other dairy products are locally-produced on Hawaii Island, while supporting on-island dairy farms by providing a demand for milk; (2) provide land area for the expansion of Meadow Gold dairy operations; (3) continue Meadow Gold’s operations, uninterrupted, during the expansion process; (4) provide adequate land area for the County of Hawaii’s Department of Parks and Recreation base yard; and (5) continue, and minimize the impact to, Jas. W. Glover general contracting and aggregate processing operations.

## 2.3 PROJECT DESCRIPTION

The existing operations of Meadow Gold are currently located on a 1.42-acre parcel of State land identified as Tax Map Key (“TMK”) parcel number (3) 2-1-012: 025. To ensure the continued local production of milk and other dairy products on Hawaii Island, while supporting on-island dairy farms by providing a demand for milk, Meadow Gold needs to expand its facilities (while continuing Meadow Gold’s operations, uninterrupted, during the expansion process).

Meadow Gold currently leases State land. To enable Meadow Gold’s expansion, the adjoining users of State land have worked together with Meadow Gold to reconfigure their respective parcels. The proposed expansion of Meadow Gold’s facilities will require expansion into portions of other State lands from adjoining users (TMK 2-1-012: 005, County of Hawaii Department of Parks and Recreation (DPR); and TMK 2-1-012: 004 (por.), Jas. W. Glover, Ltd.) The “Project Site” then entails TMK parcel numbers (3) 2-1-012: 004 (por.), 005, 025 (see Table 2-1 on the following page). Five existing parcels will be consolidated and resubdivided into five reconfigured parcels in order to create the Project Site (see Figure 9).

Once reconfigured, both Meadow Gold and Glover will be eligible to lease their respective reconfigured parcels as part of the Mana Industrial Park master plan approved by the State Legislature pursuant to HRS 171-141(a). The reconfigured parcels are consistent with this Mana Industrial Park master plan. The County's reconfigured parcel will require an amendment to their existing Executive Order (or rescission and reissue of a new Executive Order). The Project will also provide adequate land area for the adjacent County of Hawaii’s DPR base yard and minimize the impact to Jas. W. Glover general contracting and aggregate processing operations. In the reconfiguration of the boundaries between Meadow Gold and DPR, Meadow Gold will gain a warehouse building, so Meadow Gold will provide a replacement warehouse building within the newly reconfigured DPR site. DPR is planning an additional small building to consolidate small storage structures that presently exist. Regionally, the proposed Project would provide a roadway lot that would allow the extension of Leilani Street, which would benefit land uses and landowners south of this area.

## MEADOW GOLD EXPANSION

### *Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

**Table 2-1. Existing Parcels and Proposed Changes**

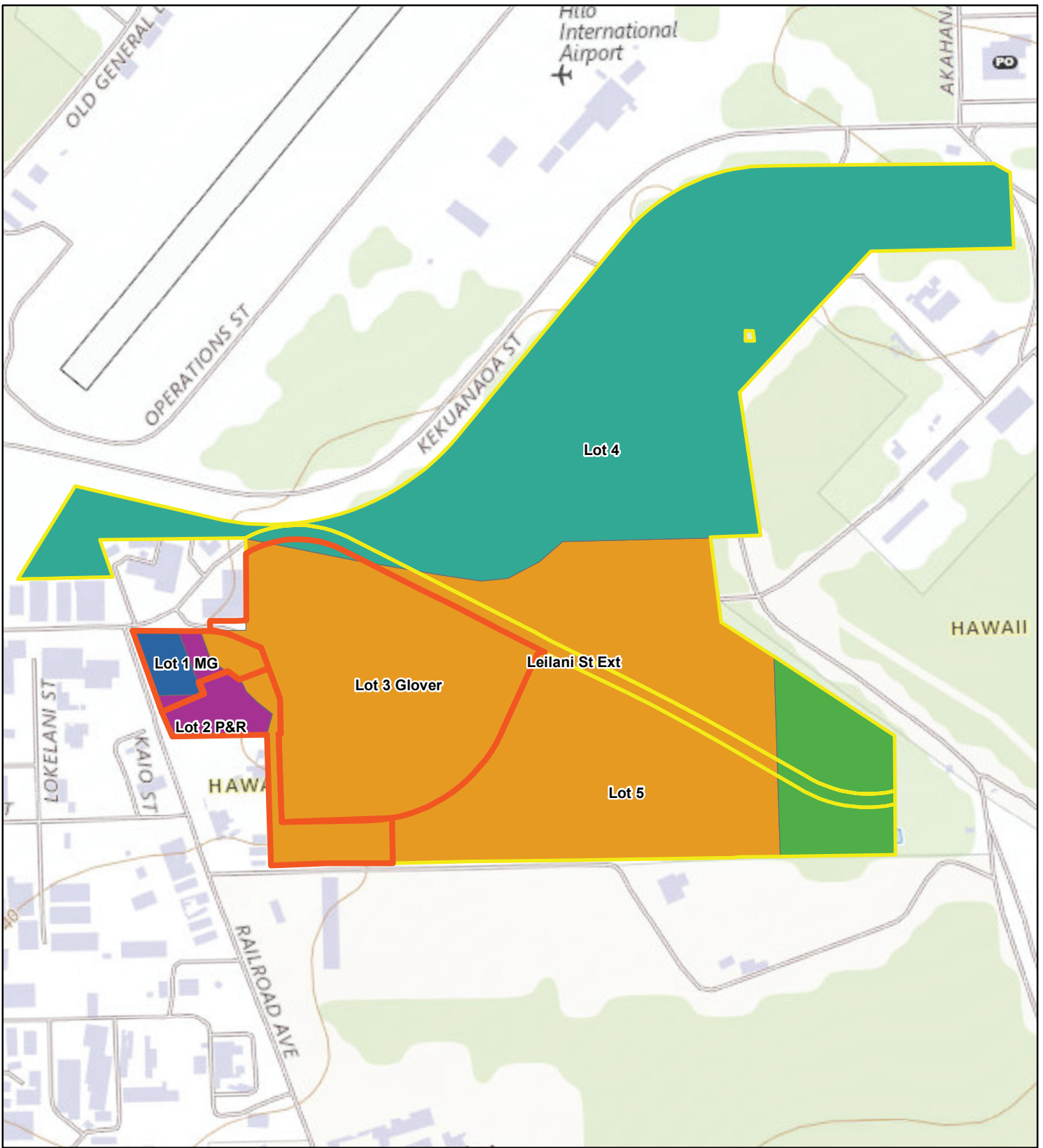
Entity	Existing TMK	Existing Acreage	Existing Disposition	Proposed Addition (in acres)	Proposed Loss (in acres)	Net Acreage	Lot No.
Meadow Gold	(3) 2-1-012: 025	1.42	GL 4662	1.61	0	3.03	1
County of Hawaii Department of Parks and Recreation	(3) 2-1-012: 005	2.819	EO 2283, EO 3825	2.401	0	5.22	2
Jas. W. Glover, Ltd.	(3) 2-1-012: 004	73.451	(RP 7751 for approx. 45 acres <sup>1</sup> )	0	46.521	26.93	3 (por.)
County of Hawaii	(3) 2-2-037: 999	12.81		0	0.15	12.66	3 (por.)
State of Hawaii	(3) 2-1-012:024	60.32	Unencumbered	20.74	0	81.06	4
State of Hawaii	(3) 2-1-013:151	8.727	Unencumbered	19.903	0	28.62	5

## 2.4 DEVELOPMENT TIMETABLE AND PRELIMINARY COSTS

Meadow Gold will commence construction immediately upon receipt of necessary land use approvals and construction permits. Construction is estimated to take approximately six months. Construction is estimated to cost approximately \$3 million in 2021 dollars.

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<sup>1</sup> Jas. W. Glover, Ltd. will be continuing with RP7751 for the approximately 45 acres that is not covered in the new Lot 3 on a portion of the new Lot 4 and Lot 5 for a total of approximately 18.07 acres.



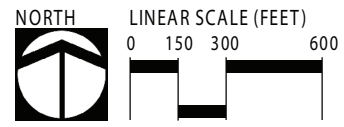
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Date: 10/26/2021

**LEGEND**

	Project Site (Reconfigured Lots 1-3)	<b>TMK</b>	
	Reconfigured Lots 4-5		321012004
			321012005
			321012024
			321012025
			321013151

**Figure 9:  
Project Site  
Meadow Gold Hilo**



ISLAND OF HAWAII



Source: County of Hawaii. ESRI Basemap.  
Disclaimer: This map has been prepared for general planning purposes only.

### **3 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES**

This section describes existing conditions of the natural environment, potential impacts related to Proposed Project, and mitigation measures to minimize impacts.

#### **3.1 CLIMATE**

Hawai'i Island's geological features heavily influence its climate. Mauna Loa (13,679-foot summit elevation) and Mauna Kea (13,796-foot summit elevation) are the dominant ground-based atmospheric influences. Northeast trade winds typically occur during the day, while winds from the southwest typically occur during the night due to cold air drainage from the mountains. The mean annual wind speed at the Hilo International Airport is about 8 miles per hour (mph), and usually varies between about 4 and 12 mph during the day.

Hilo has a warm semitropical climate and experiences abundant rainfall and relatively light trade winds. Average annual temperatures at the airport range from about 67 to 81 degrees Fahrenheit. The coolest month is generally February and the warmest is September (County of Hawai'i Data Book).

According to *The Rainfall Atlas of Hawai'i*, the Project Site receives an average annual rainfall of approximately 149 inches, with most rainfall occurring between the months of March through April, and again in November (Giambelluca, et al., 2013). Hilo's windward rainfall pattern is due to the orographic influences of the mountains and trade winds.

#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

It is anticipated that the Project will cause no significant impacts to the climate. Built facilities will be designed to shelter proposed uses from Hilo's high rainfall and potentially incorporate features for rainwater reclamation and reuse.

#### **3.2 GEOLOGY AND TOPOGRAPHY**

Geology underlying the Project Site consists of deposits of Pāhala ash or tephra dating from 11,000 to 65,000 years ago (Barna, 2017). Of the five volcanoes that formed the island of Hawai'i—Kohala, Hualālai, Mauna Kea, Mauna Loa, and Kīlauea—only Mauna Loa and Kīlauea are presently considered active; the other three are considered dormant. The entire island of Hawai'i is subject to geologic hazards, especially lava flows and earthquakes. The volcanic hazard zone map for Hawai'i Island divides the island into zones ranked from 1 through 9, with 1 being the area of greatest hazard and 9 being the area of least hazard. The zones are based chiefly on the location of active vents, frequency of past lava coverage, and topography. According to this map, the proposed Project is within Zone 3 (Figure 10). Zone 3 areas have had 1 to 5 percent of their

## MEADOW GOLD EXPANSION

### *Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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land area covered by lava or ash flows since the year 1800, but are at lower risk than Zone 2 areas because of their greater distance from recently active vents and/or because the local topography makes it less likely they will be covered by future flows.

Hilo is located on the northeastern flank of Mauna Loa, the summit of which rises approximately 13,679-feet above mean sea level. Hilo is located on the northeastern flank of Mauna Loa, the summit of which rises approximately 13,679-feet above mean sea level. The proposed Project slopes between approximately 31.7 feet above mean sea level (amsl) at its northwest corner and approximately 53 feet amsl at its east corner. The average slope of the Project Site is roughly 3.3 percent (Figure 10).

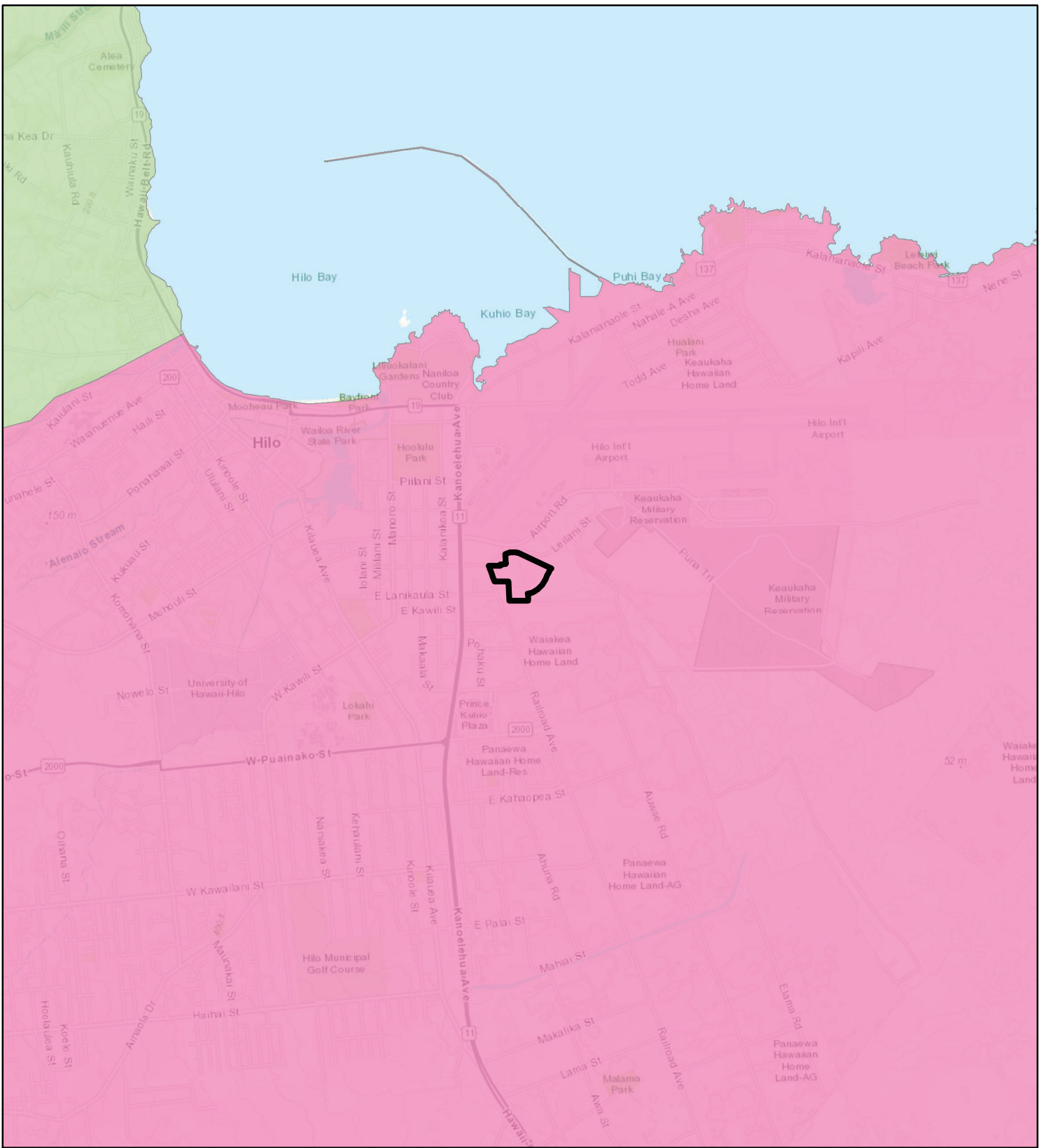
#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

To mitigate the potential hazard from earthquakes, any structural elements will need to be designed and built in accordance with the latest building code; at this time, that would be the 2018 International Building Code (IBC), as amended by the State of Hawai'i Building Code. The 2018 IBC provides minimum design criteria to address the potential for damage due to seismic disturbances.

The entire Site has been previously graded and developed. The only grading that will be required is at the new lot lines to direct drainage as required. Any additional grading will be in conformance with the Hawai'i County Grading Ordinance, and with recommendations of a civil engineer. On-site fill will be used wherever necessary and fill slopes will not exceed 2:1.

To minimize potential impacts, grading will be segmented and exposed areas will be grassed or landscaped before commencement of grading the next phase, in compliance with Chapter 10 (Erosion and Sedimentation Control) of the Hawai'i County Code (HCC).





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Date: 10/26/2021

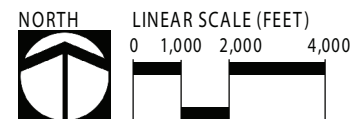
**LEGEND**

- Project Area
- Volcano Hazard Zones**
- 3
- 8

**Figure 10:  
Lava Flow Hazard Zones**

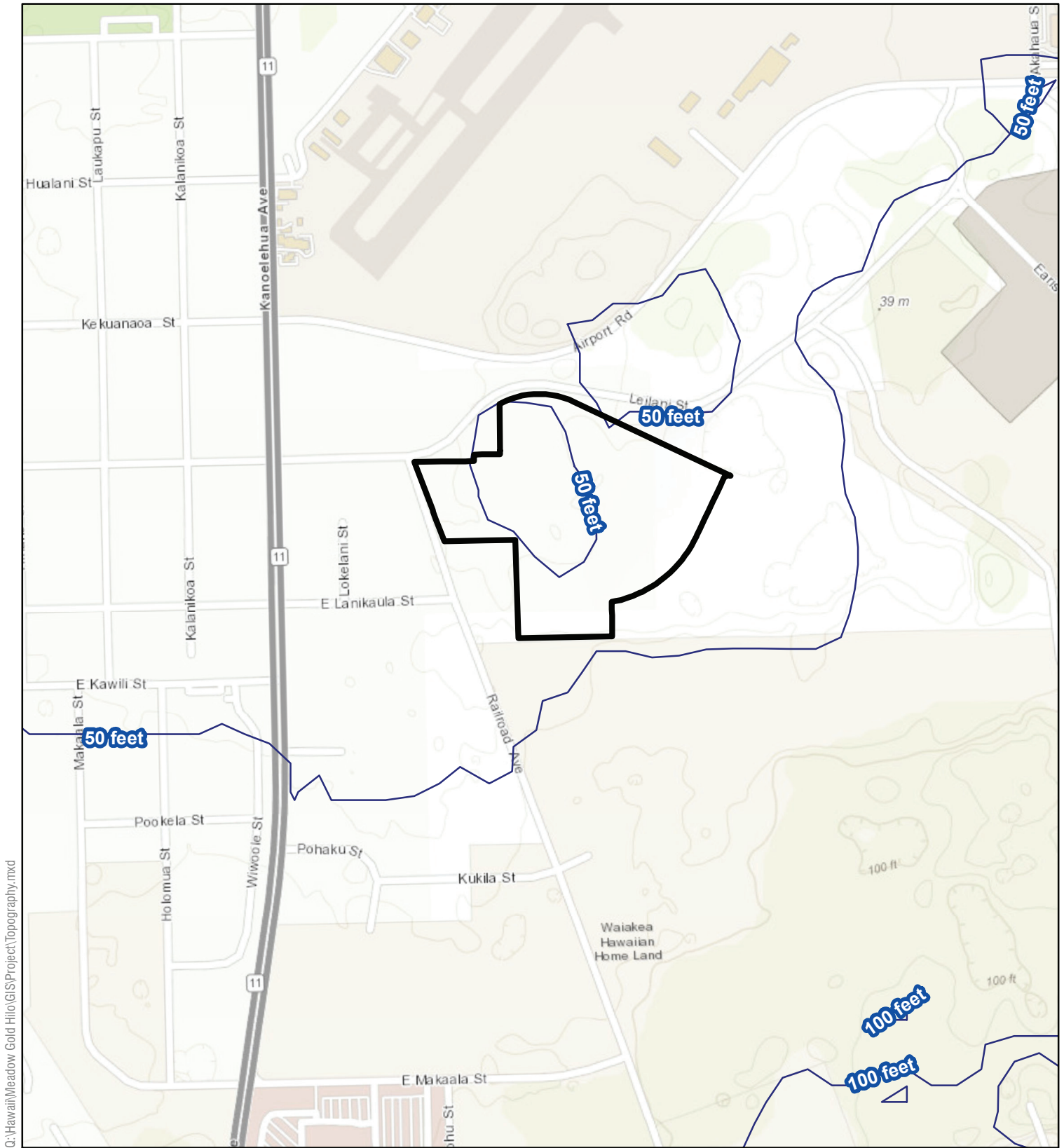
# Meadow Gold Hilo

ISLAND OF HAWAII



Source: County of Hawaii (2016). ESRI Basemaps.  
Disclaimer: This map has been prepared for general planning purposes only.







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Date: 10/26/2021

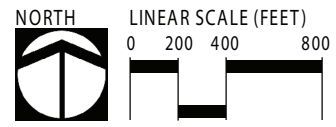
**LEGEND**

-  Project Area
-  Contours (50 ft)

**Figure 11:  
Topography**

# Meadow Gold Hilo

ISLAND OF HAWAII



Source: USGS (2011). ESRI Basemaps.  
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## MEADOW GOLD EXPANSION

### *Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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### 3.3 SOILS

Three soil suitability studies prepared for Hawai'i describe the physical attributes of land and the relative productivity of different land types for agricultural production. The studies are: 1) the U.S. Department of Agriculture Natural Resources Conservation Services (NRCS) Soil Survey; 2) the University of Hawai'i Land Study Bureau (LSB) Detailed Land Classification; and 3) the State of Hawai'i Department of Agriculture's Agricultural Lands of Importance to the State of Hawai'i (ALISH) system.

#### 3.3.1 NRCS Soil Survey

According to the U.S. Department of Agriculture National Resources Conservation Service's (NRCS) *Soil Survey of the Island of Hawai'i, State of Hawai'i*, dated December 1973, soils within the Project site are classified in the Papai series (rPAE). This series is described as extremely stony muck, with three to 25 percent slopes and consists of well-drained, thin, extremely stony organic soils over fragmented 'a'a lava. They are found at elevations ranging from sea level to 1,000 feet and receive between 90 to 150 inches of annual rainfall. Areas with Papai soils are mostly covered in woodland, with some small areas used for pasture, orchards, and truck crops. These soils are slightly acidic and are generally about eight inches deep. Permeability for these soils is rapid, runoff is slow, and the erosion hazard is slight. Papai series soils are given a capability rating of subclass VII, meaning they have severe limitations that makes them largely unsuitable for cultivation, limiting their usefulness to pastureland or woodland. Additionally, Papai series soils are of limited use for road fill, as locations for highways, and foundations, due to the fragmental nature of the underlying 'a'a lava (see Figure 12).

#### 3.3.2 LSB Detailed Land Classification

The University of Hawai'i LSB Detailed Land Classification, Island of Hawai'i, classifies soils based on a productivity rating with A representing the highest productivity and E the lowest. The soils of the Project site are "Unclassified" under the LSB Detailed Land Classification (Figure 13).

#### 3.3.3 Agricultural Lands of Importance to the State of Hawai'i

The ALISH system classifies agricultural lands as Prime, Unique, or Other Important Agricultural Land. The soils of the Project site are "Unclassified" under the ALISH system (Figure 14).

### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

Potential impacts and possible mitigation measures include:

- Agricultural Lands. The Project site has been in use for quarrying and/or industrial use since 1931 and is County-zoned as such, and the Project site is not classified under the LSB and ALISH classification systems as productive agricultural lands. Therefore, implementation of the proposed Project will not reduce the inventory of productive lands available for agricultural uses, and will not have a short-term, long-term, direct or indirect impact on the inventory of productive agricultural lands available near Hilo.

## MEADOW GOLD EXPANSION

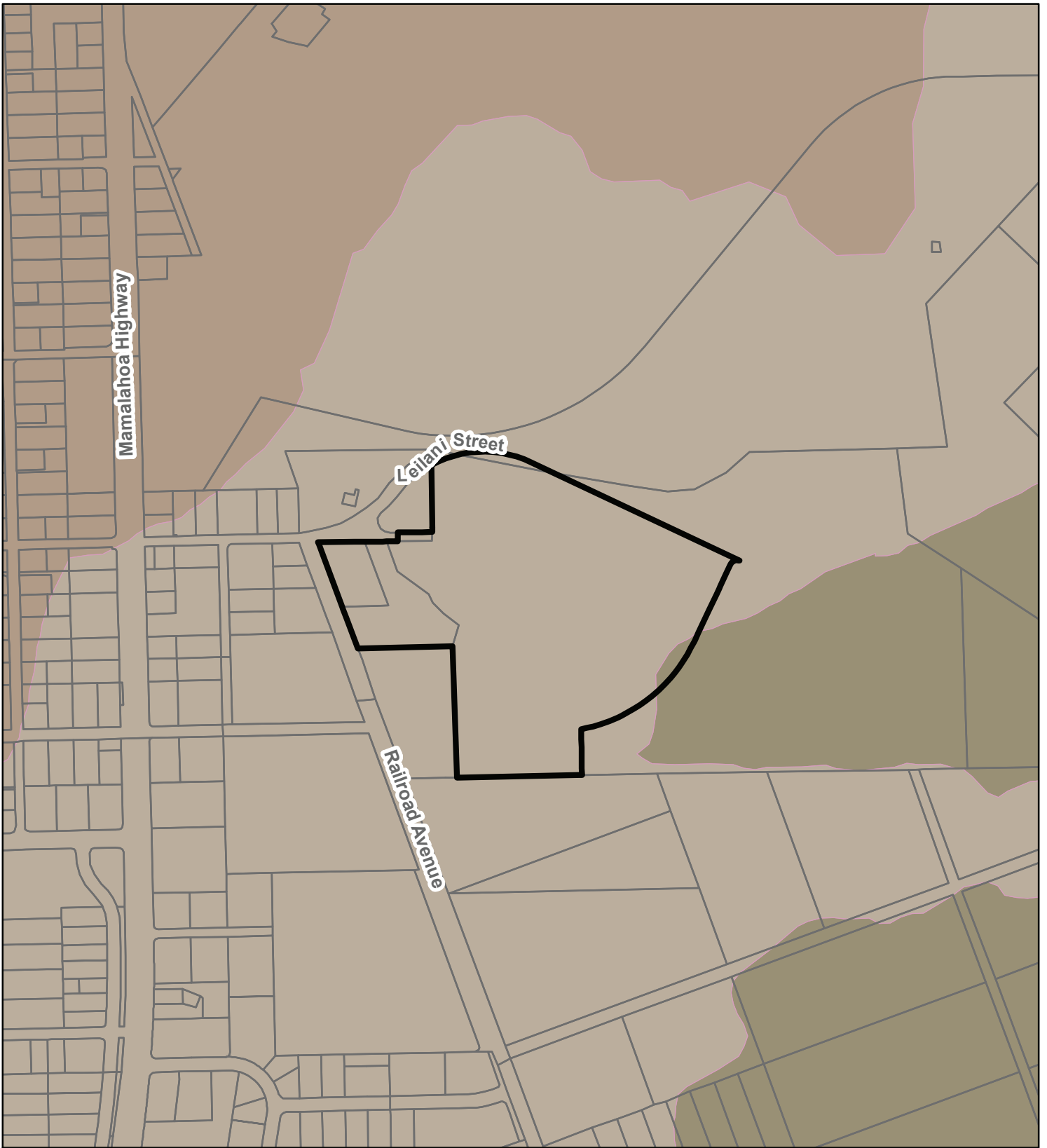
### *Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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- Construction Impacts. Implementation of the proposed Project will involve land disturbing activities, which has the potential for short-term impacts. Short-term effects may include the potential for soil erosion and the generation of dust during grading and construction. These activities would be mitigated by incorporating best management practices (BMP) and erosion control measures into the project plans and specifications. Measures to control erosion during the construction period may include:
  - Minimizing the time of construction;
  - Constructing drainage control features early;
  - Using temporary area sprinklers in non-active construction areas when ground cover is removed;
  - Providing a water truck on-site during the construction period to provide for immediate sprinkling, as needed;
  - Using temporary berms and cut-off ditches, where needed, for control of erosion;
  - Watering graded areas when construction activity for each day has ceased;
  - Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
  - Installing silt screens, where appropriate.

Soil erosion impacts would also be mitigated through coordination with the appropriate agencies during permitting and construction. A National Pollutant Discharge Elimination System (NPDES) permit for storm water runoff from construction activities is anticipated to be required as individual and/or cumulative soil disturbances in the project area would exceed one acre of land area. Any discharges related to project construction or operation activities will comply with applicable State Water Quality Standards as specified in Hawai'i Administrative Rules (HAR), Chapter 11-54 Water Quality Standards and Chapter 11-55 Water Pollution Control, Department of Health


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Date: 10/26/2021

-  Project Area
-  TMK

**NRCS Soil Classifications**

-  628: Papai extremely cobbly highly decomposed plant material, 2 to 10 percent slopes

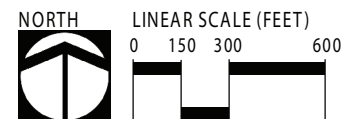
-  637: Papai-Urban land complex, 2 to 10 percent slopes
-  640: Opihikao-Urban land complex, 2 to 20 percent slopes

**Figure 12:**

**National Resources Conservation Service (NRCS) Soil Survey**

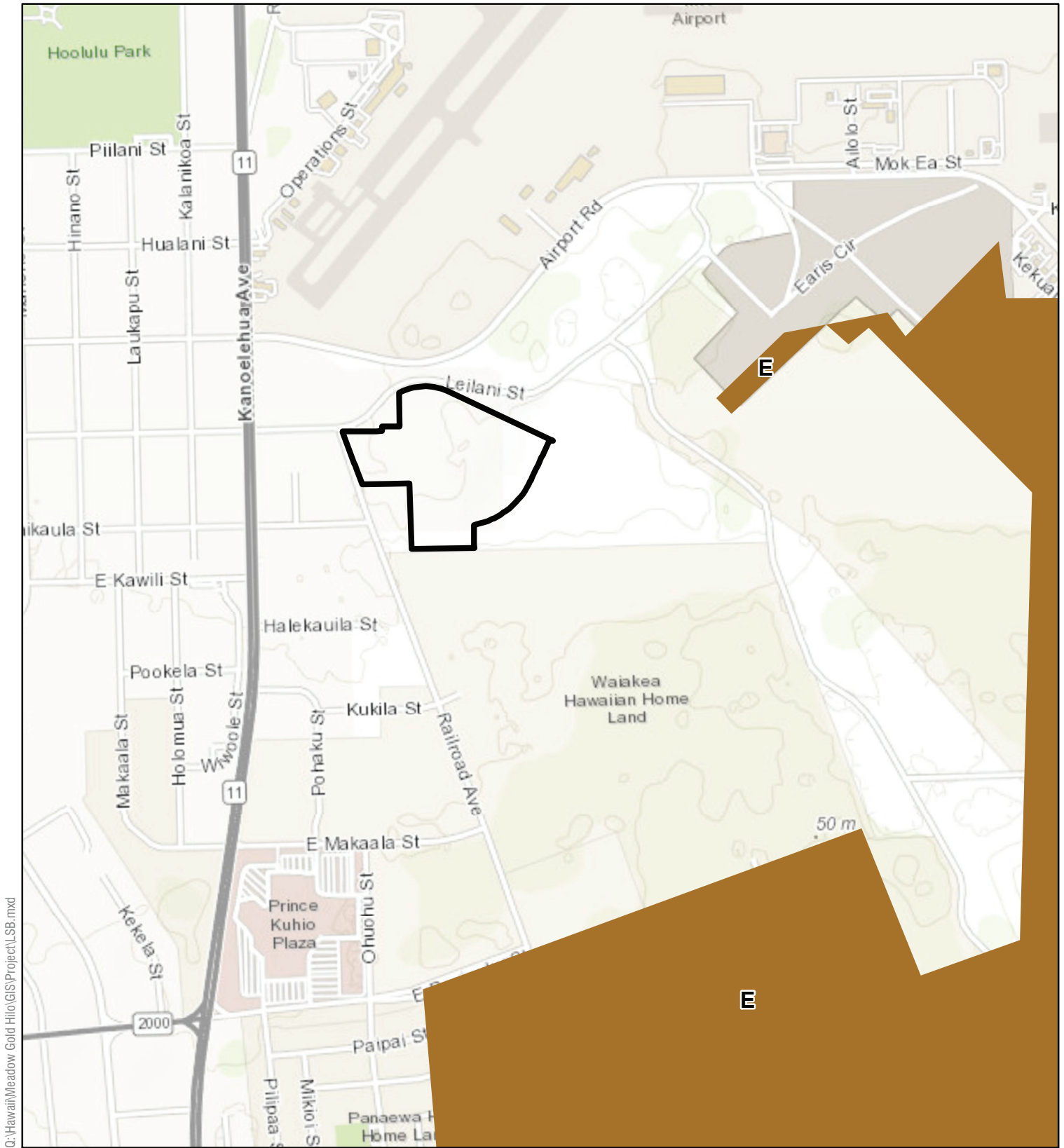
**Meadow Gold Hilo**

ISLAND OF HAWAII



Source: County of Hawaii (2020). State of Hawaii (2020).  
Disclaimer: This map has been prepared for general planning purposes only.





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**LEGEND**

Project Area

**LSB Land Classification**

- A - Very Good
- B - Good
- C - Fair
- D - Poor
- E - Very Poor

Source: County of Hawaii (2020). State of Hawaii (2020). ESRI Basemaps.  
 Disclaimer: This map has been prepared for general planning purposes only.

**Figure 13:**  
**Land Study Bureau (LSB)**  
**Detailed Land Classification**

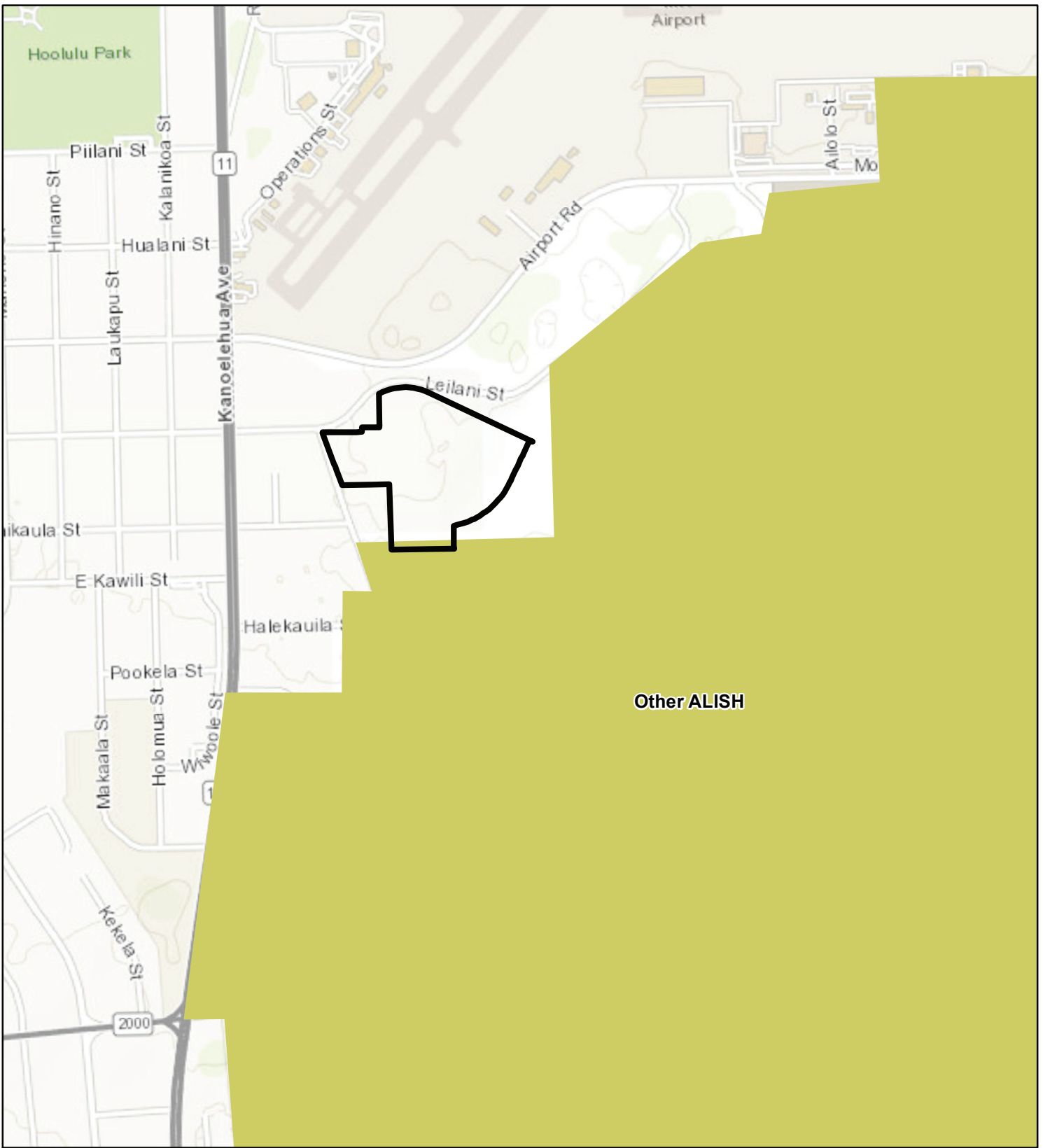
Date: 10/26/2021

**Meadow Gold Hilo**

ISLAND OF HAWAII

NORTH

LINEAR SCALE (FEET)  
 0 300 600 1,200



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**LEGEND**

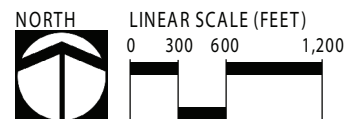
-  Project Area
- ALISH**
-  Prime ALISH
-  Unique ALISH
-  Other ALISH

Date: 10/26/2021

**Figure 14:**  
**Agricultural Lands of Importance to the State of Hawaii (ALISH)**

# Meadow Gold Hilo

ISLAND OF HAWAII



Source: County of Hawaii (2020). State of Hawaii (2020). ESRI Basemaps.  
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## MEADOW GOLD EXPANSION

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#### **3.4 HYDROLOGY AND DRAINAGE**

Due to the relatively young and porous geology of Hawai'i Island, most of the rainfall infiltrates to groundwater. In the vicinity, the uppermost groundwater aquifer beneath the project area is typically encountered from six to seven feet above mean sea level (msl), or about 70 to 90 feet below the ground surface. The State of Hawai'i has classified groundwater under an aquifer coding system to identify and describe groundwater aquifers. The Project site overlies the North East Mauna Loa Aquifer Sector of the Hilo Aquifer System. Groundwater within this aquifer exists primarily as basal groundwater followed by high level dike and perched water. Cap rock, although thick and extensive, does not play an important role in the coastal regions of the aquifer. The sustainable yield of an aquifer is the amount of groundwater that can be pumped without depleting the source; the Hilo Aquifer System has a sustainable yield of 347 million gallons per day (mgd) (DWS, 2010).

HAR Section 11-23.4 provides criteria for classifying aquifers into those that are designated as underground sources of drinking water and those that are not. The boundary between non-drinking water aquifers and underground sources of drinking water is generally referred to as the underground injection control (UIC) line. The project area is about 0.8 miles below (makai) and downgrade of the UIC line, which means that the underlying aquifer is not considered a drinking water source.

Due to the permeability of the 'a'a and pāhoehoe lava beneath the soil under the Project site, there are no well-defined drainage courses and very little surface water in the area. The nearest surface water bodies include quarry ponds located about a mile northwest of the Project site and a rarely flowing drainage ditch about a half-mile south of the project area that collects water from streams and ditches in the southeastern part of Hilo and discharges into vacant, low-lying land. Reed's Bay is the nearest coastline at 1.2 miles away from the Project site. The proposed Project is nearly one mile west of Waiākea Pond and over two miles southwest of the Wailuku River. There are no delineated or proposed wetlands in the project area and there are no direct hydrologic connections between the Project site and nearby surface waters.

#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

No adverse impacts on groundwater are anticipated with implementation of the proposed action. The underlying aquifer at the site is not considered a drinking water source.

No direct, indirect or cumulative impacts on surface waters within or in the vicinity of the project area are anticipated with implementation of the proposed action as there are no surface water features such as rivers, streams, lakes, ponds, or wetlands on or within proximity of the project area.

During construction, soil erosion impacts would be mitigated by incorporating BMPs and erosion control measures into the project plans and specifications. Specific measures may include but are not limited to: phasing the project to minimize the total area of exposed soil at any given time,



## MEADOW GOLD EXPANSION

### *Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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revegetating or stabilizing disturbed areas of soil as soon as possible after working, minimizing disturbance of soil during periods of heavy rain, applying protective covers to soil and material stockpiles, and installing appropriate erosion and sedimentation control devices during construction. Strong engineering and management controls would also need to be implemented, such as the use of personal protective equipment for workers and air monitoring. In addition, the project will comply with the requirements of Hawai'i County Code, Chapter 10, related to Erosion and Sedimentation Control. Following construction, exposed soils in the project area would be stabilized or re-vegetated to control erosion.

Soil erosion impacts would also be mitigated through coordination with the appropriate agencies during permitting and construction. A NPDES permit for storm water runoff from construction activities is anticipated to be required as individual and/or cumulative soil disturbances in the project area would exceed one acre of land area. Any discharges related to project construction or operation activities will comply with applicable State Water Quality Standards as specified in Hawai'i Administrative Rules (HAR), Chapter 11-54 Water Quality Standards and Chapter 11-55 Water Pollution Control, Department of Health.

Because the Project Site lies outside of the floodplain, no additional flood mitigation measures are warranted.

The Proposed Project is not anticipated to significantly increase the amount of impervious surface area on the proposed Project site. Any improvements to the Project's existing storm drainage system will be designed to comply with the latest County of Hawai'i *Storm Drainage Standards and Standard Details for Public Works Construction*. To the extent practicable, the Project will be designed to maintain post-development peak runoff rate and average volume at levels that are similar to pre-development levels.

All NPDES permit requirements will be implemented. In accordance with these requirements, the Project will utilize several best management practice (BMP) categories, including infiltration practices, vegetated open channel practices, and filtering practices, defined in the Environmental Protection Agency's (EPA) guidance document entitled *National Management Measures to Control Nonpoint Source Pollution from Urban Areas* (November 2005, EPA-841-B-05-004). EPA has found these practices to be representative of the types of practices that can be applied successfully to achieve the new development runoff management, and such measures are reflected in the State Office of Planning (OP), Coastal Zone Management's publication, *Hawai'i Watershed Guidance*.

OP has also created the *Stormwater Impact Assessment* to identify and evaluate information on hydrology, stressors, sensitivity of aquatic and riparian resources, and management measures to control runoff occurrences. Mitigation measures and BMPs listed in this guide can be applied to water runoff strategies to prevent damage to coastal ecosystems. Based on Project conditions, relevant BMPs from the *Stormwater Impact Assessment* that may be implemented during construction include:

## MEADOW GOLD EXPANSION

### *Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

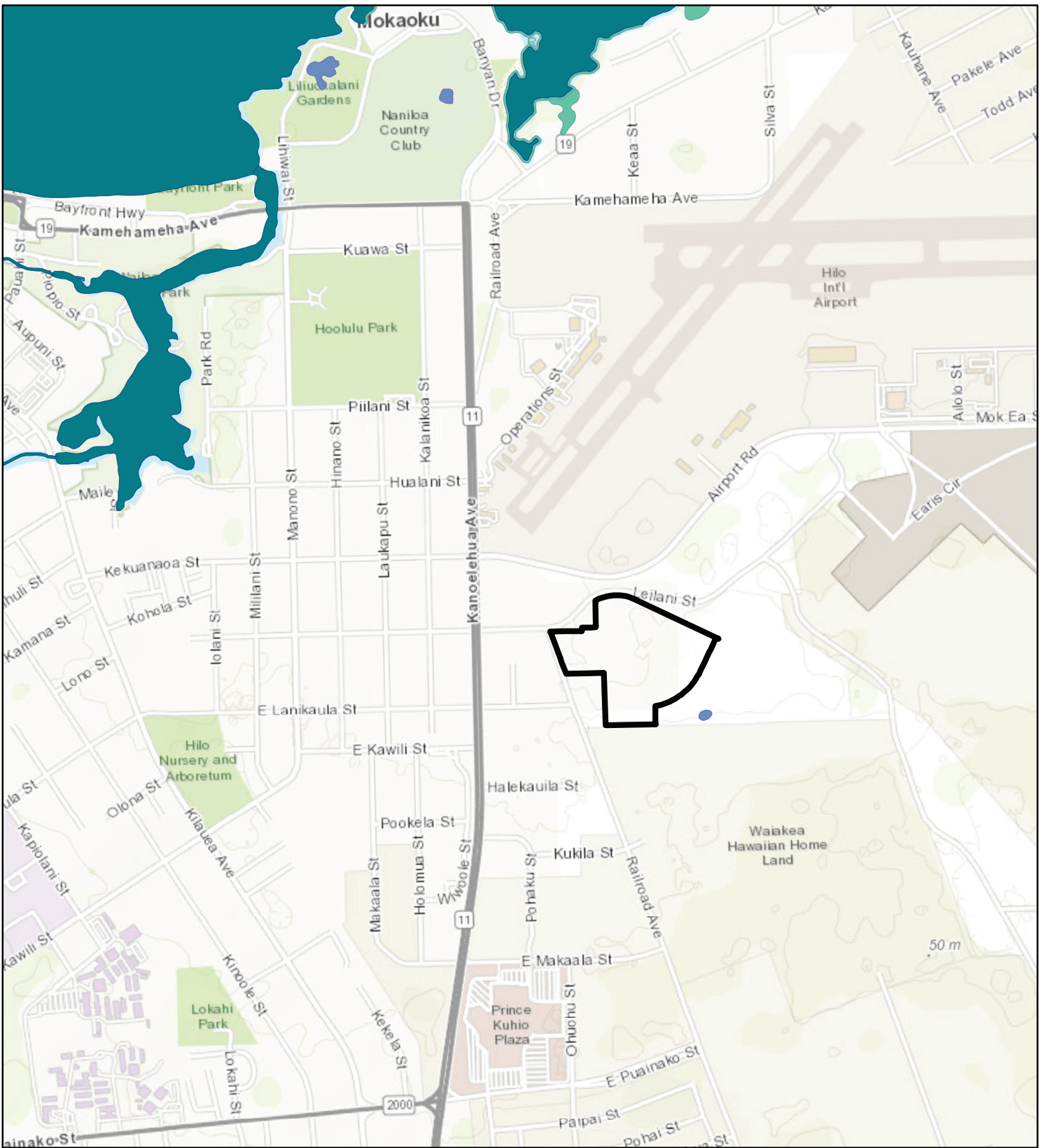
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- Early construction of drainage control features;
- Construction of temporary sediment basins to trap silt;
- Use of temporary berms and cut-off ditches where needed; and
- Use of temporary silt fences or straw bale barriers to trap silt.

All grading operations will be conducted in compliance with dust and erosion control requirements of Chapter 10 (Erosion and Sedimentation Control), HCC and applicable provisions of Chapter 11-60.1, HAR, Section 11-60.1-33 regarding Fugitive Dust. A watering program will be implemented during construction to minimize soil loss through fugitive dust emission. Other pollution control measures include cleaning job-site construction equipment and establishing groundcover as quickly as possible after grading. Permanent landscaping will also help to retain soil throughout the Project Site.

The Proposed Project does not involve work in, over, or under waters of the United States and thus would not require permits issued by the U.S. Army Corps of Engineers. However, pursuant to Federal Water Pollution Control Act, (commonly known as the "Clean Water Act"), Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) from the State of Hawai'i Department of Health, Clean Water Branch, will be required if it is determined that the Project may result in any discharge into navigable waters or as otherwise triggered. Direct discharges of storm water runoff into marine waters are not expected to occur due to: 1) the implementation of BMPs, to reduce airborne dust and waterborne silt during construction; and 2) the distance from the shoreline. Any discharges related to the construction and operation of the Project will comply with the State's Water Quality requirements contained in Chapters 11-54 and 11-55, HAR.






The Project is not anticipated to result in direct discharge of storm water runoff into marine waters due to its inland location. Similarly, due to distance from existing streams and topography, it is highly unlikely that storm runoff from the Project will impact surface water resources (see Figure 15).



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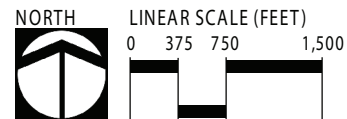
**LEGEND**

-  Project Area
- Wetlands**
-  Freshwater Pond
-  Estuarine and Marine Wetland
-  Riverine
-  Estuarine and Marine Deepwater

**Figure 15:  
Surface Water & Wetlands**

**Meadow Gold Hilo**

ISLAND OF HAWAII



Source: State of Hawaii (2019). ESRI Basemaps.  
Disclaimer: This map has been prepared for general planning purposes only.

### **3.5 NATURAL HAZARDS**

Hawai'i Island is susceptible to potential natural hazards, such as flooding, tsunamis, hurricanes, earthquakes, volcanic hazards, and wildfires. This section provides an analysis of the Project Site's vulnerability to such hazards.

The State of Hawai'i Department of Defense, Office of Civil Defense operates a system of civil defense sirens throughout the State to alert the public of natural and man-caused emergencies, particularly tsunamis and hurricanes. The closest siren to the Project Site is the Airport/County Baseyard Siren (HA105x) located approximately 400 feet to the west of the Project site.

#### **3.5.1 Flooding**

The Federal Emergency Management Agency (FEMA) publishes flood information in the form of Flood Insurance Rate Maps (FIRMs) used by government and insurance agencies to determine the relative potential for damage during flood events. According to the FIRM, the proposed Project is within Zone X, which is an area of minimal hazard that is higher than the elevation of the 0.2-percent-annual-chance flood (Figure 16).

#### **3.5.2 Tsunamis**

Twenty-five of the tsunamis recorded in Hawai'i since 1812 have had an adverse impact on the Island of Hawai'i; seven caused major damage, and three were generated locally. The most recent tsunami to impact Hawai'i Island occurred on March 11, 2011, causing property damage at several locations on the Kona coast. The Project site is located approximately 0.3 miles outside of the tsunami evacuation zone (Figure 17).

#### **3.5.3 Hurricanes**

The Hawaiian Islands are seasonally affected by Pacific hurricanes from the late summer to early winter months. During hurricanes and storm conditions, high winds cause strong uplift forces on structures, particularly on roofs. Wind-driven materials and debris can attain high velocity and cause devastating property damage and harm to life and limb. It is difficult to predict these natural occurrences, but it is reasonable to assume that future events will occur. While the island of Hawai'i has not been in the direct path of a hurricane since recordation began in 1950, the models indicate that the island has a long-term hurricane hazard risk higher than any of the other islands for a direct hit (Wilson Okamoto Corporation, 2020).

#### **3.5.4 Earthquakes**

In Hawai'i, most earthquakes are linked to volcanic activity, unlike in other places where a shift in tectonic plates is often the cause of an earthquake. Each year, thousands of earthquakes occur in Hawai'i, but the vast majority are so small they are detectable only with highly sensitive instruments. However, moderate and disastrous earthquakes have occurred in the islands, particularly on Hawai'i Island, due to its geologically active nature.

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### *Draft Environmental Assessment/Anticipated Finding of No Significant Impact*

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The Project Site is subject to a level of seismic risk similar to the entire Island of Hawai‘i. According to FEMA earthquake hazard maps, the Project Site falls under a seismic design category (SDC) D2, the second highest seismic hazard category, which indicates the area “could experience very strong shaking” with potential effects of “damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse,” and “damage great in poorly built structures.” In comparison, Maui and part of Oahu fall within the D1 and D categories, which have the same potential seismic hazards and potential effects as the D2 category (FEMA, 2020).

Since 1868, nine disastrous earthquakes have occurred on the island. The largest series occurred between March 27 and April 2, 1868 with an epicenter a few miles north of Pāhala in the district of Ka‘ū. It is estimated that the magnitude of these earthquakes were 7.1 and 7.9. These earthquakes resulted in 77 deaths (46 from tsunami and 31 from landslides triggered by the earthquake). In 1929, an earthquake with an epicenter in Hualālai and a magnitude of 6.5 resulted in extensive damage. Another earthquake in 1951, with its epicenter in the Kona area and a magnitude of 6.9 also resulted in extensive damage. A series of earthquakes, with magnitudes of 6.7 and 6.0, occurred at Kīholo Bay on October 15, 2006. These earthquakes resulted in more than \$100 million in damages to the northwest area of the island (USGS, 2006).

#### **3.5.5 Volcanic Hazards**

Volcanic hazards include lava flows and emission of volcanic gases (vog).

**Lava Flows.** The volcanic hazard zone map for Hawai‘i Island divides the island into zones ranked from 1 through 9, with Zone 1 being the area of greatest hazard and Zone 9 being the area of least hazard (Figure 10). The zones are based chiefly on the location of active vents, frequency of past lava coverage, and topography. According to this map, the Project site is within Zone 3, meaning only one to five percent of the area has been covered by lava since 1800 and 15 to 75 percent within the last 750 years (USGS, 1997). Lands in Zone 3 are at lower risk than Zone 2 areas because of their greater distance from recently active vents and/or because the local topography makes it less likely they will be covered by future flows. The closest flow in the Project vicinity is one that approached Hilo from Mauna Loa in 1880-1881, terminating around what is now the University of Hawai‘i at Hilo Research and Technology Park, approximately 2 miles west of the Project Site. The nearest and most recently active lava flows have been from Kīlauea’s Lower East Rift Zone (Leilani Estates) fissures, located approximately 21 miles to the southeast of the Project Area.

**Vog.** Volcanic gases, which are visible as a fog known as vog, are emitted during all types of eruptions. Halema‘uma‘u, the crater located at the summit of Kīlauea, as well as the latest 2018 eruption at Kīlauea’s Lower East Rift Zone, are currently erupting large amounts of volcanic gas. Any hazard posed by volcanic gases is greatest immediately downwind from active vents; the concentration of such gases diminishes quickly as they mix with air and are carried by winds away from the source (USGS, 1997).

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The Project site is located 24 miles northeast of the summit of Kilauea Volcano, and approximately 20 miles northwest of the nearest recently active fissures of 2018. The prevailing northeasterly trade wind flow tends to push vog and airborne particulates away from Hilo. However, the amount of vog and other airborne particulates can significantly increase during periods when the winds are from the southwest.

#### **3.5.6 Wildfires**

Approximately 70 to 80 wildfires occur annually in Hawai'i County. Humans are the number one cause of fires in Hawai'i.

#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

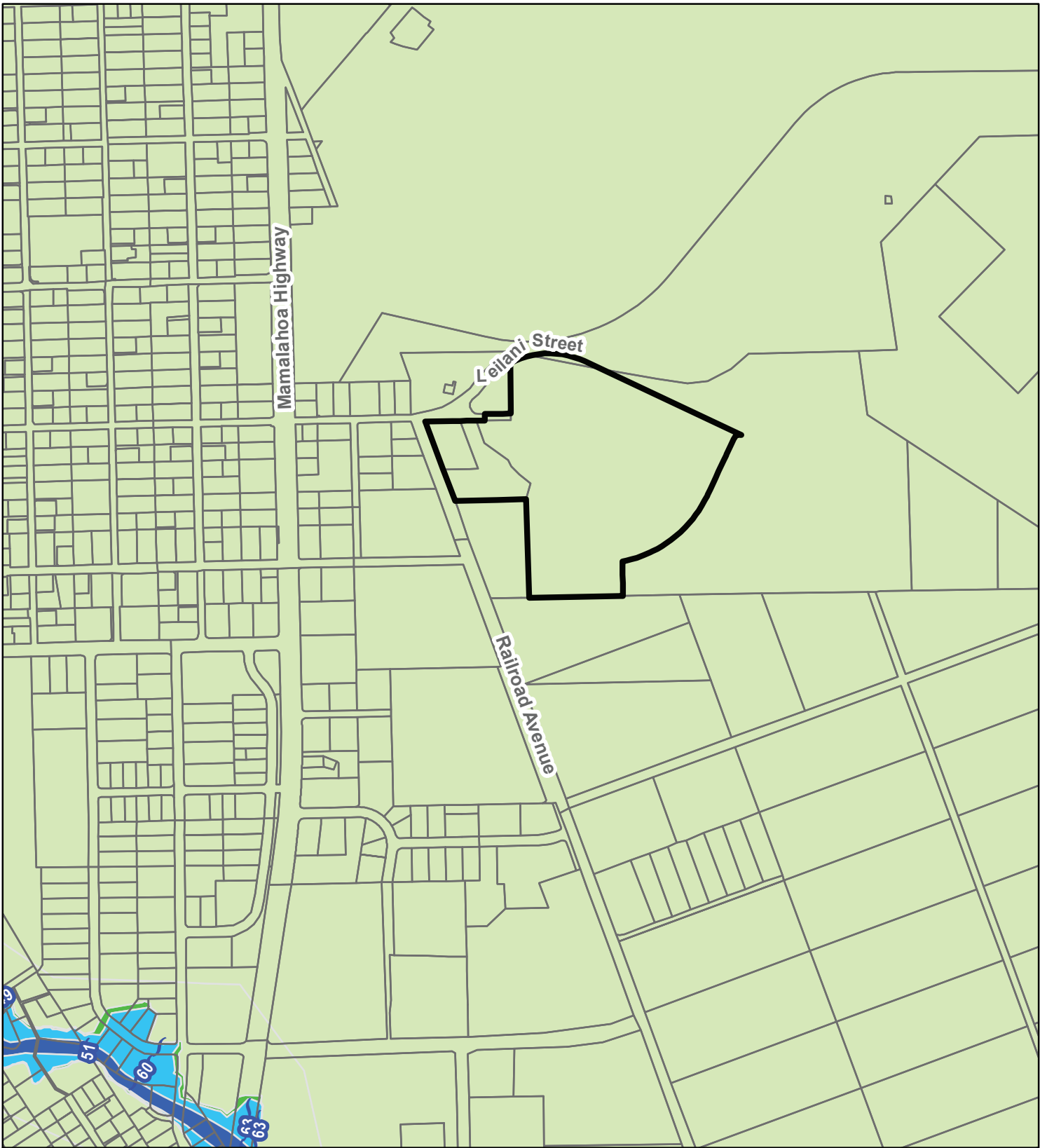
No significant impacts are anticipated. Because the Project Site lies outside of the floodplain, no additional flood mitigation measures are warranted.

Construction of the Project will not exacerbate any tsunami hazard conditions. The Project Site is not in a designated tsunami evacuation zone and is not expected to be adversely impacted by a tsunami.

To mitigate the potential hazard from earthquakes and hurricanes, structural elements in the Project will be designed in accordance with the 2018 International Building Code (IBC) as amended by State of Hawai'i Building Code. The 2018 IBC provides minimum design criteria to address the potential for damage due to seismic and hurricane forces.








The Project Site is approximately 21 miles away from the nearest active volcano. Hazard and risk potential of shield volcanoes like those on Hawai'i Island can be pinpointed reasonably well, unlike some other types of natural disasters (earthquakes and hurricanes). Therefore, it is likely there would be sufficient warning of a potential volcanic threat to relocate equipment and personnel.

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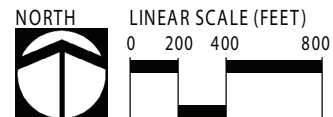
**LEGEND**

-  Project Area
-  TMK
-  Base Flood Elevation (BFE) Line
- Flood Zone**
-  AE: 1% annual chance flood, with BFE
-  Floodway areas in AE
-  XS: 0.2% annual chance flood
-  X: Minimal flood areas

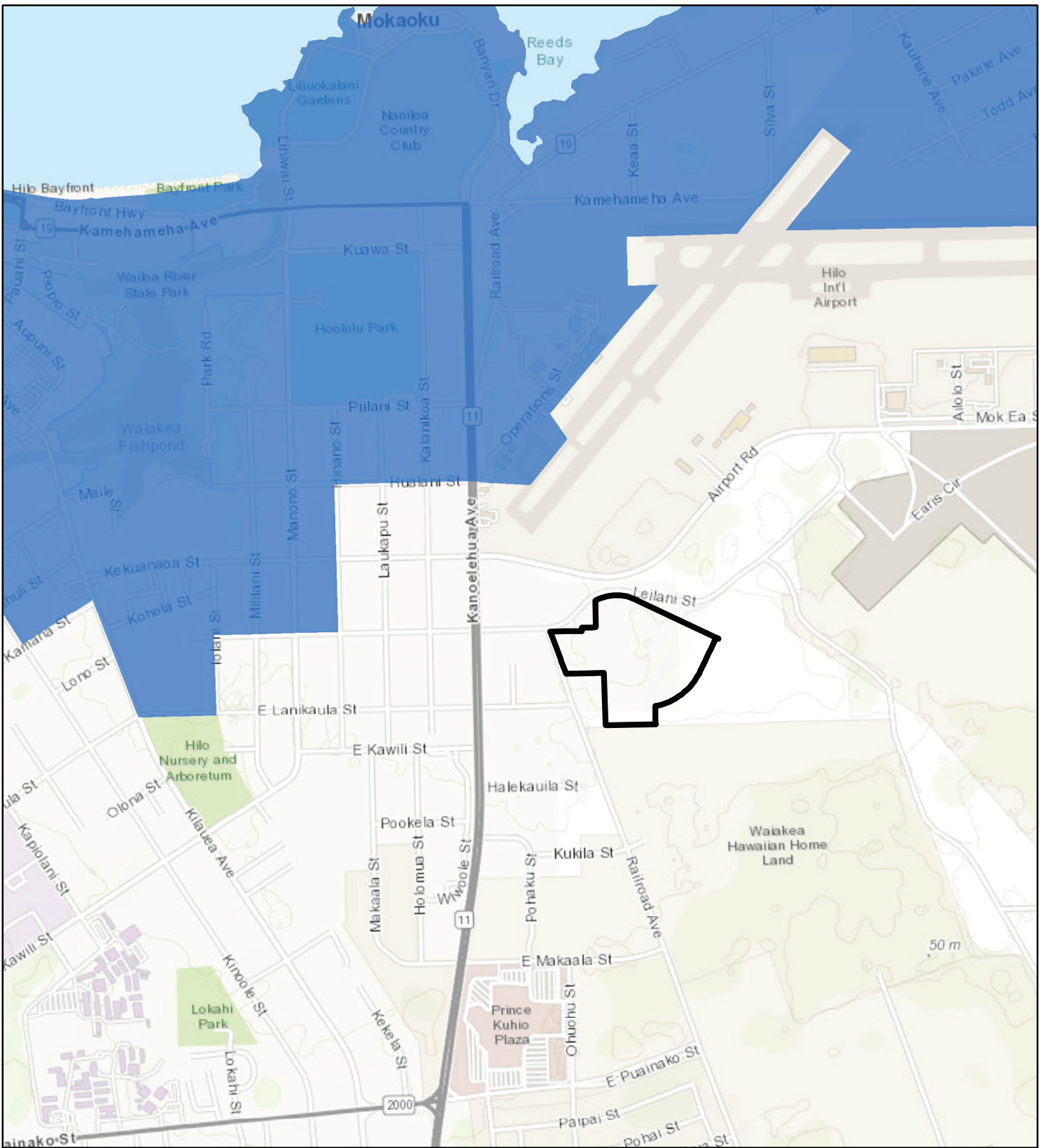
**Figure 16:  
Flood Insurance Rate Map (FIRM)**

# Meadow Gold Hilo

ISLAND OF HAWAII



Source: Federal Emergency Management Agency (2021). County of Hawaii (2021).  
Disclaimer: This map has been prepared for general planning purposes only.



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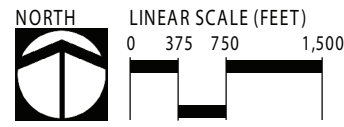
**LEGEND**

- Project Area
- Tsunami Evacuation Zone

**Figure 17:**  
**Tsunami Evacuation Zone**

**Meadow Gold Hilo**

ISLAND OF HAWAII



Source: State of Hawaii (2016). ESRI Basemaps.  
Disclaimer: This map has been prepared for general planning purposes only.



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### 3.6 FLORA AND FAUNA

The Project site has been subject to intense human utilization since the mid- to late-nineteenth century. Within the immediate vicinity of the Project site, there are no known habitats for rare, threatened, or endangered flora or fauna species (Figure 18). A botanical survey of the Project site (as part of a larger project called “Mana Industrial Park”) by Geometrician Associates, LLC in April 2006, noted:

*“The landscape has been heavily modified by decades of use for quarries, landfills and roads, and the vegetation is, in most places, highly disturbed. During the survey, areas with active industrial uses were observed from the margins, and areas of secondary alien vegetation were assessed by walking transects through representative sections...*

*As a result of its history of use for quarrying and being a landfill, scrapyards and transfer station, there are currently three basic vegetation types on the property...*

*The first consists of various early successional weed communities, in which alien herbs, vines and grasses dominate. An extremely wide variety of weeds are present, but in various locations, Napier grass (*Pennisetum purpureum*), *Crotalaria* spp. (rattlepod), *Desmodium* spp. (Spanish clover), sensitive plant (*Mimosa pudica*) and various sedges and grasses are dominant. The reason these communities are labeled “early” is that they are periodically disturbed through mowing, stockpiling, herbicide spraying, etc. These are found adjacent to roads and within and adjacent to quarries. This community has little if any conservation value...*

*No listed or proposed endangered plant species were found. Given the context, it would be unusual to find one in this lowland environment with a history of intense disturbance...*

A survey of avian and terrestrial mammalian species of the Project site (as part of a larger project called “Mana Industrial Park”) by Rana Productions, Ltd. in April 2006, noted:

*“Five mammalian species were detected during the course of this survey. All but one of the mammals recorded are considered alien to the Hawaiian Islands. Hawai‘i’s sole endemic terrestrial mammalian species, the endangered Hawaiian hoary bat, was detected foraging over Kekuanao‘a Street, and over the Hawaii Scientific Drilling Project site. A maximum number of three bats were seen at one time foraging over drilling site on the evening of April 3, 2006.*

*Several small Indian mongooses (*Herpestes a. auropunctatus*) were seen within the study area. A dead rat (*Rattus* spp.) was seen on the airport access road adjacent to the entrance to the drilling site. Additionally, scat and sign of dog (*Canis f. familiaris*), and cat (*Felis catus*), was encountered at several locations within the site...*

*Three hundred and thirteen individual birds of 11 different species, representing nine separate families were recorded during station counts (Table 1). One of the species*

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recorded, Pacific Golden-Plover (*Pluvialis fulva*), is an indigenous migratory shorebird species. Pacific Golden-Plover nest in the high Arctic in the late spring and early summer. They spend their winters in Hawai'i and the tropical Pacific. The other 10 species recorded are all considered alien species.

Avian diversity and densities were in keeping with the habitat present within the project area. Two species; House Finch (*Carpodacus mexicanus*), and Common Myna (*Acridotheres tristis*), accounted for 60% of the total number of all birds recorded during station counts. The most common avian species recorded was House Finch, which accounted for 33% of the total number of individual birds recorded. An average of 52 individual birds were recorded per station count...

*It is likely that Hawaii's four naturalized rodents, roof rat (*Rattus r. rattus*), the Norway rat (*Rattus norvegicus*), Polynesian rat (*Rattus exulans hawaiiensis*), European house mouse (*Mus domesticus*) use resources within the general project area."*

During the pre-assessment consultation process, the U.S. Fish and Wildlife Service (USFWS) and the State of Hawai'i DLNR Division of Forestry and Wildlife (DOFAW) provided comments regarding threatened or endangered species that have the potential to be encountered in the vicinity of the Project site. The USFWS provided a list of species that were noted to most likely to occur within the vicinity of the project area. The species included in this list were: Hawaiian hoary bat/'ōpe'ape'a (*Lasiurus cinereus semotus*), Hawaiian goose/nēnē (*Branta sandvicensis*), band-rumped storm-petrel Hawai'i DPS/'akē'akē (*Oceanodroma castro*), Hawaiian petrel/'ua'u (*Pterodroma sandwichensis*), Newell's shearwater/'a'o (*Puffinus auricularis newelli*), and the Hawaiian hawk/'io (*Buteo solitarius*).

### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

**Flora.** According to Geometrician, LLC:

*"The proposed Mana Industrial Park is not expected to have an adverse impact on the botanical resources or vegetation, as the property is overwhelmingly dominated by alien species. All of the native plants which are found on the site can also be found in similar wet lowland environments in East Hawai'i and on most of the main Hawaiian Islands..."*

*There is little potential for cumulative impacts to botanical resources, as nearly all vegetation is alien and thus has very low conservation value. The cumulative loss of the common native plants found on the property that might occur when considering this project in addition to other past, present and foreseeable future actions in Hilo is small. This loss would detract only negligibly from the population of these species and would not affect the general health or makeup of lowland areas in Hilo with intact ecosystems. There would thus be little or no potential for adverse effects to accumulate with others."*

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During the pre-assessment consultation period, the DOFAW also recommended the following mitigation measures for flora:

- To prevent the spread of Rapid 'Ōhi'a Death (ROD), if 'ōhi'a trees are present and will be removed, trimmed, or potentially injured DOFAW requests that the information and guidance at the following website be reviewed and followed: <https://cms.ctahr.hawaii.edu/rod>.
- DOFAW recommends minimizing the movement of plant or soil material between worksites, such as in fill. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species. Gear that may contain soil, such as work boots and vehicles, should be thoroughly cleaned with water and sprayed with 70% alcohol solution to prevent the spread of Rapid 'Ōhi'a Death and other harmful fungal pathogens.

**Fauna.** Based on the survey of avian and terrestrial mammalian species by Rana Productions, Ltd., it is not anticipated that the proposed uses on the Project site is expected to adversely the species that were observed or presumed to inhabit or fly over the Project site.

During the pre-assessment consultation process, the DOFAW suggested avoidance and impact minimization measures for the listed species:

- **Hawaiian Hawk or 'Io.** It is recommended that a qualified biologist survey the area to ensure no Hawaiian Hawk nests are present if trees are to be cut. 'Io nests might be present during the breeding season from March to September.
- **Hawaiian hoary bat or 'ōpe'ape'a.** It is recommended that woody plants greater than 15 feet tall should not be disturbed, removed or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 to September 15). It is also recommended that barbed wire not be used for fencing.
- **Hawaiian Goose or Nēnē.** If this species is present during construction activities, all activities within 100 feet (30 meters) should cease, and the bird should not be approached. Work may continue after the bird leaves the area of its own accord. If a nest is discovered at any point, the Hawai'i DOFAW Office will be contacted immediately.
- **Hawaiian petrel, Newell's shearwater, and Band-rumped storm-petrel (collectively referred to as Hawaiian seabirds).** It is recommended that outdoor lights be fully shielded so the bulb is visible only from below bulb-height and be used only when necessary. It is also recommended that automatic motion sensor switches and controls be installed on all outdoor lights, or that these lights be turned off when human activity is not occurring in the lighted area. Further, nighttime construction should be avoided during the seabird fledging season (September 15 through December 15).

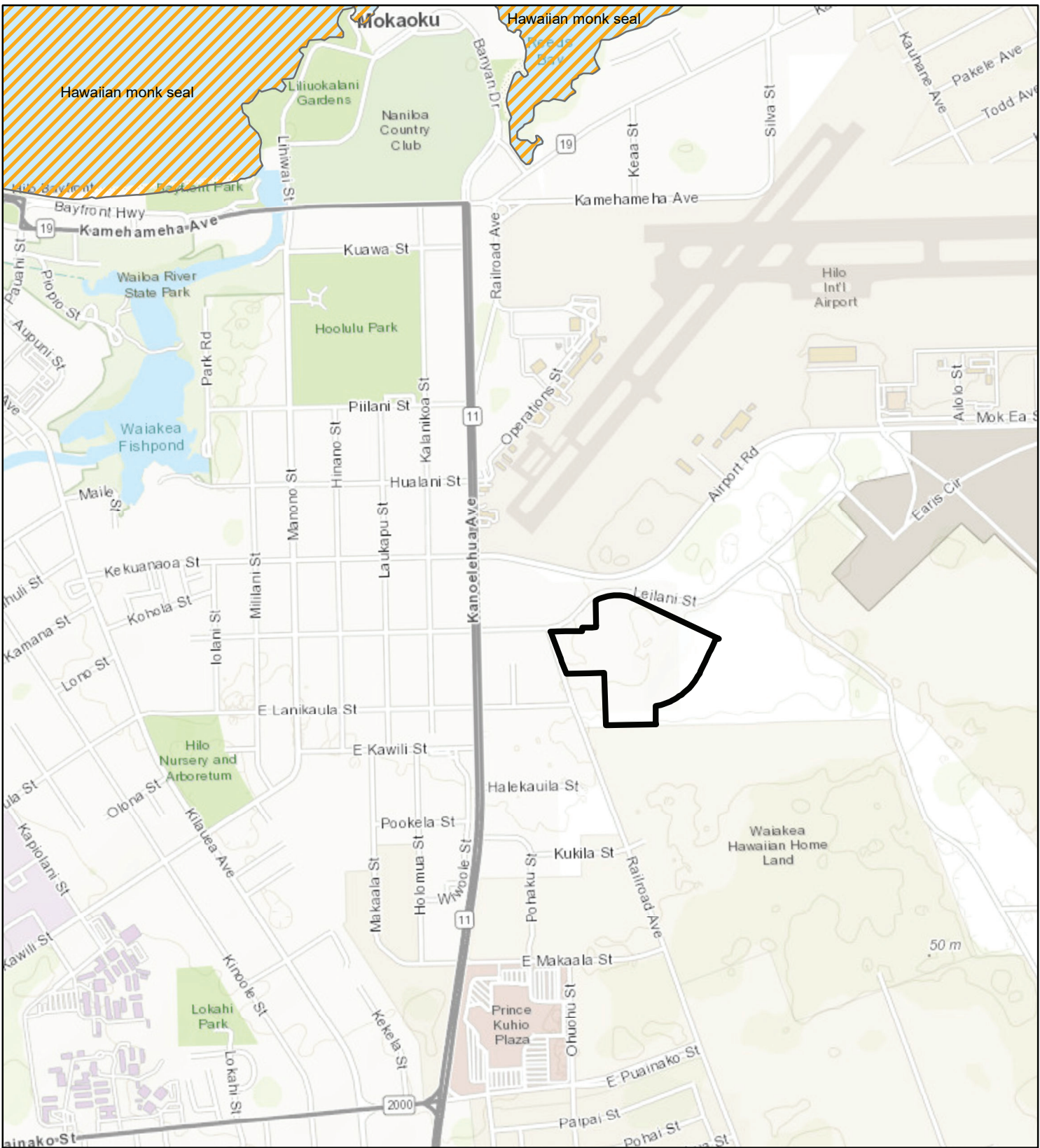
The design of the Project will not include any barbed wire. Should any trees need to be cut or relocated, a qualified biologist will be hired to ensure no nests of the Hawaiian Hawk are present.

## **MEADOW GOLD EXPANSION**

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To mitigate any potential impacts to Hawaiian seabirds, the design of any outdoor lighting will specify shielded lights, as required under the County's outdoor lighting ordinance (HCC section 14-52), and nighttime construction will be avoided. To the extent applicable, the above recommendations will be followed. No adverse impacts to other vertebrate or invertebrate populations are expected as a result of this Project.



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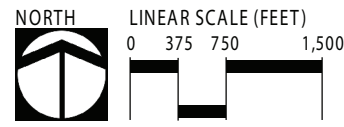
**LEGEND**

- Project Area
- Critical Habitats

**Figure 18:  
Critical Habitats**

**Meadow Gold Hilo**

ISLAND OF HAWAII



Source: U.S. Fish and Wildlife Service (2021), ESRI Basemaps.  
Disclaimer: This map has been prepared for general planning purposes only.

**MEADOW GOLD EXPANSION**

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## 4 DESCRIPTION OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This section describes the existing conditions of the human environment, preliminary potential impacts of the proposed Project, and preliminary mitigation measures to minimize any impacts.

### 4.1 ARCHAEOLOGICAL AND HISTORIC RESOURCES

Scientific Consultant Services, Inc. (SCS) conducted an archaeological inventory survey (AIS) for the area, including the Project site, in 2006. The purpose of the AIS was to identify and evaluate the historical significance of any archaeological properties located within and surrounding the Project site.

According to the AIS,

*“The military presence dominates the historical landscape in the area of the Project site. During WWII, the entire area was directly associated with the U.S. Naval Air Station. The Naval Air Station, the WWII manifestation of the United States Navy and Army in Hilo, represents the zenith of an 88-year presence (as of 2006) military presence in this region. Most of the Mana Quarry area displays some kind of impact from that activity.*

*Other historical events and developments within the Project area include a small portion of the rail line (Railroad Avenue) that originally connected the Mana Quarry with the ocean shoreline. That rail line was built in 1908 specifically to bring quarried rock to the wharf construction area. Most of that rail line was covered over in the building of the runway in 1925, but a small portion near the quarry remained intact. That small portion was incorporated into WWII base operations.”*

The entire area had been under the jurisdiction of the United States Department of Defense during World War II. Remains of modifications from that intensive occupation were still present in the area surveyed. Four sites were identified (50-10-35-25538, 25539, 25540, 25541) in the northern portion of TMK 2-1-012:004 (closest to what was once known as “General Lyman Field”/“U.S. Naval Air Station”). Each of the sites which were identified was assessed for their significance as outlined in Hawai‘i Administrative Rules §13-275-6. To be assessed as significant a site must be characterized by one or more of the following five criteria:

- (A) *It must be associated with events that have made a significant contribution to the broad patterns of our history, or be considered a traditional cultural property.*
- (B) *It must be associated with the lives of persons significant in the past.*
- (C) *It must embody distinctive characteristics of a type, period, or method of construction, or represent a significant and distinguishable entity whose components may lack individual distinction.*
- (D) *It must have yielded or may be likely to yield, information important in prehistory or history.*

## MEADOW GOLD EXPANSION

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- (E) *Have important value to native Hawaiian people or other ethnicities in the state, due to associations with cultural practices and traditional beliefs that were, or still are, carried out.*

All four identified sites were determined in the AIS to be significant for Criterion D only, and no further work is recommended for these four sites.

<b>Site</b>	<b>SIHP</b>	<b>Time of use</b>	<b>Significance Criterion</b>	<b>Recommended treatment</b>
Breakwater quarry and railroad line, and Naval Air Station Fuel Station	25538	1908 - 1946	D	No further work
Fuel Station Road	25539	1941 - 1946	D	No further work
South end of Airport Parking Area	25540	1941 - 1946	D	No further work
Warehouse Area	25541	1941 - recent	D	No further work

According to Jas. W. Glover, Ltd., in December 13, 1946, Glover was assigned a lease originally dated December 8, 1931, between the Mana Transportation Company and the Territory of Hawaii. While the company does not have records earlier than December 8, 1931, the maps with those records show an active quarry site at that time.

### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

No cultural, historic or archaeological sites are believed to be present within the Project site. It is anticipated that the proposed action would not adversely affect any historic properties, or culturally valued resources or cultural practices given the project area has been used for quarrying and industrial-type uses. The Applicant, the County of Hawaii, Jas. W. Glover, Ltd. and their respective contractors will comply with all state and county laws and rules regarding the preservation of archaeological and historic sites. The construction documents will include a provision that should historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of shell or charcoal or artifacts be inadvertently encountered during construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractors will immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.



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#### 4.2 CULTURAL RESOURCES

Scientific Consultant Services, Inc. (SCS) conducted a cultural impact assessment (CIA) for the area (including the Project site) in 2006, in accordance with the methodology and content protocol provided in the *Guidelines for Assessing Cultural Impacts* (Office of Environmental Quality Control, 1997).

The Project site is in the ahupuaa of Waiakea. The Pana'ewa forest covers, or once covered this area, and a much larger area beyond. According to the CIA, Pana'ewa is named after the *mo'o* that fought Hi'iaka (Pukui *et al.* 1974:178). The legendary origin of the Pana'ewa forest is associated with Pele's search for a suitable home in the island chain of Hawai'i. When Pele sent her sister Hi'iaka to travel to Kaua'i to contact Lohi'au, Hi'iaka passed through the Pana'ewa forest. Hi'iaka could have passed around the forest, taking the pathway along the shoreline from Haena (southeast of the project area) to Wai'ikea and Hilo, but she instead chose to cut through the forest taking a more direct, and shorter route.

*Two routes offered themselves for Hiiaka's choice, a makai road, circuitous but safe, the one ordinarily pursued by travelers; the other direct but bristling with danger, because it traverse the territory of the redoubtable witch-mo'o, Pana-ewa. ... When Hiiaka announced her determination to take the short road, the one of danger that struck through the heart of Pana-ewa, Pa-pulehu drew back in dismay and expostulated: "That is not a fit road for us, or for any but a band of warriors. If we go that way we shall be killed" [Emerson 1:2005:30].*

Pana'ewa did not let Hi'iaka pass without a fight.

*The battle that ensued when Panaewa sent to the attack his nondescript pack of mo'o, dragonlike anthropoids, the spawn of witchcraft, inflamed with the spite of demons, was hideous and uncanny. Tooth and claw ran amuck. Flesh was torn, limbs rent apart, blood ran like water. If it had been only a battle with enemies in the open Hiiaka would have made short work of the job. Her forces lay ambushed in every wood and brake and assumed every imaginable disguise. A withered bush, a bunch of grass, a moss-grown stone, any, the most innocent object in nature, might prove to be an assailant ready to spit venom or tear with hook and talon [Emerson 2005:35].*

The *mo'o* Pana'ewa and all of his minions were defeated by Hi'iaka and her assistants. "Hawaii for once, and for all time, was rid of that pestilential, man-eating, *mo'o* band headed by Pana-ewa who, from the time of Pele's coming, had remained entrenched in the beautiful forest-land that still bears the name – Pana-ewa" (Emerson 2005:46).

In addition to conducting background research into the traditional and historic importance of the Project site in the context of the Waiakea Ahupua'a, SCS also made an effort to consult with community members:

*The two groups that are in direct contact with current activity within and immediately adjacent to the project area are the Security crew for the Department of Transportation*

## MEADOW GOLD EXPANSION

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*(Airport), and the soldiers that work at the Keaukaha Military Reservation. I spoke with George Crabbe, Director of Security at the airport, and Lt. Colonel Darrell Lindsey at the Keaukaha Military Reservation. The Hawaiian Civic Club of Hilo was contacted in May, 2006, and as a result of that communications, I presented a talk using Powerpoint at their monthly meeting on June 1, 2006. OHA was invited to that meeting, but was not able to attend at that time. Nineteen people attended that meeting. Attendees volunteered stories about Waiākea, and asked and answered questions about the project area. Information gathered during those discussions are incorporated into the identification and assessment of the potential resources...*

*Consulting parties noted that pigs were present in the area, and that may be a potential subsistence resource. The USDA has placed pig traps in the intact forest to catch the pigs and remove them. This is done as an airport safety feature: to keep pigs from running out onto the airport runway...*

*One consulting party recalled that the military base was used a place of refuge after the tsunami of 1946. Citizens that lived near the ocean and that had lost their homes were moved to the west end of the old military base, and housed temporarily in the barracks there. Those barracks are no longer present, and that area is beyond the project area."*

According to the CIA, "Based on discussions with informants and consultation of oral history, written accounts of legend and history, the Mahele records and maps, there are no places where cultural beliefs are practiced, and no areas where cultural practices are conducted, within the project area."

### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

Based on the information presented in the CIA, collected from a variety of sources including consultation with knowledgeable local residents, no Traditional Cultural Properties (TCP) or areas of cultural practice were identified in the area. Consequently, the CIA concluded that development in the Project area will have no impacts to TCP or areas of cultural practice.

## **4.3 TRANSPORTATION**

### **4.3.1 Roadways and Traffic**

#### **EXISTING CONDITIONS**

##### **Roadways and Vehicular Access**

Area roadways include Kanoelehua Avenue, Leilani Street, Lanikaula Street and Railroad Avenue. A description of each roadway follows:

**Kanoelehua Avenue** is a two-way, six-lane, divided arterial highway in Hilo. Kanoelehua Avenue is the extension of the Hawaii Belt Road (Volcano Highway), which is located south of Hilo. Within

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the study area, northbound Kanoelehua Avenue provides two through lanes and a dedicated right-turn deceleration/acceleration lane. Southbound Kanoelehua provides three through lanes. Kanoelehua Avenue also provides exclusive left-turn median lanes in both directions at Kekuaaoa Street and at Leilani Street.

**Leilani Street** is a two-way, two-lane local roadway between Iolani Street and the Hilo Sanitary Landfill. Leilani Street is signalized at its intersection with Kanoelehua Avenue.

**Lanikaula Street** is a two-way, two-lane roadway between Mohouli Street and Railroad Avenue. Lanikaula Street is restricted to right-turn-in and right-turn-out movements only at its unsignalized intersection with Kanoelehua Avenue. The access restrictions on Lanikaula Street at Kanoelehua Avenue limit its function as a major mauka-makai collector roadway. Lanikaula Street is stop-controlled at its T-intersection with Railroad Avenue.

**Railroad Avenue** is a two-lane, two-way roadway, which is located east of and roughly parallel to Kanoelehua Avenue/Volcano Highway. Railroad Avenue provides an alternate route between Keaau and Hilo. Railroad Avenue is stop-controlled at its T-intersection with Leilani Street.

#### **Pedestrian Facilities**

Pedestrian facilities consist of sidewalks, crosswalks, and pedestrian signals at signalized intersections. Of the area roadways described above, only sidewalks are available in the southbound direction of Kanoelehua Avenue.

Only the intersection Kanoelehua Avenue and Leilani Street of the intersections of the area roadways described above includes crosswalks and pedestrian signals. One reason for this is that Kanoelehua Avenue blocks East Lanikaula Street from being a full intersection, so it is not a signalized intersection with pedestrian signals. However, there is a pedestrian crossing across Kanoelehua Avenue along the northern portion of East Lanikaula Street.

#### **Bicycle Facilities**

The nearest bicycle facility is located on Kanoelehua Avenue where a southbound bike lane is provided between Kamehameha Avenue and Pūainako Street; then the lane transitions into a bike route south of Pūainako Street to Makalika Street.

#### **Transit**

“Hele-On Bus” is the County of Hawai‘i’s primary form of public transit that offers fixed-route transit services in the Hilo area. Bus Route #101 travels along Kanoelehua Avenue between Puainako Street and Kalanianaʻole Avenue. On “selected trips”, Bus Route #103 travels along Kanoelehua Avenue between Kawili Street and Kamehameha Avenue.

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**Traffic**

In the vicinity of the project, Google Earth shows both live and typical traffic along the area roads described above, as fast or moderately fast during peak times (in the morning and afternoon) as shown below:

**Typical Traffic on Surrounding Streets Wednesdays at 7:45 am**

<b><u>Time</u></b>	<b><u>Fast</u></b>	<b><u>Moderately Fast</u></b>	<b><u>Moderately Slow</u></b>	<b><u>Slow</u></b>
Railroad Avenue Northbound (between Leilani and East Lanikaula)		X		
Railroad Avenue Southbound (between Leilani and East Lanikaula)		X		
Leilani Street Westbound (between Kanoelehua and Railroad)		X		
Leilani Street Eastbound (between Kanoelehua and Railroad)		X		
Kanoelehua Avenue Northbound (between Leilani and East Lanikaula)		X		
Kanoelehua Avenue Southbound (between Leilani and East Lanikaula)	X			
East Lanikaula Street (between Kanoelehua and Lokahi)		X		
East Lanikaula Street (between Lokahi and Railroad)	X			

**Typical Traffic on Surrounding Streets Thursdays at 4:15 pm**

<b><u>Time</u></b>	<b><u>Fast</u></b>	<b><u>Moderately Fast</u></b>	<b><u>Moderately Slow</u></b>	<b><u>Slow</u></b>
Railroad Avenue Northbound (between Leilani and East Lanikaula)		X		
Railroad Avenue Southbound (between Leilani and East Lanikaula)		X		

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Leilani Street Westbound (between Kanoelehua and Railroad)		X		
Leilani Street Eastbound (between Kanoelehua and Railroad)		X		
Kanoelehua Avenue Northbound (between Leilani and East Lanikaula)		X		
Kanoelehua Avenue Southbound (between Leilani and East Lanikaula)	X			
East Lanikaula Street (between Kanoelehua and Railroad)	X			

Of the three entities (Meadow Gold, County Department of Parks and Recreation, Jas. W. Glover, Ltd.), only Meadow Gold is proposing to expand its operations. (Although as mentioned in Section 2.3 above, DPR is planning to construct a small building to consolidate small storage structures that presently exist.) According to Meadow Gold, if the proposed expansion of facilities is implemented, it is expected to add eight more delivery containers to area roads from current conditions. Deliveries occur between 4:00 am and 4:00 pm daily. DPR hours of operation are from approximately 7:30am to 4:45pm.

Current driveway access to the Meadow Gold facilities is located along Railroad Avenue and driveway access to Jas. W. Glover Ltd. is located along Leilani Street. The DPR facilities have driveway access along both Railroad Avenue and Leilani Street.

**POTENTIAL IMPACTS AND MITIGATION MEASURES**

No significant impact. The proposed Project will not require permanent rerouting or alteration of roadway traffic, but it may be required occasionally to accommodate construction equipment. Short-term construction-related activities are expected to cause minimal increases in traffic in the immediate Project vicinity. Traffic cones and other directional devices will be placed in the roadway to guide vehicles around work areas. The contractor will implement measures to provide access past work sites and to minimize the inconvenience to the community. These measures may include the following:

- Posting flagmen for traffic control around work sites.
- Backfilling/covering all trenches at the end of the work day.
- Posting safety devices and signs for the duration of construction.
- Scheduling construction and material deliveries during non-peak traffic hours.

In the long-term, the Project is not anticipated to have a long-term impact on roadways, pedestrian or bicycle facilities, transit service, or traffic operations in the vicinity of the proposed

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Project. The reconfiguration of the Meadow Gold and DPR facilities will allow Meadow Gold to gain access to Leilani Street. Otherwise, the Project will not affect hours of operation or vehicle trips from current uses.

During the pre-assessment consultation period, the County of Hawai'i Department of Public Works (DPW) commented:

All driveway connections and construction within Leilani Street Right-of-Way shall conform to Chapter 22, County Streets, of the Hawaii County Code. Access to Leilani Street, including the provision of adequate sight distances, shall meet with the approval of the Department of Public Works, Engineering Division.

#### **4.3.2 Airports**

The Project site is located approximately 0.25 miles south of Hilo International Airport.

#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

As the Project will not include features that attract hazardous wildlife, create glint and glare hazard, or create an aerial obstruction hazard to flight operations, the Project is not anticipated to have a significant effect on the Hilo International Airport.

During the pre-assessment consultation period, the State of Hawai'i Department of Transportation (HDOT) commented:

Due to the proximity to the airport, the developer should be aware of potential noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project location. These impacts may increase or decrease over time and depending on airport operations.

#### **4.4 NOISE**

Ambient noise in the project area is predominantly attributed to the combined noise levels of vehicular traffic servicing or passing by the Project site, aircraft overflights to and from the Hilo International Airport, and industrial activities in the surrounding area (including Department of Parks and Recreation baseyard operations, and aggregate processing activities at Jas. W. Glover, Ltd.). The nearest concentration of noise-sensitive uses are residences west of Kanoelehua Avenue (approximately 800 feet or more away from the intersection of Railroad Avenue and Leilani Street). At this distance, noise originating from the vicinity of the project area is perceptible but not a nuisance, and is blended in with noise from Kanoelehua Avenue, the Hilo International Airport, industrial uses between Kanoelehua Avenue and the Project site, and

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naturally occurring sounds (wind through vegetation, birds vocalizing). Therefore, existing noise impacts from the Project site on sensitive receptors are probably modest.

#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

Construction of the proposed action may result in short-term noise impacts to the surrounding environment. However, noise generated by temporary construction activities would be similar in character and intensity to the existing noise conditions and is not anticipated to have an adverse effect on overall noise levels. Any potential impacts would be mitigated by complying with the State DOH Administrative Rules, Title 11, Chapter 46 “Community Noise Control” regulations.

In the long-term, noise in the project vicinity is anticipated to remain similar to existing conditions. Noise generated by future use of the site would be similar in character and intensity to the noise levels currently generated in the Project vicinity. Therefore, the proposed Project is not anticipated to result in significant impacts in the long-term.

## **4.5 AIR QUALITY**

Air quality on Hawai‘i Island is affected by emissions from industrial sources, vehicles, and natural sources. The major industrial source for the island is oil-fired power plants, which emit SO<sub>2</sub>, nitrogen oxides, and particulate matter. Motor vehicles emit CO, nitrogen oxides and hydrocarbons (an ozone precursor), as well as smaller amounts of other pollutants including particulates. Also emitting SO<sub>2</sub> is the geothermal power plant Puna Geothermal Venture, which supplies about 10-20% of the island’s electricity. However, Puna Geothermal Venture is currently operating at less than full power due to the volcanic eruptions of 2018. Volcanic emissions of sulfur dioxide convert into particulate sulfate, which causes a volcanic haze (vog) to blanket the area during occasional episodes of southerly kona winds. Vog concentrations are primarily dependent on the amount of volcanic emissions, the distance from the source vents, and the wind direction and speed on a given day. When trade winds are absent, which occurs most often during the winter months, East Hawai‘i, the entire island or the entire state can be impacted by vog.

The State maintains six air monitoring stations on the island of Hawai‘i, one of which is located in Hilo. According to DOH ambient air quality data, the quality of air in the Hilo areas is considered to be “Good.” The prevailing northeasterly trade winds tend to disperse pollutants toward the mountains, decreasing the concentration of pollution above Hilo. However, the amount of particulates and other air pollutants can significantly increase during periods when the winds shift to a southwesterly direction. Air flow from this direction carrying vog can lead to an increase in pollution and a decrease in visibility (Wilson Okamoto Corporation, 2020).

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#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

Construction activity will be the principal source of short-term air quality impact. Construction vehicle activity will temporarily increase automotive pollutant concentrations along the surrounding roadways. Site preparation, earth moving, and building construction will create particulate emissions during the short term. Movement of construction vehicles on unpaved surfaces can also generate particulate emissions.

Although the potential for fugitive dust is low due to the wet climate and low wind speeds of Hilo, adequate dust control measures will be employed, particularly during construction during low-rainfall periods. Dust control will be accomplished by frequent watering of unpaved areas within the Project site and areas of exposed soil surfaces. As soon as it is feasible, landscaping of completed areas will also be employed. Dust control measures will comply with applicable provisions of HAR section 11-60.1-33 and Chapter 10 (Erosion and Sedimentation Control), HCC. Measures to control dust during construction may include:

- Providing an adequate water source at the Project site prior to start-up of construction activities;
- Irrigating the construction site during periods of drought or high winds and all dry conditions;
- Landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase (if applicable);
- Disturbing only the areas of construction that are in the immediate zone of construction to limit the amount of time that the areas will be subject to erosion;
- Providing adequate dust control measures during weekends, after hours, and before daily start-up of construction activities; and
- Installing silt screening in the areas of disturbance.

Respective contractors would be responsible for adhering to air quality standards and minimizing air quality impacts during the various phases of construction. An air pollution control permit may be required to operate certain construction equipment, such as crushers or generator sets, which may be used during construction. If required, the contractor will be responsible for obtaining an air pollution control permit from the Clean Air Branch and complying with all applicable conditions and requirements. Air monitoring would also be required during construction. With the appropriate controls in place, no significant impacts on air quality are anticipated as a result of the proposed action. Once in operation, the Project is not anticipated to have a significant impact on air quality. No mitigation measures are proposed.

#### **4.6 VISUAL RESOURCES**

From areas surrounding the Project site, line-of-sight views are generally obstructed because of the relatively flat terrain and the surrounding industrial buildings which act as a visual barrier.



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However, for those traveling westward along Leilani Street and Lanikaula Street, long views towards the slopes of Mauna Kea are possible.

The uses within the Project site, including the buildings, base yards, open storage, parking lots and perimeter fencing of Meadow Gold, County Department of Parks and Recreation, and Jas. W. Glover, Ltd. lots present typical industrial uses along this portion of Railroad Avenue.

#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

No direct, indirect, or cumulative impacts on visual resources are anticipated with implementation of the proposed action. Views towards the Project site from surrounding streets and properties are typical of the industrial corridor along this portion of Railroad Avenue. Construction of the proposed action would not significantly alter the topography in such a way that would diminish the aesthetic character of the area. No mitigation measures are proposed or anticipated to be required.

### **4.7 INFRASTRUCTURE AND UTILITIES**

#### **4.7.1 Water System**

Existing potable water resources for the Hilo area come from ground water (approximately 65.5 percent) and surface water (approximately 34.5 percent). The water system in the Hilo area is served by one main system, and four smaller systems, which consumes a daily average of 5.49 million gallons of water from five surface systems and five deep well sources. The surface sources are the Waiakea-Uka Tunnel, the Oloo Flume Spring, Lyman Spring, Wailuku River-Hookelekele Stream, and Kaohama Stream. Three of the smaller systems use deep well sources, while the one remaining source draws its supply from surface water. Industrial and commercial sources draw water from smaller wells. The County of Hawai'i Department of Water Supply (DWS) provides water service to the proposed Project via a 12-inch water line.

Presently, Meadow Gold is served by the County of Hawai'i Department of Water Supply's (DWS) municipal water system.

#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

During the pre-assessment consultation period, DWS commented:

*The Department has noted that the usage over the past year is approximately 46,150 gallons per day (gpd), which is equivalent to 116 units of water, and exceeds the allowed usage and the capacity of the existing meter.*

*[...]*

*The Department takes into consideration the existing usage and the amount of water allocated to a parcel to determine availability of water. The over-usage will need to be addressed by taking measures to reduce the water usage to the allowed usage or increase the meter size and pay the prevailing facilities charge.*

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Meadow Gold is currently investigating whether why the reported usage is so high and if there is leak in the transmission system.

#### **4.7.2 Wastewater System**

Presently, Meadow Gold is served by the County of Hawai'i Department of Environmental Management Wastewater Division's municipal sewer system, which includes a 36-inch sewer line in Leilani Street.

#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

Meadow Gold anticipates there will be no increase in wastewater flows as a result of the proposed Project, therefore no impacts anticipated to the County's wastewater collection system on Leilani Street.

#### **4.7.3 Drainage System**

There is no defined drainage system in the Project site. Runoff from rainfall currently sheet flows and percolates within the upper layers of the site. Some ponding may occur at natural low points in the topography during and immediately after heavy rainstorm events. However, this water quickly infiltrates into the ground once heavy rains have subsided.

#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

During the pre-assessment consultation period, the County of Hawai'i Department of Public Works (DPW) commented:

*All development generated runoff shall be disposed of on-site and shall not be directed toward adjacent properties. A drainage study shall be prepared by a licensed civil engineer and the recommended drainage system shall be constructed meeting the approval of the Department of Public Works.*

Per DPW's comments, a drainage study will be submitted to the Department of Public Works before construction begins.

#### **4.7.4 Solid & Hazardous Waste**

The County of Hawai'i Solid Waste Division operates and maintains, either by County personnel or by contracted services, all solid waste collection and disposal facilities on the island. This includes two landfills, twenty-one transfer stations and island wide hauling operations in accordance with local, state and federal guidelines and regulations.

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The nearest solid waste facility to the project site is the Hilo Transfer Station, located approximately 0.8 miles to the south east of the site (County of Hawai'i Solid Waste Facilities, n.d.).

#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

Waste generated by site preparation will primarily consist of soil and rocks from grading, and solid waste during construction. Soil and rocks displaced from grading and clearing will be used as fill within the site as needed. To reduce waste during construction, recycled materials and locally produced products will be used where possible.

During construction, should any hazardous substances, pollutants, or contaminants be found at the Project Site, the State DOH Hazard Evaluation and Emergency Response (HEER) Office will be contacted to determine the appropriate actions to comply with the relevant environmental laws.

After improvements have been completed, the Project will generate solid waste related to daily use and operation. To minimize waste, recycling bins will be provided. Waste that cannot be recycled will be disposed of at the South Hilo Sanitary Landfill. As the Project will not result in an increase in activities by the County Department of Parks and Recreation or Jas. W. Glover, Ltd., it is not anticipated to significantly increase the amount of solid waste currently generated at the proposed Project.

#### **4.7.5 Utilities**

The Hawai'i Electric Company, Inc. (HECO), a privately-owned utility company regulated by the State Public Utilities Commission, provides electrical power to the island of Hawai'i. The HECO network of power plants serving Hilo includes the Kanoelehua Power Plant, Puna Power Plant, Wailuku Hydro Power Plant, Hilo Coast Power Plant, and Shipman Power Plant. At present a 13.8 kV line runs along the Leilani Extension Roadway and follows the roadway toward the National Guard Facility.

Telecommunication services are provided by Hawaiian Telcom via overhead lines.

#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

No significant impacts are anticipated to the operations of HECO or Hawaiian Telcom. However, the existing network of utilities may be impacted during construction. Coordination with the various service and utility providers will be performed during design of the proposed Project. Coordination will continue during the construction phase to ensure service interruptions are minimized during construction, and all necessary safety precautions are met.

## **4.8 SOCIO-ECONOMIC CHARACTERISTICS**

Hawai'i County has exhibited rapid and sustained population growth for decades, increasing 23.6% between the US Census counts in 1990 and 2000, and another 24.5% between 2000 and 2010. By comparison, the State's population increased only 9.3% and 12.3% respectively, over

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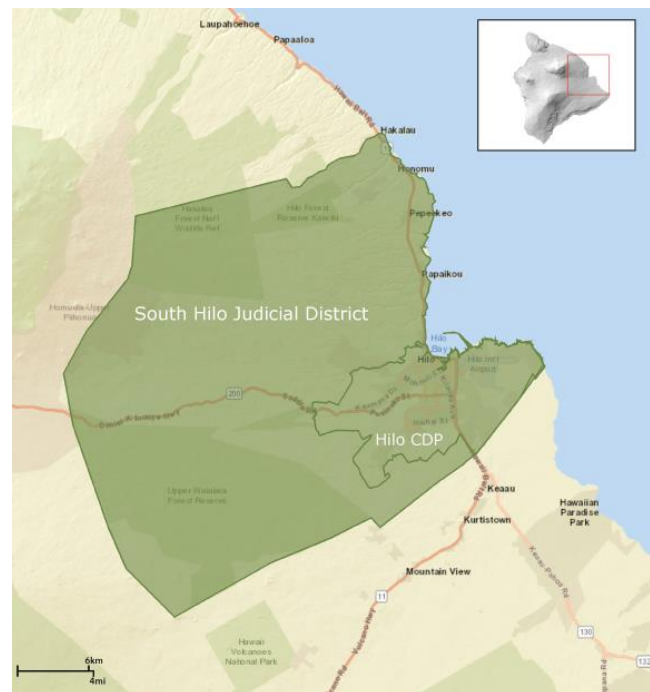
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the two past decades. As of 2017, Hawai'i County's population was estimated at 204,027 persons, 10% more than the 185,079 enumerated in 2010, for an average annual increase of 1.4%, based on estimates prepared by ESRI in 2017.

The South Hilo district had a population of 54,281 in 2017 which represented approximately 27 percent of the total population for Hawai'i Island (County of Hawai'i, Current). The City of Hilo contains the main offices of the county government and branch offices of federal and state agencies. The island's major deep draft harbor and international airport are also located in Hilo. In addition to industrial, commercial and social service activities, the University of Hawai'i at Hilo and Hawai'i Community College and affiliated research programs play an important role in Hilo's economy.

Overall economic conditions were mostly negative across the counties in the first quarter of 2021. The unemployment rate increased in all counties while total non-agricultural wage and salary jobs and total visitor arrivals by air declined. The value of private building permits increased in Honolulu and Kauai but decreased in other counties. In the first quarter of 2021, the unemployment rate in Hawaii County increased 6.4 percentage points from 2.4 percent to 8.8 percent.

In the first quarter of 2021, Hawaii County lost 11,900 or 16.8 percent of non-agricultural wage and salary jobs over the same quarter of 2020. Jobs decreased the most in Accommodation, which lost 3,100 jobs or 47.7 percent. This was followed by Food Services and Drinking Places which lost 1,900 jobs or 27.9 percent, Professional & Business Services which lost 1,200 jobs or 17.9 percent, Arts, Entertainment & Recreation which lost 1,100 jobs or 73.3 percent, and Transportation, Warehousing & Utilities which lost 800 jobs or 25.0 percent in the quarter. The Government sector lost 1,200 jobs or 7.8 percent in the quarter (DBEDT, 2021).



### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

Short-term employment benefits will be generated throughout the construction period, and long-term employment benefits will be directly generated by Meadow Gold by the projected increase of ten (10) full-time equivalent jobs. Under normal circumstances (pre-COVID-19), these benefits would not be of significant relative to the overall economy of the island. No changes are expected to the overall economy and no mitigation measures are planned.

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The proposed Project is not expected to affect area population and will not create additional strain on other area facilities.

## 4.9 PUBLIC SERVICES AND FACILITIES

### 4.9.1 Public Schools

The closest State Department of Education (DOE) public schools are: Waiakea Elementary School, Waiakea Intermediate School and Waiakea High School. Other public schools in the area include Hawaii Community College and University of Hawaii at Hilo..

### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

No significant impact. The proposed Project will not generate new residents or introduce new school-aged children to the area. Therefore, no additional demands will be placed on public school facilities.

While the construction of the Project will generate noise and may generate dust, and measures will be taken to minimize these potential impacts to area schools, the closest public educational facility, Hawaii Community College is located approximately 0.6 miles away and would unlikely to be affected by the implementation of the proposed Project (see discussions in Sections 4.4 Noise and 4.5 Air Quality above).

### 4.9.2 Police, Fire and Medical Services

**Police Protection.** The Project Site is located in South Hilo, Patrol District 1, which is the Hawai'i Police Department's largest staffed division. The district extends from Hakalau in the north, to the mid-point of Kanoelehua Avenue between Hilo and Kea'au in the south, to the Saddle Road in the west. The district includes the main police station, located at 349 Kapi'olani Street, approximately 1.6 miles from the proposed Project.

**Fire Protection.** Fire prevention and protection is provided by the Hawai'i Fire Department. Fire Department personnel include paramedics who respond to medical as well as fire emergencies. The Hawai'i County Fire Department Kawaihine Fire Station provides fire protection and suppression services in Waiākea. Backup support is provided by the Central Fire Station located 3.5 miles away in Hilo, the Kaumana Fire Station located 4.5 miles away, and the Waiākea Fire Station located 2.5 miles away in Keaukaha. A new fire station, Haihai, is less than three miles from the Project site (Wilson Okamoto Corporation, 2020).

**Medical Services.** Hilo Medical Center (HMC) is the primary health care facility serving the South Hilo district. HMC is located approximately 3.4 miles from the Project site at 1190 Waiānuenu Avenue. Ambulance service in Hilo is provided by the Hawai'i Fire Department, which serves the Project site from the Central Fire Station.

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#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

The Project is not expected to create a significant increase in demand on existing police, fire, or emergency medical services after construction. It is acknowledged, however, that there may be an occasional and unavoidable need for one or more of these services.

Fire protection would be provided by an existing fire hydrant fronting Meadow Gold on Leilani Street.

During the pre-assessment consultation period, the County of Hawai'i Department of Water Supply (DWS) commented:

*Please be informed that the existing 12-inch waterline within the roadway is adequate to provide 2,000 gallons per minute for fire protection, as required per the Department's Water System Standards.*

#### **4.9.3 Recreational Facilities**

The nearest recreational facilities to the proposed Project include Pana'ewa Park, Lokahi Park, and the Ho'olulu Park Complex, which contains the Afook-Chinen Civic Auditorium, Francis Wong Stadium, and Walter Victor CK Baseball Complex (Wilson Okamoto Corporation, 2020). Other recreational facilities, parks, and open spaces in the Hilo area include Mo'oheau Park, Hilo Bayfront Soccer Fields, Bayfront Park, Wailoa River State Park, and Lili'uokalani Park and Gardens.

More specialized recreational facilities include a Trap & Skeet Range located just under two miles southeast of Project site. The facility includes four (4) trap ranges, one (1) skeet range, two (2) covered rest areas, and a public restroom. Further south is the Pana'ewa Drag Strip, also known as the Hilo Drag Strip, which includes a sanctioned quarter mile drag strip, an oval dirt track, motocross track, go-cart track, and a mud bog. Both of these facilities are maintained and operated by the County of Hawai'i Department of Parks & Recreation (Wilson Okamoto Corporation, 2020).

#### **POTENTIAL IMPACTS AND MITIGATION MEASURES**

No direct, indirect, or cumulative impacts on recreational facilities are anticipated with implementation of the proposed action. Access to nearby recreational facilities would be maintained during construction and after completion of the project. Additionally, the proposed action is not a direct generator of new residents requiring recreational facilities. No mitigation measures are proposed or anticipated to be required.

## 5 LAND USE CONFORMANCE

State of Hawai'i and Hawai'i County land use plans, policies, and ordinances relevant to the Proposed Project are described below.

### 5.1 STATE OF HAWAI'I

#### 5.1.1 Chapter 343, Hawai'i Revised Statutes

Compliance with Chapter 343, HRS is required as described in Section 1.5.

#### 5.1.2 State Land Use Law, Chapter 205, Hawai'i Revised Statutes

The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission (LUC) and authorizes this body to designate all lands in the state into one of four Districts: Urban, Rural, Agricultural, or Conservation. The Project Site is located within the State Urban District (Figure 5).

#### 5.1.3 Coastal Zone Management Act, Chapter 205A, Hawai'i Revised Statutes

The U.S. Congress enacted the CZM Act to assist states in better managing coastal and estuarine environments. The act provides grants to states that develop and implement federally-approved CZM plans. The State of Hawai'i's CZM Act Program was enacted pursuant to Chapter 205A, HRS. The program outlines management objectives centered around ten areas: 1) Recreational Resources; 2) Historic Resources; 3) Scenic and Open Space Resources; 4) Coastal Ecosystems; 5) Economic Uses; 6) Coastal Hazards; 7) Managing Development; 8) Public Participation in Coastal Management; 9) Beach Protection; and 10) Marine Resources. All lands within the State of Hawai'i fall within the CZM area.

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**Table 5-1. Hawaii Coastal Zone Management Program, Chapter 205A, HRS**

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<b>RECREATIONAL RESOURCES</b>			
<b>Objective:</b> (A) Provide coastal recreational opportunities accessible to the public.			
<b>Policies:</b>			
(1) Improve coordination and funding of coastal recreational planning and management; and			X
(2) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:			X
a. Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;			X
b. Requiring restoration of coastal resources that have significant recreational and ecosystem value, including but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes, when these resources will be unavoidably damaged by development; or requiring monetary compensation to the State for recreation when restoration is not feasible or desirable;			X
c. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;			X
d. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;			X
e. Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;			X
f. Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;	X		
g. Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and			X
h. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.			X
<b>Discussion:</b> The Project Site does not provide or hinder coastal recreational opportunities accessible to the public. There are no coastal resources located in the vicinity of the Project Site; however, construction and operation activities will adopt Best Management Practices (BMPs) and low impact development (LID) features to ensure there are no secondary impacts to water quality.			
<b>HISTORIC RESOURCES</b>			
<b>Objective:</b> (A) Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.			
<b>Policies:</b>			
(1) Identify and analyze significant archaeological resources;	X		
(2) Maximize information retention through preservation of remains and artifacts or salvage operations; and			X
(3) Support state goals for protection, restoration, interpretation, and display of historic resources.	X		



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COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<p><b>Discussion:</b> Scientific Consultant Services, Inc. (SCS) conducted an archaeological inventory survey (AIS) for the area, including the Project site, in 2006. The AIS was conducted in accordance with HAR 13§13-275 and was performed in compliance with the <i>Rules Governing Minimal Standards for Archaeological Inventory Surveys and Reports</i> as contained in HAR 13§13-276.</p> <p>The entire area had been under the jurisdiction of the United States Department of Defense during World War II. Remains of modifications from that intensive occupation were still present in the area surveyed. Four sites were identified (50-10-35-25538, 25539, 25540, 25541) in the northern portion of TMK 2-1-012:004 (closest to what was once known as “General Lyman Field”/”U.S. Naval Air Station”. Each of the sites which were identified was assessed for their significance as outlined in Hawai’i Administrative Rules §13-275-6. All four identified sites were determined in the AIS to be significant for Criterion D only, and no further work is recommended for these four sites.</p> <p>With respect to the Proposed Project, no cultural, historic or archaeological sites are believed to be present within the Project site. It is anticipated that the proposed action would not adversely affect any historic properties, or culturally valued resources or cultural practices given the project area has been used for quarrying and industrial-type uses. The Applicant, the County of Hawaii, Jas. W. Glover, Ltd. and their respective contractors will comply with all state and county laws and rules regarding the preservation of archaeological and historic sites. The construction documents will include a provision that should historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of shell or charcoal or artifacts be inadvertently encountered during construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractors will immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.</p>			
<b>SCENIC AND OPEN SPACE RESOURCES</b>			
<b>Objective:</b> (A) Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.			
<b>Policies:</b>			
(1) Identify valued scenic resources in the coastal zone management area;			X
(2) Ensure that new developments are compatible with their visual environment by designing and locating those developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;			X
(3) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and			X
(4) Encourage those developments that are not coastal dependent to locate in inland areas.			X
<b>Discussion:</b> The proposed Project is not coastal dependent and is not located in open spaces along the coastline or shoreline.			
<b>COASTAL ECOSYSTEMS</b>			
<b>Objective:</b> (A) Protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes, from disruption and minimize adverse impacts on all coastal ecosystems.			
<b>Policies:</b>			

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(1) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;			X
(2) Improve the technical basis for natural resource management;			X
(3) Preserve valuable coastal ecosystems of significant biological or economic importance, including reefs, beaches, and dunes;			X
(4) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and			X
(5) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.	X		
<b>Discussion:</b> The proposed Project does not directly impact marine and coastal resources, such as mining, fishing, etc. The proposed Project will minimize disruption or degradation of coastal water ecosystems by not involving stream diversions, channelization, or similar land or water uses. Construction and operation activities will adopt Best Management Practices and LID features to ensure there are no secondary impacts to water quality.			
<b>ECONOMIC USES</b>			
<b>Objective:</b> (A) Provide public or private facilities and improvements important to the State's economy in suitable locations.			
<b>Policies:</b>			
(1) Concentrate coastal dependent development in appropriate areas;			X
(2) Ensure that coastal dependent development and coastal related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts in the coastal zone management area; and			X
(3) Direct the location and expansion of coastal development to areas designated and used for that development and permit reasonable long-term growth at those areas, and permit coastal development outside of designated areas when:			X
a. Use of designated locations is not feasible;			X
b. Adverse environmental effects and risks from coastal hazards are minimized; and			X
c. The development is important to the State's economy.			X
<b>Discussion:</b> The proposed Project is not coastal dependent.			
<b>COASTAL HAZARDS</b>			
<b>Objective:</b> (A) Reduce hazard to life and property from coastal hazards.			
<b>Policies:</b>			
(1) Develop and communicate adequate information about the risks of coastal hazards;	X		
(2) Control development, including planning and zoning control, in areas subject to coastal hazards;			X
(3) Ensure that developments comply with requirements of the National Flood Insurance Program; and	X		

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(4) Prevent coastal flooding from inland projects.			X
<b>Discussion:</b> The Project Site is not subject to hazards to life and property from tsunamis, storm waves, stream flooding, erosion, subsidence, and pollution, nor would it cause coastal flooding. This EA includes information about tsunamis, flood, erosion, subsidence, and point and nonpoint source pollution hazards. The proposed Project will comply with the requirements of the National Flood Insurance Program.			
<b>MANAGING DEVELOPMENT</b>			
<b>Objective:</b> (A) Improve the development review process, communication, and public participation in the management of coastal resources and hazards.			
<b>Policies:</b>			
(1) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;			X
(2) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and			X
(3) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.			X
<b>Discussion:</b> The proposed Project is not coastal-dependent nor will it involve any significant coastal developments; however, this EA discloses early information about potential short- and long-term impacts of the proposed Project, facilitating public participation in the environmental review process.			
<b>PUBLIC PARTICIPATION</b>			
<b>Objective:</b> (A) Stimulate public awareness, education, and participation in coastal management.			
<b>Policies:</b>			
(1) Promote public involvement in coastal zone management processes;			X
(2) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and			X
(3) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.			X

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<b>Discussion:</b> The proposed Project is not coastal dependent and will not require management of coastal resources. However, this EA includes information about potential short- and long-term impacts on the Coastal Zone Management Area, facilitating public awareness, education, and participation in the environmental review process.			
<b>BEACH AND COASTAL DUNE PROTECTION</b>			
<b>Objectives:</b> (A) Protect beaches and coastal dunes for: <ol style="list-style-type: none"> <li>i. Public use and recreation;</li> <li>ii. The benefit of coastal ecosystems; and</li> <li>iii. Use as natural buffers against coastal hazards; and</li> </ol> (B) Coordinate and fund beach management and protection.			
<b>Policies:</b>			
(1) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;			X
(2) Prohibit construction of private shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;			X
(3) Minimize the construction of public shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;			X
(4) Minimize grading of and damage to coastal dunes;			X
(5) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and			X
(6) Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor; and			X
<b>Discussion:</b> The Project Site is not located on a beach used for public use or recreation.			
<b>MARINE AND COASTAL RESOURCES</b>			
<b>Objective:</b> (A) Promote the protection, use, and development of marine and coastal resources to assure their sustainability.			
<b>Policies:</b>			
(1) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;			X
(2) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;			X
(3) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;			X
(4) Promote research, study, and understanding of ocean and coastal processes, impacts of climate change and sea level rise, marine life, and other ocean resources to acquire and inventory information necessary to understand how coastal development activities relate to and impact ocean and coastal resources; and			X
(5) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.			X

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<b>Discussion:</b> The proposed Project does not involve the use or development of marine and coastal resources.			

**5.1.4 Hawai'i State Plan, Chapter 226, HRS**

The Hawai'i State Plan directs State agencies to prepare functional plans for their respective program areas. There are 14 State Functional Plans that serve as the primary implementing vehicle for the goals, objectives, and policies of the Hawai'i State Plan.

Table 5-2. Hawai'i State Plan, Chapter 226, HRS

<b>HAWAII STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES</b> (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	<b>S</b>	<b>N/S</b>	<b>N/A</b>
<b>HRS § 226-1: Findings and Purpose</b>			
<b>HRS § 226-2: Definitions</b>			
<b>HRS § 226-3: Overall Theme</b>			
<b>HRS § 226-4: State Goals.</b> In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:			
(1) A strong, viable economy, characterized by stability, diversity and growth that enables fulfillment of the needs and expectations of Hawaii's present and future generations.	<b>X</b>		
(2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.	<b>X</b>		
(3) Physical, social and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring and of participation in community life.	<b>X</b>		
<b>Discussion:</b> The proposed Project is supportive of the State's goals as stated above, as it will provide much-needed upgrades to the proposed Project facilities, creating a desired physical environment to promote the physical, social, and economic well-being of the community. The Project will reconfigure and expand its current facilities in order to support on-island dairy farms in its current and future production. In addition, the Project will support the adjacent County of Hawaii's Department of Parks and Recreation base yard by providing adequate land area for their operations, minimize the impact to the adjacent Jas. W. Glover operations, and, regionally, benefit land uses and landowners south of the Project area by providing a roadway lot that would allow the extension of Leilani Street.			
<b>HRS § 226-5: Objectives and policies for population.</b>			

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HAWAII STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES  (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<b>Objective:</b> It shall be the objective in planning for the State’s population to guide population growth to be consistent with the achievement of physical, economic and social objectives contained in this chapter.			
<b>Policies:</b>			
(1) Manage population growth statewide in a manner that provides increased opportunities for Hawaii’s people to pursue their physical, social and economic aspirations while recognizing the unique needs of each County.			X
(2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.			X
(3) Promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations throughout the islands.			X
(4) Encourage research activities and public awareness programs to foster an understanding of Hawaii's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawaii's population.			X
(5) Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among the states, provided that such actions do not prevent the reunion of immediate family members.			X
(6) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state’s population.			X
(7) Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.			X
<b>Discussion:</b> The proposed Project is not anticipated to influence population growth patterns. The proposed Project will address the current and future operational needs of dairy farmers on Hawai’i Island, as well as support the operations of adjacent land uses.			
<b>HRS § 226-6: Objectives and policies for the economy in general.</b>			
<b>Objectives:</b> Planning for the State's economy in general shall be directed toward achievement of the following objectives:			
(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii's people, while at the same time stimulating the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.			X
(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.	X		
<b>Policies:</b>			

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(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)			
(1) Promote and encourage entrepreneurship within Hawaii by residents and nonresidents of the State.	<b>X</b>		
(2) Expand Hawaii's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.			<b>X</b>
(3) Promote Hawaii as an attractive market for environmentally and socially sound investment activities that benefit Hawaii's people.			<b>X</b>
(4) Transform and maintain Hawaii as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.			<b>X</b>
(5) Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawaii			<b>X</b>
(6) Seek broader outlets for new or expanded Hawaii business investments.			<b>X</b>
(7) Expand existing markets and penetrate new markets for Hawaii's products and services.	<b>X</b>		
(8) Assure that the basic economic needs of Hawaii's people are maintained in the event of disruptions in overseas transportation.			<b>X</b>
(9) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.			<b>X</b>
(10) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaii's small scale producers, manufacturers, and distributors.			<b>X</b>
(11) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.			<b>X</b>
(12) Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawaii.			<b>X</b>
(13) Foster greater cooperation and coordination between the government and private sectors in developing Hawaii's employment and economic growth opportunities.	<b>X</b>		
(14) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.	<b>X</b>		
(15) Maintain acceptable working conditions and standards for Hawaii's workers.			<b>X</b>
(16) Provide equal employment opportunities for all segments of Hawaii's population through affirmative action and nondiscrimination measures.			<b>X</b>
(17) Stimulate the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.			<b>X</b>

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(18) Encourage businesses that have favorable financial multiplier effects within Hawaii's economy, particularly with respect to emerging industries in science and technology.			X
(19) Promote and protect intangible resources in Hawaii, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.			X
(20) Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new or innovative potential growth industries in particular.			X
(21) Foster a business climate in Hawaii--including attitudes, tax and regulatory policies, and financial and technical assistance programs--that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.			X
<b>Discussion:</b> The proposed Project will not have a significant effect on the State's overall economy or future employment as it relates directly to the proposed facility expansion. While the proposed Project may provide short-term employment resulting from construction and some long-term employment in the form of a projected increase of ten (10) new full-time equivalent jobs, this action will not have a significant impact on the state-wide economy as a whole. However, maintaining and expanding on current operations at Meadow Gold is intended to support the continued local production of milk and other dairy products on Hawai'i Island.			
<b>HRS § 226-7: Objectives and policies for the economy - agriculture</b>			
<b>Objectives:</b> Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:			
(1) Viability of Hawaii's sugar and pineapple industries.			X
(2) Growth and development of diversified agriculture throughout the State.			X
(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawaii's strategic, economic, and social well-being.			X
<b>Policies:</b>			
(1) Establish a clear direction for Hawaii's agriculture through stakeholder commitment and advocacy.			X
(2) Encourage agriculture by making best use of natural resources.			X
(3) Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.			X
(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.			X
(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawaii's economy.			X
(6) Seek the enactment and retention of federal and state legislation that benefits Hawaii's agricultural industries.			X



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(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaii's producers and consumer markets locally, on the continental United States, and internationally.			X
(8) Support research and development activities that provide greater efficiency and economic productivity in agriculture.			X
(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.			X
(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.			X
(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.			X
(12) Expand Hawaii's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.			X
(13) Promote economically competitive activities that increase Hawaii's agricultural self-sufficiency.			X
(14) Promote and assist in the establishment of sound financial programs for diversified agriculture.			X
(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.			X
(16) Facilitate the transition of agricultural lands in economically nonfeasible agricultural production to economically viable agricultural uses.			X
(17) Perpetuate, promote, and increase use of traditional Hawaiian farming systems, such as the use of loko ia, mala, and irrigated loi, and growth of traditional Hawaiian crops, such as kalo, uala, and ulu.			X
(18) Increase and develop small-scale farms.			X
<b>Discussion:</b> The Project Site is located within the state land use "Urban" district and does not include agriculturally-viable land or practices for the Site's existing or proposed use.			
<b>HRS § 226-8: Objectives and policies for the economy – visitor industry</b>			
<b>Objectives:</b> Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawaii's economy.			
<b>Policies:</b>			
(1) Support and assist in the promotion of Hawaii's visitor attractions and facilities.			X

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<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people.			X
(3) Improve the quality of existing visitor destination areas.			X
(4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.			X
(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawaii's people.			X
(6) Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the visitor industry.			X
(7) Foster a recognition of the contribution of the visitor industry to Hawaii's economy and the need to perpetuate the aloha spirit.			X
(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawaii's cultures and values.			X
<b>Discussion:</b> The proposed Project has no direct relationship to the visitor industry.			
<b>HRS § 226-9: Objective and policies for the economy – federal expenditures</b>			
<b>Objective:</b> Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawaii's economy.			
<b>Policies:</b>			
(1) Encourage the sustained flow of federal expenditures in Hawaii that generates long-term government civilian employment.			X
(2) Promote Hawaii's supportive role in national defense.			X
(3) Promote the development of federally supported activities in Hawaii that respect statewide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawaii's environment.			X
(4) Increase opportunities for entry and advancement of Hawaii's people into federal government service.			X
(5) Promote federal use of local commodities, services, and facilities available in Hawaii.			X
(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawaii.			X
(7) Pursue the return of federally controlled lands in Hawaii that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.			X

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<b>Discussion:</b> The proposed Project has no relation to the State’s goals on federal expenditures.			
<b>HRS § 226-10: Objectives and policies for the economy – potential growth and innovative activities.</b>			
<b>Objective:</b> Planning for the State's economy with regard to potential growth activities shall be directed towards achievement of the objective of development and expansion of potential growth activities that serve to increase and diversify Hawaii's economic base.			
<b>Policies:</b>			
(1) Facilitate investment and employment growth in economic activities that have the potential to expand and diversify Hawaii's economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, health care, and science and technology-based sectors.			X
(2) Facilitate investment in innovative activity that may pose risks or be less labor-intensive than other traditional business activity, but if successful, will generate revenue in Hawaii through the export of services or products or substitution of imported services or products;			X
(3) Encourage entrepreneurship in innovative activity by academic researchers and instructors who may not have the background, skill, or initial inclination to commercially exploit their discoveries or achievements.			X
(4) Recognize that innovative activity is not exclusively dependent upon individuals with advanced formal education, but that many self-taught, motivated individuals are able, willing, sufficiently knowledgeable, and equipped with the attitude necessary to undertake innovative activity.			X
(5) Increase the opportunities for investors in innovative activity and talent engaged in innovative activity to personally meet and interact at cultural, art, entertainment, culinary, athletic, or visitor-oriented events without a business focus;			X
(6) Expand Hawaii's capacity to attract and service international programs and activities that generate employment for Hawaii's people.			X
(7) Enhance and promote Hawaii's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts.			X
(8) Accelerate research and development of new energy-related industries based on wind, solar, ocean, underground resources, and solid waste.			X
(9) Promote Hawaii's geographic, environmental, social, and technological advantages to attract new or innovative economic activities into the State.			X
(10) Provide public incentives and encourage private initiative to attract new or innovative industries that best support Hawaii's social, economic, physical, and environmental objectives.			X

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(11) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research.			X
(12) Develop, promote, and support research and educational and training programs that will enhance Hawaii's ability to attract and develop economic activities of benefit to Hawaii.			X
(13) Foster a broader public recognition and understanding of the potential benefits of new or innovative growth-oriented industry in Hawaii.			X
(14) Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawaii's social, economic, physical, and environmental objectives.			X
(15) Increase research and development of businesses and services in the telecommunications and information industries.			X
(16) Foster the research and development of non-fossil fuel and energy efficient modes of transportation.			X
(17) Recognize and promote health care and health care information technology as growth industries.			X
<b>Discussion:</b> The proposed Project has no direct relation to the State's goals regarding economic growth or innovative activities as stated above.			
<b>HRS § 226-10.5: Objectives and policies for the economy – information industry</b>			
<b>Objective:</b> Planning for the State's economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawaii as a leader in broadband and wireless communications and applications in the Pacific Region.			
<b>Policies:</b>			
(1) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawaii to accommodate future growth in the information industry;			X
(2) Facilitate the development of new business and service ventures in the information industry which will provide employment opportunities for the people of Hawaii;			X
(3) Encourage greater cooperation between the public and private sectors in developing and maintaining a well- designed information industry;			X
(4) Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people;			X
(5) Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the information industry;			X

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(6) Foster a recognition of the contribution of the information industry to Hawaii's economy; and			X
(7) Assist in the promotion of Hawaii as a broker, creator, and processor of information in the Pacific.			X
<b>Discussion:</b> The proposed Project has no direct relationship to the information industry.			
<b>HRS § 226-11: Objectives and policies for the physical environment – land-based, shoreline, and marine resources.</b>			
<b>Objectives:</b> Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.			
(1) Prudent use of Hawaii's land-based, shoreline, and marine resources.			X
(2) Effective protection of Hawaii's unique and fragile environmental resources.			X
<b>Policies:</b>			
(1) Exercise an overall conservation ethic in the use of Hawaii's natural resources.	X		
(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.			X
(3) Take into account the physical attributes of areas when planning and designing activities and facilities.	X		
(4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.			X
(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.			X
(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.	X		
(7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			X
(8) Pursue compatible relationships among activities, facilities, and natural resources.	X		
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.			X
<b>Discussion:</b> The proposed Project will utilize the existing, previously developed industrial site for the expansion and additions to the existing Meadow Gold facilities. While the site has already been highly developed, the Project will be planned and designed to be compatible with the character of the surrounding area. The proposed Project will exercise an overall conservation ethic by incorporating not only energy- and water-efficient features, but also LID measures to improve stormwater management. Avoidance and mitigation measures will be taken to encourage the protection of rare or endangered species that may be in or fly through the Project Site, such as the			

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Hawaiian Hawk ('Io), Hawaiian hoary bat ('ōpe'ape'a), Hawaiian goose (nēnē), and Hawaiian seabirds (see Section 3.6 above).			
<b>HRS § 226-12: Objectives and policies for the physical environment – scenic, natural beauty, and historic resources.</b>			
<b>Objective:</b> Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.			
<b>Policies:</b>			
(1) Promote the preservation and restoration of significant natural and historic resources.			X
(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.			X
(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.			X
(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.			X
(5) Encourage the design of developments and activities that complement the natural beauty of the islands.	X		
<b>Discussion:</b> The proposed Project will expand on the current facilities located in an existing industrial area and will be designed to be compatible with the character of the surrounding area.			
<b>HRS § 226-13: Objectives and policies for the physical environment – land, air, and water quality.</b>			
<b>Objectives:</b> Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:			
(1) Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.	X		
(2) Greater public awareness and appreciation of Hawaii's environmental resources.			X
<b>Policies:</b>			
(1) Foster educational activities that promote a better understanding of Hawaii's limited environmental resources.			X
(2) Promote the proper management of Hawaii's land and water resources.	X		
(3) Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.	X		
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaii's people.	X		

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(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.	X		
(6) Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.			X
(7) Encourage urban developments in close proximity to existing services and facilities.	X		
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors.			X
<p><b>Discussion:</b> The proposed Project will implement BMPs during construction to minimize short-term impacts from fugitive dust and drainage from the Project Site. Moreover, the upgraded facilities will incorporate LID features to reduce pollutants, improve stormwater quality, and reduce stormwater volumes, thereby promoting the proper management of land and water resources. The proposed Project is in close proximity to existing services, facilities, and utilities. Situated within Flood Zone X, the Project site is thus outside the 0.2-percent-annual-chance floodplain. The proposed expansion and new facilities will be built to the International Building Code standards and take into account the historic and projected natural hazards that may affect the area (see section 3.5), thereby reducing the threat to life and property from natural or man-induced hazards and disasters.</p>			
<b>HRS § 226-14: Objective and policies for facility systems – in general</b>			
<p><b>Objective:</b> Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.</p>			
<p><b>Policies:</b></p>			
(1) Accommodate the needs of Hawaii's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.			X
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.			X
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.			X
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.			X
<p><b>Discussion:</b> The proposed Project will continue to rely on County municipal water, transportation and waste disposal facilities and systems. The Project will incorporate the growing understanding of best stormwater management practices and will implement them to support the Project site and surrounding area.</p>			
<b>HRS § 226-15: Objectives and policies for facility systems – solid and liquid wastes.</b>			
<p><b>Objectives:</b> Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:</p>			

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(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.	X		
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.			X
<b>Policies:</b>			
(1) Encourage the adequate development of sewerage facilities that complement planned growth.			X
(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.	X		
(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.			X
<b>Discussion:</b> The proposed Project will utilize existing wastewater and solid waste infrastructure and facilities that currently service the site. The proposed Project will add up to 10 new full-time equivalent jobs, however, it is not anticipated to result in an overall significant increase in population at the site, or in the vicinity, and is thus not expected to significantly increase demands on existing solid and liquid waste facility systems beyond current capacities. The proposed Project will take adequate measures to meet basic public health and sanitation standards and promote recycling and an overall conservation ethic.			
<b>HRS § 226-16: Objectives and policies for facility systems – water.</b>			
<b>Objective:</b> Planning for the State’s facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.			
<b>Policies:</b>			
(1) Coordinate development of land use activities with existing and potential water supply.	X		
(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.			X
(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.			X
(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.			X
(5) Support water supply services to areas experiencing critical water problems.			X
(6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.			X



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<b>Discussion:</b> The proposed Project will continue to be served by DWS’s system and will incorporate water-efficient fixtures and water conservation practices. Meadow Gold is coordinating with DWS on whether the existing water line servicing the property is not leaking.			
<b>HRS § 226-17: Objectives and policies for facility systems – transportation.</b>			
<b>Objective:</b> Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:			
(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.			X
(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.			X
<b>Policies:</b>			
(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;			X
(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;			X
(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;			X
(4) Provide for improved accessibility to shipping, docking, and storage facilities;			X
(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;			X
(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;	X		
(7) Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;			X
(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;			X
(9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;			X
(10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawaii’s natural environment;			X
(11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;			X

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(12) Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and			X
(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.			X
<b>Discussion:</b> The proposed Project has no relationship to the provision or facilitation of transportation. However, the Project would provide a roadway lot that would allow the extension of Leilani Street, which would benefit land uses and landowners south of the area.			
<b>HRS § 226-18: Objectives and policies for facility systems – energy.</b>			
<b>Objectives:</b> Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:			
(1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;			X
(2) Increased energy security and self-sufficiency through the reduction and ultimate elimination of Hawaii's dependence on imported fuels for electrical generation and ground transportation;			X
(3) Greater diversification of energy generation in the face of threats to Hawaii's energy supplies and systems;			X
(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use; and			X
(5) Utility models that make the social and financial interests of Hawaii's utility customers a priority.			X
<b>Policies:</b>			
(1) Support research and development as well as promote the use of renewable energy sources;			X
(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;			X
(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;			X
(4) Promote all cost-effective conservation of power and fuel supplies through measures including:			X
(A) Development of cost-effective demand-side management programs;			X

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(B) Education;			X
(C) Adoption of energy-efficient practices and technologies; and	X		
(D) Increasing energy efficiency and decreasing energy use in public infrastructure;			X
(5) Ensure, to the extent that new supply-side resources are needed, that the development or expansion of energy systems utilizes the least-cost energy supply option and maximizes efficient technologies;			X
(6) Support research, development, demonstration, and use of energy efficiency, load management, and other demand-side management programs, practices, and technologies;			X
(7) Promote alternate fuels and transportation energy efficiency;			X
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications;			X
(9) Support actions that reduce, avoid, or sequester Hawaii’s greenhouse gas emissions through agriculture and forestry initiatives;			X
(10) Provide priority handling and processing for all state and county permits required for renewable energy projects;			X
(11) Ensure that liquefied natural gas is used only as a cost-effective transitional, limited-term replacement of petroleum for electricity generation and does not impede the development and use of other cost-effective renewable energy sources; and			X
(12) Promote the development of indigenous geothermal energy resources that are located on public trust land as an affordable and reliable source of firm power for Hawaii.			X
<b>Discussion:</b> Although the proposed Project has no relationship to energy development, energy-efficient design will be encouraged to promote environmental benefits and reduce operational costs.			
<b>HRS § 226-18.5: Objectives and policies for facility systems—telecommunications.</b>			
<b>Objective:</b> Planning for the State’s telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.			
<b>Policies:</b>			
(1) Facilitate research and development of telecommunications systems and resources;			X
(2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;			X

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(3) Promote efficient management and use of existing telecommunications systems and services; and			X
(4) Facilitate the development of education and training of telecommunications personnel.			X
<b>Discussion:</b> The proposed Project has no relationship to the State’s goals for telecommunications.			
<b>HRS § 226-19: Objectives and policies for socio-cultural advancement – housing.</b>			
<b>Objectives:</b> Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:			
(1) Greater opportunities for Hawaii’s people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaii’s population.			X
(2) The orderly development of residential areas sensitive to community needs and other land uses.			X
(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawaii’s people.			X
<b>Policies:</b>			
(1) Effectively accommodate the housing needs of Hawaii’s people.			X
(2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.			X
(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.			X
(4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.			X
(5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.			X
(6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.			X
(7) Foster a variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods that reflect the culture and values of the community.			X
(8) Promote research and development of methods to reduce the cost of housing construction in Hawaii.			X

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<b>Discussion:</b> The proposed Project has no relationship to the availability of housing in the State of Hawai'i.			
<b>HRS § 226-20: Objectives and policies for socio-cultural advancement – health</b>			
<b>Objectives:</b> Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:			
(1) Fulfillment of basic individual health needs of the general public.			X
(2) Maintenance of sanitary and environmentally healthful conditions in Hawaii's communities.	X		
<b>Policies:</b>			
(1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			X
(2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.			X
(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			X
(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.			X
(5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.			X
(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.			X
(7) Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code section 11702, and to reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data.			X
<b>Discussion:</b> Although the proposed Project has no direct relationship to the State's objectives and policies for health as described above, the proposed Project will continue to adhere to the maintenance of health and sanitation requirements for food production.			
<b>HRS § 226-21: Objectives and policies for socio-cultural advancement – education.</b>			

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(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)			
<b>Objectives:</b> Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.			
<b>Policies:</b>			
(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			X
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			X
(3) Provide appropriate educational opportunities for groups with special needs.			X
(4) Promote educational programs which enhance understanding of Hawaii's cultural heritage.			X
(5) Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.			X
(6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.			X
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.			X
(8) Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.			X
(9) Support research programs and activities that enhance the education programs of the State.			X
<b>Discussion:</b> The proposed Project has no direct relationship to the State's objectives and policies for education as stated above.			
<b>HRS § 226-22: Objective and policies for socio-cultural advancement – social services</b>			
<b>Objective:</b> Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.			
<b>Policies:</b>			
(1) Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.			X
(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families,			X

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and groups to deal effectively with social problems and to enhance their participation in society.			
(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawaii's communities.			X
(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.			X
(5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.			X
(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.			X
<b>Discussion:</b> The proposed Project has no direct relationship to the State's goals for the provision of social services as stated above.			
<b>HRS § 226-23: Objectives and policies for socio-cultural advancement – leisure.</b>			
<b>Objective:</b> Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.			
<b>Policies:</b>			
(1) Foster and preserve Hawaii's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.			X
(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.			X
(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.			X
(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.			X
(5) Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.			X
(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.			X
(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaii's people.			X
(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.			X
(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaii's population to participate in the creative arts.			X

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(10) Assure adequate access to significant natural and cultural resources in public ownership.			X
<b>Discussion:</b> The proposed Project has no direct relationship to the State’s socio-cultural advancement with regard to leisure, as described above.			
<b>HRS § 226-24: Objective and policies for socio-cultural advancement – individual rights and personal well-being.</b>			
<b>Objective:</b> Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.			
<b>Policies:</b>			
(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.			X
(2) Uphold and protect the national and state constitutional rights of every individual.			X
(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.			X
(4) Ensure equal opportunities for individual participation in society.			X
<b>Discussion:</b> The proposed Project has no direct relationship to the objective and policies for socio-cultural advancement of individual rights and personal well-being described above.			
<b>HRS § 226-25: Objectives and policies for socio-cultural advancement – culture.</b>			
<b>Objective:</b> Planning for the State’s socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people.			
<b>Policies:</b>			
(1) Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaii.			X
(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii's people and which are sensitive and responsive to family and community needs.			X
(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaii.			X
(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors.			X
<b>Discussion:</b> The proposed Project has no direct relation to the State’s goals for the advancement of culture.			
<b>HRS § 226-26: Objectives and policies for socio-cultural advancement – public safety.</b>			



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<b>Objectives:</b> Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:			
(1) Assurance of public safety and adequate protection of life and property for all people.			X
(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.			X
(3) Promotion of a sense of community responsibility for the welfare and safety of Hawaii's people.			X
<b>Policies related to public safety:</b>			
(1) Ensure that public safety programs are effective and responsive to community needs.			X
(2) Encourage increased community awareness and participation in public safety programs.			X
<b>Policies related to criminal justice:</b>			
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			X
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			X
(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.			X
<b>Policies related to emergency management:</b>			
(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.			X
(2) Enhance the coordination between emergency management programs throughout the State.			X
<b>Discussion:</b> The proposed Project has no direct relationship to the objective and policies for public safety, criminal justice, or emergency management as described above.			
<b>HRS § 226-27: Objectives and policies for socio-cultural advancement – government.</b>			
<b>Objectives:</b> Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:			
(1) Efficient, effective, and responsive government services at all levels in the State.			X

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HAWAII STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES	S	N/S	N/A
(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)			
(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.			X
<b>Policies:</b>			
(1) Provide for necessary public goods and services not assumed by the private sector.			X
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.			X
(3) Minimize the size of government to that necessary to be effective.			X
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawaii.			X
(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.			X
(6) Provide for a balanced fiscal budget.			X
(7) Improve the fiscal budgeting and management system of the State.			X
(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.			X
<b>Discussion:</b> The proposed Project has no direct relationship to the objective and policies for socio-cultural advancement for government as described above.			
HAWAII STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES	S	N/S	N/A
<b>HRS § 226-101: Purpose.</b> The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.			
<b>HRS § 226-102: Overall direction.</b> The State shall strive to improve the quality of life for Hawaii’s present and future present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, and quality education.			
<b>HRS § 226-103: Economic priority guidelines.</b>			
(a) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawaii’s people and achieve a stable and diversified economy:			
(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.			X
(A) Encourage investments which:			X
(i) Reflect long term commitments to the State;			X

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(ii) Rely on economic linkages within the local economy;			X
(iii) Diversify the economy;			X
(iv) Reinvest in the local economy;			X
(v) Are sensitive to community needs and priorities; and			X
(vi) Demonstrate a commitment to provide management opportunities to Hawaii residents.			X
(B) Encourage investments in innovative activities that have a nexus to the State, such as:			X
(i) Present or former residents acting as entrepreneurs or principals;			X
(ii) Academic support from an institution of higher education in Hawaii;			X
(iii) Investment interest from Hawaii residents;			X
(iv) Resources unique to Hawaii that are required for innovative activity; and			X
(v) Complementary or supportive industries or government programs or projects.			X
(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			X
(3) Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.			X
(4) Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.			X
(5) Streamline the building and development permit and review process, and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where public health, safety and welfare would not be adversely affected.			X
(6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawaii's small-scale producers, manufacturers, and distributors.			X
(7) Continue to seek legislation to protect Hawaii from transportation interruptions between Hawaii and the continental United States.			X

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(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:			X
(A) An industry that can take advantage of Hawaii’s unique location and available physical and human resources.			X
(B) A clean industry that would have minimal adverse effects on Hawaii's environment.			X
(C) An industry that is willing to hire and train Hawaii’s people to meet the industry's labor needs at all levels of employment.			X
(D) An industry that would provide reasonable income and steady employment.			X
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawaii business.			X
(10) Enhance the quality of Hawaii’s labor force and develop and maintain career opportunities for Hawaii's people through the following actions:			X
(A) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.			X
(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.			X
(C) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.			X
(D) Promote career opportunities in all industries for Hawaii’s people by encouraging firms doing business in the State to hire residents.			X
(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.			X
(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.			X
(b) Priority guidelines to promote the economic health and quality of the visitor industry:			
(1) Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawaii's residents and visitors.			X

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(2) Encourage the development and maintenance of well-designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.			X
(3) Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.			X
(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawaii's significant natural, scenic, historic, and cultural resources.			X
(5) Develop and maintain career opportunities in the visitor industry for Hawaii's people, with emphasis on managerial positions.			X
(6) Support and coordinate tourism promotion abroad to enhance Hawaii's share of existing and potential visitor markets.			X
(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.			X
(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.			X
(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.			X
(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:			
(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.			X
(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawaii.			X
(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.			X
(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:			
(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.			X
(2) Assist in providing adequate, reasonably priced water for agricultural activities.			X

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(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.			X
(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.			X
(5) Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawaii's agricultural community.			X
(6) Seek favorable freight rates for Hawaii's agricultural products from interisland and overseas transportation operators.			X
(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.			X
(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.			X
(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.			X
(10) Support the continuation of land currently in use for diversified agriculture.			X
(11) Encourage residents and visitors to support Hawaii's farmers by purchasing locally grown food and food products.			X
(e) Priority guidelines for water use and development:			
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.	X		
(2) Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.			X
(3) Increase the support for research and development of economically feasible alternative water sources.			X
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.			X
(f) Priority guidelines for energy use and development:			
(a) Encourage the development, demonstration, and commercialization of renewable energy sources.			X

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(b) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.			
(c) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.			
(d) Encourage the development and use of energy conserving and cost-efficient transportation systems.			X
<b>(g) Priority guidelines to promote the development of the information industry:</b>			
(1) Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawaii.			X
(2) Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.			X
(3) Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and accounting services.			X
(4) Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.			X
(5) Encourage research activities, including legal research in the information and telecommunications fields.			X
(6) Support promotional activities to market Hawaii's information industry services.			X
(7) Encourage the location or co-location of telecommunication or wireless information relay facilities in the community, including public areas, where scientific evidence indicates that the public health safety, and welfare would not be adversely affected.			X
<b>Discussion:</b> The proposed Project will incorporate water- and energy-conserving programs and technologies to help reduce the overall water consumption rate and energy waste. The use of non-potable water will be explored as a possibility for facility wash down.			
<b>HRS § 226-104: Population growth and land resources priority guidelines.</b>			
<b>(a) Priority guidelines to effect desired statewide growth and distribution:</b>			

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(1) Encourage planning and resource management to ensure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawaii's people.			X
(2) Manage a growth rate for Hawaii's economy that will parallel future employment needs for Hawaii's people.			X
(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.			X
(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.			X
(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.			X
(6) Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.			X
(7) Support the development of high technology parks on the neighbor islands.			X
(b) Priority guidelines for regional growth distribution and land resource utilization:			
(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.	X		
(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.			X
(3) Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.			X
(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.			X
(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.			X



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(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.			X
(7) Pursue rehabilitation of appropriate urban areas.			X
(8) Support the redevelopment of Kakaako into a viable residential, industrial, and commercial community.			X
(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.			X
(10) Identify critical environmental areas in Hawaii to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.			X
(11) Identify all areas where priority should be given to preserving rural character and lifestyle.			X
(12) Utilize Hawaii's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.	X		
(13) Protect and enhance Hawaii's shoreline, open spaces, and scenic resources.			X
<b>Discussion:</b> The Project Site is located within an existing urban area where adequate public facilities and infrastructure are already available. The proposed Project also represents using Hawai'i's limited land resources wisely by locating the expansion and new facilities within an existing industrial area and maximizing the use of surrounding industrial land. Otherwise, the proposed Project is not directly related to the State's other economic priority guidelines stated above.			
<b>HRS § 226-105: Crime and criminal justice.</b>			
Priority guidelines in the area of crime and criminal justice:			
(1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.			X
(2) Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.			X
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.			X

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(4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.			X
(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.			X
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			X
<b>Discussion:</b> The proposed Project has no direct relationship to the priority guidelines described above on crime and criminal justice.			
<b>HRS § 226-106: Affordable housing.</b>			
Priority guidelines for the provision of affordable housing:			
(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.			X
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.			X
(3) Improve information and analysis relative to land availability and suitability for housing.			X
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawaii's low- and moderate-income households, gap-group households, and residents with special needs.			X
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawaii's people for the purchase of initial owner-occupied housing.			X
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.			X
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			X
(8) Give higher priority to the provision of quality housing that is affordable for Hawaii's residents and less priority to development of housing intended primarily for individuals outside of Hawaii.			X
<b>Discussion:</b> The proposed Project has no direct relationship to the priority guidelines described above on affordable housing.			
<b>HRS § 226-107: Quality education.</b>			
Priority guidelines to promote quality education:			

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(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;			X
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;			X
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force;			X
(4) Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities;			X
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:			X
(A) The electronic exchange of information;			X
(B) Statewide electronic mail; and			X
(C) Access to the Internet.			X
Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;			X
(6) Pursue the establishment of Hawaii's public and private universities and colleges as research and training centers of the Pacific;			X
(7) Develop resources and programs for early childhood education;			X
(8) Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and			X
(9) Strengthen and expand educational programs and services for students with special needs.			X
<b>Discussion:</b> The proposed Project has no direct relationship to the priority guidelines described above on education.			
<b>HRS § 226-108: Sustainability.</b>			
Priority guidelines and principles to promote sustainability shall include:			
(1) Encouraging balanced economic, social, community, and environmental priorities;	X		
(2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;	X		
(3) Promoting a diversified and dynamic economy;			X

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(4) Encouraging respect for the host culture;			X
(5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;	X		
(6) Considering the principles of the ahupuaa system; and			X
(7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawaii.	X		
<b>Discussion:</b> The proposed Project will incorporate LID, BMPs, and other water- and energy-conserving features that will be supportive of many of the State’s priority guidelines for promoting sustainability.			
<b>HRS § 226-109: Climate change adaptation priority guidelines.</b>			
Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:			
(1) Ensure that Hawaii’s people are educated, informed, and aware of the impacts climate change may have on their communities;			X
(2) Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies;			X
(3) Invest in continued monitoring and research of Hawaii’s climate and the impacts of climate change on the State;			X
(4) Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;			X
(5) Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;			X
(6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;	X		
(7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;			X
(8) Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;			X

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(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)			
(9) Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans; and			<b>X</b>
(10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.	<b>X</b>		
<b>Discussion:</b> Implementation of the proposed Project would be supportive of climate change adaptation priority guidelines by incorporating LID features to improve stormwater management, energy conservation features, as well as other features and strategies for adaptation to climate change impacts.			

**5.1.5 Hawai'i State Environmental Policy, Chapter 344, HRS**

The State Environmental Policy provides guidelines for agencies to create and maintain conditions under which humanity and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawai'i. The environmental Guidelines (§344-4, HRS) suggest that insofar as practical, the development of programs consider: population; land, water, mineral, visual, air, and other natural resources; flora and fauna; parks, recreation, and open space; economic development; transportation; energy; community life and housing; education and culture; and, citizen participation. The Project's consistency with the State Environmental Policy is outlined in the table below:

**Table 5-3. Hawai'i State Environmental Policy and Guidelines, Chapter 344-3 and 344-4, HRS**

<b>State Environmental Policy, Chapter 344, Hawaii Revised Statutes</b>	<b>S</b>	<b>N/S</b>	<b>N/A</b>
(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)			
<b>STATE ENVIRONMENTAL POLICY</b>			
<b>§344-3 Environmental policy.</b> It shall be the policy of the State, through its programs, authorities, and resources to:			
(1) Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State's unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which humanity and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawaii.	<b>X</b>		
(2) Enhance the quality of life by:			
(A) Setting population limits so that the interaction between the natural and artificial environments and the population is mutually beneficial;			<b>X</b>

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<b>State Environmental Policy, Chapter 344, Hawaii Revised Statutes</b> (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(B) Creating opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments;			<b>X</b>
(C) Establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian; and	<b>X</b>		
(D) Establishing a commitment on the part of each person to protect and enhance Hawaii's environment and reduce the drain on nonrenewable resources.	<b>X</b>		
<b>Discussion:</b> The proposed Project will incorporate storm water BMPs and LID measures to protect natural resources by controlling runoff and pollution and safeguarding the State's fresh and marine water bodies, thereby affirming a commitment to protect and enhance Hawai'i's environment.			
<b>GUIDELINES</b>			
<b>§344-4 Guidelines.</b> In pursuance of the state policy to conserve the natural resources and enhance the quality of life, all agencies, in the development of programs, shall, insofar as practicable, consider the following guidelines:			
(1) Population.			
(A) Recognize population impact as a major factor in environmental degradation and adopt guidelines to alleviate this impact and minimize future degradation;			<b>X</b>
(B) Recognize optimum population levels for counties and districts within the State, keeping in mind that these will change with technology and circumstance, and adopt guidelines to limit population to the levels determined.			<b>X</b>
<b>Discussion:</b> The proposed Project has no direct relationship to State Environmental Guidelines for population growth.			
(2) Land, water, mineral, visual, air, and other natural resources.			
(A) Encourage management practices which conserve and fully utilize all natural resources;	<b>X</b>		
(B) Promote irrigation and waste water management practices which conserve and fully utilize vital water resources;	<b>X</b>		
(C) Promote the recycling of waste water;			<b>X</b>
(D) Encourage management practices which conserve and protect watersheds and water sources, forest, and open space areas;	<b>X</b>		
(E) Establish and maintain natural area preserves, wildlife preserves, forest reserves, marine preserves, and unique ecological preserves;			<b>X</b>

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<b>State Environmental Policy, Chapter 344, Hawaii Revised Statutes</b> (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(F) Maintain an integrated system of state land use planning which coordinates the state and county general plans;			<b>X</b>
(G) Promote the optimal use of solid wastes through programs of waste prevention, energy resource recovery, and recycling so that all our wastes become utilized.	<b>X</b>		
<b>Discussion:</b> The proposed Project will implement water pollution mitigation measures that will preserve or improve storm water quality and protect the surrounding watershed and waterbodies. Water- and energy-conserving designs, programs, and technologies will also be incorporated into the Project, as well as programs of waste prevention, energy resource recovery, and recycling.			
(3) Flora and fauna.			
(A) Protect endangered species of indigenous plants and animals and introduce new plants or animals only upon assurance of negligible ecological hazard; and	<b>X</b>		
(B) Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment.			<b>X</b>
<b>Discussion:</b> The Project Site is not in any critical habitat areas and is not anticipated to have an impact on endangered species. Should federally listed species of flora or fauna be detected in the Project Site, appropriate mitigation measures will be implemented (see Section 3.6).			
(4) Parks, recreation, and open space.			
(A) Establish, preserve and maintain scenic, historic, cultural, park and recreation areas, including the shorelines, for public recreational, educational, and scientific uses;			<b>X</b>
(B) Protect the shorelines of the State from encroachment of artificial improvements, structures, and activities; and			<b>X</b>
(C) Promote open space in view of its natural beauty not only as a natural resource but as an ennobling, living environment for its people.			<b>X</b>
<b>Discussion:</b> The proposed Project has no direct relationship to the State Environmental Guidelines for parks, recreation, and open space.			
(5) Economic development.			
(A) Encourage industries in Hawaii which would be in harmony with our environment;	<b>X</b>		
(B) Promote and foster the agricultural industry of the State; and preserve and conserve productive agricultural lands;			<b>X</b>
(C) Encourage federal activities in Hawaii to protect the environment;			<b>X</b>
(D) Encourage all industries including the fishing, aquaculture, oceanography, recreation, and forest products industries to protect the environment;			<b>X</b>

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<b>State Environmental Policy, Chapter 344, Hawaii Revised Statutes</b> (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(E) Establish visitor destination areas with planning controls which shall include but not be limited to the number of rooms;			<b>X</b>
(F) Promote and foster the aquaculture industry of the State; and preserve and conserve productive aquacultural lands.			<b>X</b>
<b>Discussion:</b> The proposed Project will ensure that milk and other dairy products are locally-produced on Hawaii Island, while supporting on-island dairy farms by providing a demand for milk. Thus, the Project will support a harmonious relationship between the local dairy industry and the environment through maintaining and increasing the state's self-sufficiency in regard to food production. Otherwise, the proposed Project has no direct relationship to the State Environmental Guidelines for economic development, as stated above.			
(6) Transportation.			
(A) Encourage transportation systems in harmony with the lifestyle of the people and environment of the State;			<b>X</b>
(B) Adopt guidelines to alleviate environmental degradation caused by motor vehicles;			<b>X</b>
(C) Encourage public and private vehicles and transportation systems to conserve energy, reduce pollution emission, including noise, and provide safe and convenient accommodations for their users.			<b>X</b>
<b>Discussion:</b> The proposed Project has no direct relationship to the State Environmental Guidelines for transportation.			
(7) Energy.			
(A) Encourage the efficient use of energy resources.	<b>X</b>		
<b>Discussion:</b> The proposed Project will include energy-efficient design to reduce operational costs.			
(8) Community life and housing.			
(A) Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods which reflect the culture and mores of the community;			<b>X</b>
(B) Develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education, and recreation;			<b>X</b>
(C) Encourage the reduction of environmental pollution which may degrade a community;	<b>X</b>		
(D) Foster safe, sanitary, and decent homes;			<b>X</b>
(E) Recognize community appearances as major economic and aesthetic assets of the counties and the State; encourage green belts, plantings, and landscape plans and designs in urban areas; and preserve and promote mountain-to-ocean vistas.			<b>X</b>



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<b>State Environmental Policy, Chapter 344, Hawaii Revised Statutes</b>  (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	<b>S</b>	<b>N/S</b>	<b>N/A</b>
<b>Discussion:</b> While the proposed Project will expand on existing facilities within an industrial area and does not involve housing or creating a new residential community, the Project will be designed to reduce environmental pollution through energy- and water-efficient features, BMPs, and LID.			
(9) Education and culture.			
(A) Foster culture and the arts and promote their linkage to the enhancement of the environment;			<b>X</b>
(B) Encourage both formal and informal environmental education to all age groups.			<b>X</b>
<b>Discussion:</b> The proposed Project has no direct relationship to the State Environmental Guidelines for education and culture.			
(10) Citizen participation.			
(A) Encourage all individuals in the State to adopt a moral ethic to respect the natural environment; to reduce waste and excessive consumption; and to fulfill the responsibility as trustees of the environment for the present and succeeding generations; and	<b>X</b>		
(B) Provide for expanding citizen participation in the decision making process so it continually embraces more citizens and more issues.	<b>X</b>		
<b>Discussion:</b> The proposed Project will lead by example in adopting a moral ethic to respect and protect the natural environment by incorporating not only BMPs and LID features to control and reduce pollution and runoff, but also other water- and energy-conserving programs, features, and technologies. To promote citizen participation in the environmental review and decision making process, this EA discusses potential impacts and mitigation measures of the Proposed Project and will provide an opportunity for public input during the Draft EA Public Comment period.			

**5.1.6 DHHL Island and Regional Plans**

The Department of Hawaiian Home Lands (DHHL) has developed island-wide and regional planning documents with the mission to effectively manage the development and use of the Hawaiian Homes Lands Trust and to develop and deliver lands to native Hawaiians. The DHHL Hawai'i Island Plan (2002), Keaukaha Regional Plan (2010), and the Pana'ewa Regional Plan (2017) all cover DHHL planning regions in the vicinity of the proposed Project site.

The DHHL Hawai'i Island Plan (2002) identifies important opportunities and constraints for decisions about potential land use recommendations by region. The East Region encompasses much of the south Hilo area, in the vicinity of the Project site, including Wai'akea, Keaukaha, and Pana'ewa. The DHHL Hawai'i Island Plan identifies land less than a mile south (mauka) of the Project site for industrial and commercial uses. North (makai) of the Project site, the Plan

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identifies land for commercial use and lands further makai of the Hilo International Airport for residential uses (DHHL, 2002).

The Keaukaha Regional Plan (2010) encompasses approximately 1,628 acres of land northeast of the Project site, identified as the Keaukaha Homestead and King's Landing, along the Hilo shoreline. The Keaukaha Homestead includes approximately 499 parcels intended for Native Hawaiian settlements as well as supporting community facilities, such as schools. King's Landing includes three parcels, though remains largely undeveloped and includes large areas of forest and brush (DHHL, 2010).

The Pana'ewa Regional Plan (2017) encompasses approximately 3,200 acres of land south (mauka) and southeast of the Project site. The Regional Plan's planning sub areas closest to the Project site (less than a mile mauka) are categorized as "Core Commercial/Industrial," "Industrial," "Quarry," and "Outlying unencumbered." In addition, the Pana'ewa commercial and industrial lots generate the most trust revenue from general leases of all DHHL regions in the state (DHHL, 2017).

**Discussion:** The proposed Project will continue to lease state lands in addition to reconfiguring various adjacent parcels for the purposes of expanding an existing Meadow Gold facility and developing new support facilities on-site. The Project is located in an existing industrial area that is similar in character to the surrounding area, including nearby DHHL lands, and will not interfere with DHHL commercial or industrial operations. The Project is also located adjacent to the Hilo International Airport, which separates the Project site from the Keaukaha Homestead residential area as well as other DHHL residential lots makai of the Project site.

Regionally, the proposed Project would provide a roadway lot that would allow the extension of Leilani Street, which would benefit land uses and landowners south of this area. In particular, the extension of Leilani Street would be beneficial for increasing access to the Pana'ewa region, southeast of the Project site.

During the pre-assessment consultation period, the DHHL commented:

- 1. The draft EA should take into consideration and discuss how the project will affect DHHL's implementation of the Hawaii Island Plan, Keaukaha Regional Plan, and Panaewa Regional Plan;*
- 2. Further, because there are DHHL homestead residents living in close proximity to the project area, the draft EA should take into consideration potential effects the project may cause to residents including but not limited to noise pollution, air pollution, and traffic. The draft EA should discuss these potential effects and planned mitigation measures to minimize the impacts of these potential effects.*

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## 5.2 COUNTY OF HAWAI'I

County-specific land use plans and ordinances pertaining to the Project include the General Plan and the zoning code.

### 5.2.1 County of Hawai'i General Plan

The County of Hawai'i General Plan is the policy document for the long-range comprehensive development of the Island of Hawai'i. Among the purposes of the General Plan are to guide the pattern of development in Hawai'i County and to provide the framework for regulatory decisions and capital improvement projects. The General Plan undergoes a comprehensive review every ten years, with the last review being completed in 2005. The next update to the General Plan is currently underway and due for council vote in the fall of 2021, as of this writing.

The policy land use map, referred to as the Land Use Pattern Allocation Guide (LUPAG) Map, is intended to guide the direction and quality of future developments in a coordinated and rational manner. The Project Site is designated as "Industrial" (Figure 6).

Specific General Plan goals, policies, and courses of action most applicable to the Proposed Project are discussed below.

#### 5.2.1.1 Economic

*Section 2.2 GOALS d) Provide an economic environment that allows new, expanded, or improved economic opportunities that are compatible with the County's cultural, natural and social environment.*

*f) Strive for diversification of the economy by strengthening existing industries and attracting new endeavors.*

#### *Section 2.3 POLICIES*

*h) The land, water, air, sea, and people shall be considered as essential resources for present and future generations and should be protected and enhanced through the use of economic incentives.*

*t) Assist in the promotion of the agriculture industry whose products are recognized as being produced on the island of Hawaii.*

**Discussion:** The proposed Project will expand on existing Meadow Gold facilities to ensure that milk and other dairy products are locally-produced on Hawaii Island, while supporting on-island dairy farms by providing a demand for milk. Thus, the Project will provide the economic incentives to support current and future local dairy farmers and dairy production, which are essential to attaining self-sufficient food production on the island of Hawai'i and throughout the state.

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#### 5.2.1.2 Flooding and Other Natural Hazards

##### Section 5.2 GOALS

- a) *Protect human life.*
- b) *Prevent damage to man-made improvements.*
- c) *Control pollution.*
- d) *Prevent damage from inundation.*
- e) *Reduce surface water and sediment runoff.*
- f) *Maximize soil and water conservation.*

##### Section 5.3 POLICIES

*g) Development-generated runoff shall be disposed of in a manner acceptable to the Department of Public Works and in compliance with all State and Federal laws.*

*q) Consider natural hazards in all land use planning and permitting.*

**Discussion:** BMPs and LID features will be incorporated into the Proposed Project in order to control pollution, as well as reduce surface water and sediment runoff. Water efficiency features will also be incorporated to promote water conservation. According to the FIRM, the proposed Project is within Zone X, which is an area of minimal hazard that is higher than the elevation of the 0.2-percent-annual-chance flood (Figure 16). There are no floodplains defined by FEMA on or near the proposed Project.

#### 5.2.1.3 Public Utilities – Water

##### Section 11.1.2 GOALS

*a) Ensure that properly regulated, adequate, efficient and dependable public and private utility services are available to users.*

##### Section 11.2.2 POLICIES

*a) Water system improvements shall correlate with the County's desired land use development pattern.*

*e) Water system improvements should be first installed in areas that have established needs and characteristics, such as occupied dwellings, agricultural operations and other uses, or in areas adjacent to them if there is need for urban expansion.*

**Discussion:** Although the proposed Project will not significantly increase water use, the new and expanded Meadow Gold facilities may require water system improvements to address water service for current and future water demand at the site. The Applicant will consult with the County of Hawai'i Department of Water Supply (DWS) to determine the availability of water, a

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water commitment deposit, facilities charges, and necessary water system improvements to support development of the proposed Project.

#### 5.2.2 County of Hawai'i Zoning

The County zoning code (HCC Chapter 25) regulates the type and intensity of uses in the State Land Use Urban District, and can specify in more detail the permissible uses and intensity in the State Land Use Agricultural and Rural Districts consistent with the State Land Use law (HRS Chapter 205). The Project Site is zoned General Industrial District (MG-1a) and Limited Industrial District (ML-1a) (see Figure 7). The proposed new and expanded Meadow Gold facilities are permissible within the MG-1a and ML-1a districts.

#### 5.2.3 Special Management Area

The Project Site is not located within the Special Management Area (SMA) (see Figure 8).

### 5.3 APPROVALS AND PERMITS

A listing of anticipated permits and approvals required for the Proposed Project is presented below:

Table 5-4: Anticipated Approvals and Permits

<b>Permit/Approval</b>	<b>Responsible Agency</b>
Consolidation and Resubdivision	Hawai'i County Planning Department
DWS Water Commitment	Hawai'i County Department of Water Supply
Fire Response Plan	Hawai'i County Fire Department
Grading/Building Permits	Hawai'i County Department of Public Works
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health
Noise Permit	State Department of Health
New leases and executive orders to conform with consolidation and resubdivision	Board of Land and Natural Resources (BLNR)

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## **6 ALTERNATIVES**

This section identifies and analyzes reasonable alternatives that could attain the objectives of the proposed action. As noted in Section 2.2 of this EA, the purpose and objectives of this Project are to: (1) ensure that milk and other dairy products are locally-produced on Hawaii Island, while supporting on-island dairy farms by providing a demand for milk; (2) provide land area for the expansion of Meadow Gold dairy operations; (3) continue Meadow Gold's operations, uninterrupted, during the expansion process; (4) provide adequate land area for the County of Hawaii's Department of Parks and Recreation base yard; and (5) continue, and minimize the impact to, Jas. W. Glover general contracting and aggregate processing operations.

### **6.1 ALTERNATIVE #1: NO ACTION**

The No Action alternative would mean that no land exchange or parcel reconfiguration would be undertaken by the state and adjacent landowners, and the existing Meadow Gold facilities would not be able to expand. Without the expansion and addition to existing Meadow Gold facilities, Meadow Gold will not be able to ensure the ongoing production of local dairy products, nor encourage future demand for dairy production and support for on-island dairy farms. Furthermore, a No Action alternative would hinder a significant opportunity on Hawai'i Island to support and increase self-sufficient food production at present and in the future.

In addition, without implementation of the proposed Project, the provision of a roadway lot to allow the extension of Leilani Street, through the proposed land exchange and parcel reconfiguration, may not occur. Without the extension of Leilani Street, land uses and landowners located south of the Project area may not receive the benefits of improving regional access through the Project site in the near future.

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## **7 FINDINGS AND ANTICIPATED DETERMINATION**

To determine whether development of the Proposed Project could be expected to have a significant impact on the physical and human environment, all alternatives and expected consequences of the Proposed Project have been evaluated, including potential primary, secondary, short-range, long-range, and cumulative impacts. Based on this evaluation, the Approving Agency anticipates issuing a Finding of No Significant Impact (FONSI). The supporting rationale for this finding is presented in this chapter.

### **7.1 SIGNIFICANCE CRITERIA**

Based upon the previous information presented in this document the proposed permitting and construction of the Project will likely have no significant environmental impacts. This determination is based upon the thirteen Significance Criteria outlined in Chapter 343, HRS, as amended and Title 11 Chapter 200.1-13 HAR 1996, discussed below.

(1) Irrevocably commit a natural, cultural, or historic resource;

The Project site has been in use as a quarry and/or industrial uses since at least 1931, and for at least 90 years has not provided a natural, cultural or historic resource other than quarried basalt rock. The proposed Project involves the exchange of land between industrial users and will not represent an irrevocable commitment of a natural, cultural or historic resource.

(2) Curtail the range of beneficial uses of the environment;

Given the State land use designation of Urban, the County zoning of General Industrial District (MG-1a) and Limited Industrial District (ML-1a), the Project site is part of an area that has long been used, and planned for industrial use. The Project will not curtail the range of beneficial uses of the environment as the Site is currently developed.

(3) Conflict with the State's environmental policies or long-term environmental goals established by law;

The Environmental Policies enumerated in Chapter 344, HRS promote conservation of natural resources, and an enhanced quality of life for all citizens. As detailed in Section 5.1.5 above, the proposed Project does not conflict with the State's long-term environmental policies, goals, or guidelines as expressed in Chapter 344, HRS, and will not significantly impact natural resources due to the fact that the Site is already developed has been subject to industrial use since at least the 1980s.

(4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;

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The proposed Project will have a beneficial impact on economic welfare by providing short-term construction employment, and long-term employment at Meadow Gold's milk processing facility (as well as deliveries). The proposed Project is not anticipated to have any adverse effects on the social welfare or cultural practices of the community and the State.

(5) Have a substantial adverse effect on public health;

The potential temporary impacts related to noise, air or water quality during construction will be addressed through construction management practices in compliance with Federal, State and County requirements. One of the Applicant's objectives is to ensure that milk and other dairy products are locally-produced on Hawaii Island, while supporting on-island dairy farms by providing a demand for milk. This objective is supportive of food security over the long term, and play, albeit a small role, in supporting public health.

(6) Involve adverse secondary impacts, such as population changes or effects on public facilities;

There will be no increase in residential population as a result of the Project. As a result, there should be no increase in the demand for public facilities over existing conditions.

(7) Involve a substantial degradation of environmental quality;

No substantial environmental degradation is anticipated. As previously noted, it is acknowledged that there are potential temporary effects related to noise, air or water quality during construction, but those effects will be addressed through construction management practices in compliance with Federal, State and County requirements.

(8) Be individually limited but cumulatively have substantial adverse effect upon the environment, or involves a commitment for larger actions;

The proposed Project involves the exchange of land between three existing industrial users. Implementation of the proposed Project will not commit the Applicant to any other larger actions, and will not generate any additional actions having a cumulative effect on the environment.

(9) Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat;

The site contains no habitat for rare, threatened or endangered plant or animal species or their respective habitats. The proposed Project is not anticipated to have a substantial adverse effect on a rare, threatened, or endangered species or its habitat.

(10) Have a substantial adverse effect on air or water quality or ambient noise levels;

***Air Quality:*** No State or Federal air quality standards are anticipated to be violated during or after the construction of the Project.

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Water Quality: No State or Federal water quality standards are anticipated to be violated during or after the construction of the Project.

Ambient Noise Levels: Construction activities for the proposed Project will inevitably create temporary noise impacts. The contractor may employ mitigation measures to minimize those temporary noise impacts including the use of mufflers and implementing construction curfew periods. Pursuant to Chapter 11-46, HAR, the Project construction activities will comply with all community noise controls.

- (11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

The Project site does not lie on environmentally sensitive areas such as a flood plain, tsunami zone, seal level rise expose area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

- (12) Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans or studies; or,

Views towards the Project site from surrounding streets and properties are typical of the industrial corridor along this portion of Railroad Avenue. Construction of the proposed action would not significantly alter the topography in such a way that would diminish the aesthetic character of the area.

- (13) Require substantial energy consumption or emit substantial greenhouse gases.

It is anticipated that energy consumption requirements would mostly be associated with the operation of construction equipment. These activities would be temporary. In the long-term, energy requirements would be consistent with that of the existing dairy processing operations.

## 7.2 ANTICIPATED DETERMINATION

On the basis of impacts and mitigation measures examined in this document and analyzed under the above criteria, it is anticipated that the Project will not have a significant effect on the physical or human environments. Pursuant to Chapter 343, HRS, it is anticipated that the approving agency, the Department of Land and Natural Resources, will issue a FONSI.

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## 8 CONSULTATION

### 8.1 EARLY CONSULTATION

A pre-assessment consultation was conducted from August 2021 through September 2021 prior to preparation of the Draft EA. The purpose of the pre-assessment consultation was to consult with agencies, organizations and individuals with technical expertise, or an interest that might be affected by the proposed Project. This process is part of the scoping process for the Draft EA. Comments and input received during this period were used to identify environmental issues and concerns to be addressed in the Draft EA, which in turn will undergo a 30-day public comment period.

As part of the Early Consultation process, the following agencies, organizations and individuals were sent pre-assessment consultation letters. Those that provided written comments (either by hardcopy or email) are highlighted in *italics*. Copies of the written comments and responses are reproduced in Appendix A.

#### 8.1.1 State of Hawai'i

- Department of Accounting and General Services
- Department of Agriculture
- Department of Business, Economic Development & Tourism (DBEDT)
- DBEDT – Energy Division
- DBEDT – Office of Planning
- Department of Defense
- *Department of Hawaiian Homelands*
- Department of Health
- Department of Health – Environmental Health Administration
- *Department of Human Services*
- Department of Labor and Industrial Relations
- *Department of Land and Natural Resources (DLNR)*
- *DLNR - State Historic Preservation Division*
- *Department of Transportation (HDOT)*
- Office of Environmental Quality Control
- Office of Hawaiian Affairs
- State Senator Laura Acasio
- *State Representative Mark Nakashima*
- State Representative Richard Onishi
- State Representative Chris Todd

#### 8.1.2 Federal

- U.S. Army Corps of Engineers – Regulatory Branch
- U.S. Federal Emergency Management Agency

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- *U.S. Fish and Wildlife Service*

#### **8.1.3 County of Hawai'i**

- Department of Environmental Management
- Department of Parks & Recreation
- *Department of Public Works*
- Department of Research & Development
- *Department of Water Supply*
- *Fire Department*
- *Mass Transit Agency*
- *Office of Housing and Community Development*
- *Planning Department*
- *Police Department*
- County Councilmember Aaron Chung
- County Councilmember Susan Lee Loy

#### **8.1.4 Utility Companies**

- Hawai'i Electric Light Co.
- Hawaiian Telecom
- Spectrum

## 9 REFERENCES

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**Appendix A:**  
Pre-Assessment Consultation  
Comments & Responses



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Pacific Islands Fish and Wildlife Office  
300 Ala Moana Boulevard, Room 3-122  
Honolulu, Hawai'i 96850

In Reply Refer To:  
01EPIF00-2021-TA-0475

September 13, 2021

Brittany Wheatman  
PBR HAWAII & Associates, Inc  
1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484

Subject: Technical Assistance for the Proposed Meadow Gold Expansion Project, Hilo,  
Hawai'i

Dear Brittany Wheatman:

Thank you for your recent correspondence requesting technical assistance on species biology, habitat, or life requisite requirements. The Pacific Islands Fish and Wildlife Office (PIFWO) of the U.S. Fish and Wildlife Service (Service) appreciates your efforts to avoid or minimize effects to protected species associated with your proposed actions. We provide the following information for your consideration under the authorities of the Endangered Species Act (ESA) of 1973 (16 U.S.C. 1531 *et seq.*), as amended.

Due to significant workload constraints, PIFWO is currently unable to specifically address your information request. The table below lists the protected species most likely to be encountered by projects implemented within the Hawaiian Islands. Based on your project location and description, we have noted the species most likely to occur within the vicinity of the project area, in the '**Occurs In or Near Project Area**' column. Please note this list is not comprehensive and should only be used for general guidance. We have added to the PIFWO website, located at <https://www.fws.gov/pacificislands/promo.cfm?id=177175840> recommended conservation measures intended to avoid or minimize adverse effects to these federally protected species and best management practices to minimize and avoid sedimentation and erosion impacts to water quality. If your project occurs on the island of Hawai'i, we have also enclosed our biosecurity protocol for activities in or near natural areas.

If you are representing a federal action agency, please request an official species list following the instructions at our PIFWO <https://www.fws.gov/pacificislands/articles.cfm?id=149489558>. You can find out if your project occurs in or near designated critical habitat here: <https://ecos.fws.gov/ipac/>.

INTERIOR REGION 9  
COLUMBIA-PACIFIC NORTHWEST

IDAHO, MONTANA\*, OREGON\*, WASHINGTON  
\*PARTIAL

INTERIOR REGION 12  
PACIFIC ISLANDS

AMERICAN SĀMOA, GUAM, HAWAII, NORTHERN  
MARIANA ISLANDS

Under section 7 of the ESA, it is the Federal agency's (or their non-Federal designee) responsibility to make the determination of whether or not the proposed project "may affect" federally listed species or designated critical habitat. A "may affect, not likely to adversely affect" determination is appropriate when effects to federally listed species are expected to be discountable (i.e., unlikely to occur), insignificant (minimal in size), or completely beneficial. This conclusion requires written concurrence from the Service. If a "may affect, likely to adversely affect" determination is made, then the Federal agency must initiate formal consultation with the Service. Projects that are determined to have "no effect" on federally listed species and/or critical habitat do not require additional coordination or consultation.

Implementing the avoidance, minimization, or conservation measures for the species that may occur in your project area will normally enable you to make a "may affect, not likely to adversely affect" determination for your project. If it is determined that the proposed project may affect federally listed species, we recommend you contact our office early in the planning process so that we may assist you with the ESA compliance. If the proposed project is funded, authorized, or permitted by a Federal agency, then that agency should consult with us pursuant to section 7(a)(2) of the ESA. If no Federal agency is involved with the proposed project, the applicant should apply for an incidental take permit under section 10(a)(1)(B) of the ESA. A section 10 permit application must include a habitat conservation plan that identifies the effects of the action on listed species and their habitats and defines measures to minimize and mitigate those adverse effects.

We appreciate your efforts to conserve endangered species. We regret that we cannot provide you with more specific protected species information for your project site. If you have questions that are not answered by the information on our website, you can contact PIFWO at (808) 792-9400 and ask to speak to the lead biologist for the island where your project is located.

Sincerely,

**CHELSIE  
JAVAR-  
SALAS**  Digitally signed by  
CHELSIE JAVAR-  
SALAS  
Date: 2021.09.13  
10:27:02 -10'00'

Acting Island Team Manager  
Pacific Islands Fish and Wildlife Office

Enclosures (2)

The table below lists the protected species most likely to be encountered by projects implemented within the Hawaiian Islands. For your guidance, we have marked species that may occur in the vicinity of your project, this list is not comprehensive and should only be used for general guidance.

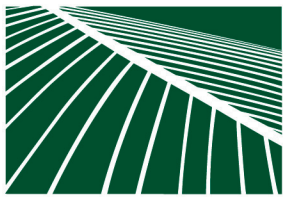
**Enclosure 1. Federal Status of Animal Species**

<u>Scientific Name</u>	<u>Common Name / Hawaiian Name</u>	<u>Federal Status</u>	<u>May Occur In Project Area</u>
<b>Mammals</b>			
<i>Lasiurus cinereus semotus</i>	Hawaiian hoary bat/‘ōpe‘ape‘a	E	<input checked="" type="checkbox"/>
<b>Reptiles</b>			
<i>Chelonia mydas</i>	green sea turtle/honu - Central North Pacific distinct population segment (DPS)	T	<input type="checkbox"/>
<i>Eretmochelys imbricata</i>	hawksbill sea turtle/ honu ‘ea or ‘ea	E	<input type="checkbox"/>
<b>Birds</b>			
<i>Anas wyvilliana</i>	Hawaiian duck/koloa	E	<input type="checkbox"/>
<i>Branta sandvicensis</i>	Hawaiian goose/nēnē	T	<input checked="" type="checkbox"/>
<i>Fulica alai</i>	Hawaiian coot/‘alae ke‘oke‘o	E	<input type="checkbox"/>
<i>Gallinula galeata sandvicensis</i>	Hawaiian gallinule/‘alae ‘ula	E	<input type="checkbox"/>
<i>Himantopus mexicanus knudseni</i>	Hawaiian stilt/ae‘o	E	<input type="checkbox"/>
<i>Oceanodroma castro</i>	band-rumped storm-petrel Hawai‘i DPS/‘akē‘akē	E	<input checked="" type="checkbox"/>
<i>Pterodroma sandwichensis</i>	Hawaiian petrel/‘ua‘u	E	<input checked="" type="checkbox"/>
<i>Puffinus auricularis newelli</i>	Newell’s shearwater/‘a‘o	T	<input checked="" type="checkbox"/>
<i>Ardenna pacificus</i>	wedge-tailed shearwater/‘ua‘u kani	MBTA	<input type="checkbox"/>
<i>Buteo solitarius</i>	Hawaiian hawk/‘io	MBTA	<input checked="" type="checkbox"/>
<i>Gygis alba</i>	white tern/manu-o-kū	MBTA	<input type="checkbox"/>
<b>Insects</b>			
<i>Manduca blackburni</i>	Blackburn’s sphinx moth	E	<input type="checkbox"/>
<i>Megalagrion pacificum</i>	Pacific Hawaiian damselfly	E	<input type="checkbox"/>
<i>Megalagrion xanthomelas</i>	orangeblack Hawaiian damselfly	E	<input type="checkbox"/>
<i>Megalagrion nigrohamatum nigrolineatum</i>	blackline Hawaiian damselfly	E	<input type="checkbox"/>

**Enclosure 2. Federal Status of Plant Species**

<b>Plants</b>				
<b><u>Scientific Name</u></b>	<b><u>Common Name or Hawaiian Name</u></b>	<b><u>Federal Status</u></b>	<b><u>Locations</u></b>	<b><u>May Occur In Project Area</u></b>
<i>Abutilon menziesii</i>	ko'oloa'ula	E	O, L, M, H	<input type="checkbox"/>
<i>Achyranthes splendens</i> var. <i>rotundata</i>	'ewa hinahina	E	O	<input type="checkbox"/>
<i>Bonamia menziesii</i>	no common name	E	K, O, L, M, H	<input type="checkbox"/>
<i>Canavalia pubescens</i>	'āwikiwiki	E	Ni, K, L, M	<input type="checkbox"/>
<i>Colubrina oppositifolia</i>	kauila	E	O, M, H	<input type="checkbox"/>
<i>Cyperus trachysanthos</i>	pu'uka'a	E	K, O	<input type="checkbox"/>
<i>Gouania hillebrandii</i>	no common name	E	Mo, M	<input type="checkbox"/>
<i>Hibiscus brackenridgei</i>	ma'o hau hele	E	O, Mo, L, M, H	<input type="checkbox"/>
<i>Ischaemum byrone</i>	Hilo ischaemum	E	K, O, Mo, M, H	<input type="checkbox"/>
<i>Isodendrion pyrifolium</i>	wahine noho kula	E	O, H	<input type="checkbox"/>
<i>Marsilea villosa</i>	'ihi'ihii	E	Ni, O, Mo	<input type="checkbox"/>
<i>Mezoneuron kavaiense</i>	uhuihi	E	O, H	<input type="checkbox"/>
<i>Nothoctrum breviflorum</i>	'aiea	E	H	<input type="checkbox"/>
<i>Panicum fauriei</i> var. <i>carteri</i>	Carter's panicgrass	E	Molokini Islet (O), Mo	<input type="checkbox"/>
<i>Panicum niuhauense</i>	lau'ehu	E	K	<input type="checkbox"/>
<i>Peucedanum sandwicense</i>	makou	E	K, O, Mo, M	<input type="checkbox"/>
<i>Pleomele (Chrysodracon)</i> <i>hawaiiensis</i>	halapepe	E	H	<input type="checkbox"/>
<i>Portulaca sclerocarpa</i>	'ihi	E	L, H	<input type="checkbox"/>
<i>Portulaca villosa</i>	'ihi	E	Le, Ka, Ni, O, Mo, M, L, H, Nihoa	<input type="checkbox"/>
<i>Pritchardia affinis</i> ( <i>maideniana</i> )	loulu	E	H	<input type="checkbox"/>
<i>Pseudognaphalium</i> <i>sandwicense</i> var. <i>molokaiense</i>	'ena'ena	E	Mo, M	<input type="checkbox"/>
<i>Scaevola coriacea</i>	dwarf naupaka	E	Mo, M	<input type="checkbox"/>
<i>Schenkia (Centaurium)</i> <i>sebaeoides</i>	'āwiwi	E	K, O, Mo, L, M	<input type="checkbox"/>
<i>Sesbania tomentosa</i>	'ōhai	E	Ni, Ka, K, O, Mo, M, L, H, Necker, Nihoa	<input type="checkbox"/>
<i>Tetramolopium rockii</i>	no common name	T	Mo	<input type="checkbox"/>
<i>Vigna o-wahuensis</i>	no common name	E	Mo, M, L, H, Ka	<input type="checkbox"/>

Location key: O=O'ahu, K=Kaua'i, M=Maui, H=island of Hawai'i, L=Lāna'i, Mo=Moloka'i, Ka=Kaho'olawe, Ni=Ni'ihau, Le=Lehua



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Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

November 12, 2021

Ms. Chelsie Javar-Salas  
Acting Island Team Manager  
U.S. Department of the Interior  
Fish and Wildlife Service  
Pacific Islands Fish and Wildlife Office  
300 Ala Moana Boulevard, Room 3-122  
Honolulu, HI 96850

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Ms. Javar-Salas,

Thank you for your letter dated September 13, 2021 (reference code: 01EPIF00-2021-TA-0475), regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge your comments and offer the following responses.

We acknowledge the current workload constraints of the Pacific Islands Fish and Wildlife Office to provide specific protected species information. However, we acknowledge the list provided indicating the protected species most likely to be encountered in the vicinity of the project area, as well as the resources provided for recommended conservation measures. The species noted on this list most likely to occur in or near the project area and the recommended conservation efforts will be discussed in the Draft Environmental Assessment (EA). The Draft EA will also discuss the location of the subject project in relation to any designated critical habitats.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

PBR HAWAII

Brittany Wheatman  
Planner

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DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII



WILLIAM J. AILĀ, JR.  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

JOSH GREEN  
LT. GOVERNOR  
STATE OF HAWAII

TYLER I. GOMES  
DEPUTY TO THE CHAIRMAN

**STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS**

P O BOX 1879  
HONOLULU, HAWAII 96805

September 16, 2021

Ref.:PO-21-254

Ms. Brittany Wheatman  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484

Subject: Pre-Assessment Consultation for an HRS Chapter 343 Environmental Assessment –  
Meadow Gold Expansion and Related Actions, Hilo, Hawaii  
TMKs (3) 2-1-012:004 (por.)

Dear Ms. Wheatman

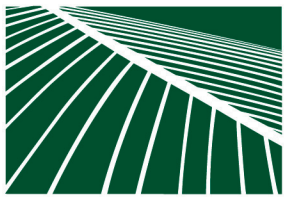
DHHL is in receipt of the letter dated August 19, 2021 regarding the above subject matter. We appreciate the notice and opportunity to comment on this environmental assessment. The project is in close proximity to DHHL lands in Hilo including lands utilized by DHHL for homesteading, community, commercial, and industrial uses. As a result, our comments are as follows.

1. The draft EA should take into consideration and discuss how the project will affect DHHL's implementation of the Hawaii Island Plan, Keaukaha Regional Plan, and Panaewa Regional Plan;
2. Further, because there are DHHL homestead residents living in close proximity to the project area, the draft EA should take into consideration potential effects the project may cause to residents including but not limited to noise pollution, air pollution, and traffic. The draft EA should discuss these potential effects and planned mitigation measures to minimize the impacts of these potential effects.
3. Please involve homestead community associations in the outreach and communication process as this project progresses.

Again, we appreciate being provided notice of this project and early opportunity to comment. Should you have any questions regarding our comments, please contact Andrew H. Choy, Acting Planning Program Manager, at: [dhhl.planning@hawaii.gov](mailto:dhhl.planning@hawaii.gov).

Sincerely,

William J. Ailā Jr., Chairman  
Hawaiian Homes Commission



**PBR HAWAII  
& ASSOCIATES, INC.**

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*President / Chairman*

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*Associate Principal*

ANN MIKIKO BOUSLOG, PhD  
*Project Director*

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*Cultural Sustainability Planner*

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*Associate*

1001 Bishop Street, Suite 650  
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Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

November 12, 2021

William J. Ailā, Jr., Chairman  
Hawaiian Homes Commission  
Department of Hawaiian Home Lands  
State of Hawai'i  
P.O. Box 1879  
Honolulu, Hawai'i 96805

Attn: Andrew H. Choy, Acting Planning Program Manager

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343  
ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION  
AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por),  
005, 025, AND 026**

Dear Mr. Ailā,

Thank you for your letter dated September 16, 2021 (reference code: PO-21-254), regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge your comments and offer the following responses.

1. As requested, the Draft Environmental Assessment (EA) will address how the project may affect DHHL's implementation of the Hawai'i Island Plan, Keaukaha Regional Plan, and the Pana'ewa Regional Plan.
2. We acknowledge that the DHHL homestead residents living nearby could be impacted by the Project. The Draft EA will discuss any potential impacts related to the subject Project including, but not limited to, noise pollution, air pollution, and traffic and any planned mitigation measures to minimize these impacts.
3. The surrounding homestead community associations will be included in the list of agencies and organizations notified about the availability of Draft EA for public review.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

PBR HAWAII

Brittany Wheatman  
Planner

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DAVID Y. IGE  
GOVERNOR



CATHY BETTS  
DIRECTOR

JOSEPH CAMPOS II  
DEPUTY DIRECTOR

STATE OF HAWAII  
**DEPARTMENT OF HUMAN SERVICES**  
BENEFIT, EMPLOYMENT AND SUPPORT SERVICES DIVISION  
1010 Richards Street, Suite 512  
Honolulu, Hawaii 96813

Re: 21-0668

September 8, 2021

PBR HAWAII & Associates, Inc.  
Attn: Brittany Wheatman  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Dear Ms. Wheatman:

Subject: Pre-Assessment Consultation for a HRS Chapter 343 Environmental Assessment – Meadow Gold Expansion and Related Actions, Hilo, Hawaii, TMKS (3) 2-1-012:004 (por), 005, 025, and 026

This is in response to your letter dated August 19, 2021 requesting the Department of Human Services (DHS) review and comment on the above-named project.

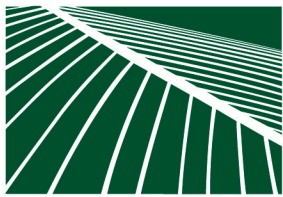
The DHS has reviewed the Meadow Gold Expansion project and the map of the area. At this time, DHS has no comments.

If you should have any questions regarding this matter, please contact Ms. Lisa Galino, Child Care Program Specialist at (808) 586-5712.

Sincerely,

Scott Nakasone  
Assistant Division Administrator

c: Cathy Betts, Director



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& ASSOCIATES, INC.

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NICOLE SWANSON  
*Associate*

1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

November 12, 2021

Mr. Scott Nakasone  
Assistant Division Administrator  
State of Hawai'i  
Department of Human Services  
Benefit, Employment and Support Services Division  
1010 Richards Street, Suite 512  
Honolulu, Hawai'i 96813

Attn: Ms. Lisa Galino

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Mr. Nakasone,

Thank you for your letter dated September 8, 2021 (reference code: 21-0668), regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge that DHS has reviewed the project and map of the area, and has no comments.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

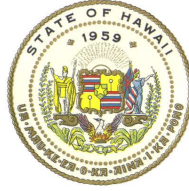
PBR HAWAII

Brittany Wheatman  
Planner

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GOVERNOR OF HAWAII



SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT

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

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

September 17, 2021

PBR Hawaii & Associates, Inc.  
Attn: Ms. Brittany Wheatman, Planner  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

via email: [bwheatman@pbrhawaii.com](mailto:bwheatman@pbrhawaii.com)

Dear Ms. Wheatman:

SUBJECT: Pre-Assessment Consultation for an HRS Chapter 343 Environmental Assessment – **Meadow Gold Expansion and Related Actions** located at Hilo, Island of Hawaii; TMK: (3) 2-1-012: 004 (por.), 005, 025, and 026

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

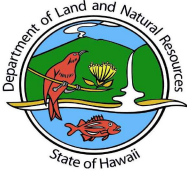
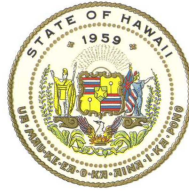
At this time, enclosed are comments from the (a) Engineering Division and (b) Land Division-Hawaii District on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

Sincerely,

*Russell Tsuji*

Russell Y. Tsuji  
Land Administrator

Enclosures  
cc: Central Files



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

August 23, 2021

**MEMORANDUM**

FROM:

TO:

**DLNR Agencies:**

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))
- Div. of Forestry & Wildlife ([rubyrosa.t.terrago@hawaii.gov](mailto:rubyrosa.t.terrago@hawaii.gov))
- Div. of State Parks
- Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))
- Office of Conservation & Coastal Lands
- Land Division – Hawaii District ([gordon.c.heit@hawaii.gov](mailto:gordon.c.heit@hawaii.gov))

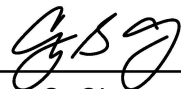
TO:

**FROM:** Russell Y. Tsuji, Land Administrator *Russell Tsuji*  
**SUBJECT:** Pre-Assessment Consultation for an HRS Chapter 343 Environmental Assessment – **Meadow Gold Expansion and Related Actions**  
**LOCATION:** Hilo, Island of Hawaii; TMK: (3) 2-1-012: 004 (por.), 005, 025, and 026  
**APPLICANT:** PBR Hawaii & Associates, Inc. on behalf of Meadow Gold

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **September 17, 2021**.

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

- ( ) We have no objections.
- ( ) We have no comments.
- ( ) We have no additional comments.
- (✓) Comments are attached.

Signed:   
 Print Name: Carty S. Chang, Chief Engineer  
 Division: Engineering Division  
 Date: Sep 10, 2021

Attachments  
cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION**

**LD/Russell Y. Tsuji**

**Ref: Pre-Assessment Consultation for an HRS Chapter 343 Environmental  
Assessment – Meadow Gold Expansion and Related Actions**

**Location: Hilo, Island of Hawaii**

**TMK(s): (3) 2-1-012:004 (por.), 005, 025, and 026**

**Applicant: PBR Hawaii & Associates, Inc. on behalf of Meadow Gold**

**COMMENTS**

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center ([msc.fema.gov](http://msc.fema.gov)). Our Flood Hazard Assessment Tool (FHAT) (<http://gis.hawaiiinfip.org/FHAT>) could also be used to research flood hazard information.

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7139.
- Kauai: County of Kauai, Department of Public Works (808) 241-4849.

Signed:   
CARTY S. CHANG, CHIEF ENGINEER

Date: Sep 10, 2021

9/09/21

DAVID Y. IGE  
GOVERNOR OF HAWAII



SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

August 23, 2021

**MEMORANDUM**


TO: **DLNR Agencies:**  
 \_\_\_ Div. of Aquatic Resources  
 \_\_\_ Div. of Boating & Ocean Recreation  
 X Engineering Division ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))  
 X Div. of Forestry & Wildlife ([rubbyrosa.t.terrago@hawaii.gov](mailto:rubbyrosa.t.terrago@hawaii.gov))  
 \_\_\_ Div. of State Parks  
 X Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))  
 \_\_\_ Office of Conservation & Coastal Lands  
 X Land Division – Hawaii District ([gordon.c.heit@hawaii.gov](mailto:gordon.c.heit@hawaii.gov))

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*  
 SUBJECT: Pre-Assessment Consultation for an HRS Chapter 343 Environmental Assessment – **Meadow Gold Expansion and Related Actions**  
 LOCATION: Hilo, Island of Hawaii; TMK: (3) 2-1-012: 004 (por.), 005, 025, and 026  
 APPLICANT: PBR Hawaii & Associates, Inc. on behalf of Meadow Gold

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **September 17, 2021**.

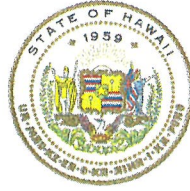
If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

- ( ) We have no objections.
- ( ) We have no comments.
- ( ) We have no additional comments.
- (  ) Comments are attached.

Signed:   
 Print Name: GORDON C. HEIT  
 Division: Land Division  
 Date: 9/15/21

Attachments  
cc: Central Files

DAVID Y. IGE  
GOVERNOR OF HAWAII



SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT


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

75 Aupuni Street, Room 204  
Hilo, Hawaii 96720  
PHONE: (808) 961-9590  
FAX: (808) 961-9599

September 15, 2021

MEMORANDUM

TO: Russell Y. Tsuji, Administrator

FROM: Gordon C. Heit, Hawaii District Land Agent 

SUBJECT: Pre-Assessment Consultation for Environmental Assessment for Meadow Gold Expansion and Related Actions Project

LOCATION: Waiakea, South Hilo, Island of Hawaii,  
TMK: (3) 2-1-012:004,(por.), 005,025, and (026)

APPLICANT: PBR Hawaii and Associates, on behalf of Meadow Gold

Pursuant to your request for comments on the above matter, we offer the following:

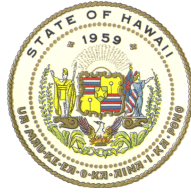
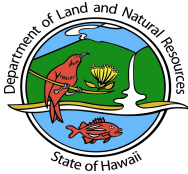
We note the property identified by TMK: (3) 2-1-012:026 is currently encumbered under General Lease No. S-3624 to 69 Railroad, LLC, and not the County of Hawaii, Department of Parks and Recreation as presented in the request for consultation.

More information is requested regarding the expansion of the Meadow Gold lease proposal along with survey maps, metes and bounds descriptions and subdivision approval for the proposed lease areas.

The Land Division will provide further comments when the draft environmental assessment is available for review.

Please contact me should you have any questions.

DAVID Y. IGE  
GOVERNOR OF HAWAII



SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT

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

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

September 21, 2021

PBR Hawaii & Associates, Inc.  
Attn: Ms. Brittany Wheatman, Planner  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

via email: [bwheatman@pbrhawaii.com](mailto:bwheatman@pbrhawaii.com)

Dear Ms. Wheatman:

**SUBJECT:** Pre-Assessment Consultation for an HRS Chapter 343 Environmental Assessment – **Meadow Gold Expansion and Related Actions** located at Hilo, Island of Hawaii; TMK: (3) 2-1-012: 004 (por.), 005, 025, and 026

Thank you for the opportunity to review and comment on the subject matter. In addition to our previous comments dated September 17, 2021, enclosed are comments from the Division of Forestry & Wildlife on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

Sincerely,

*Russell Tsuji*

Russell Y. Tsuji  
Land Administrator

Enclosures  
cc: Central Files





STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

August 23, 2021

**MEMORANDUM**

TO:

**DLNR Agencies:**

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))
- Div. of Forestry & Wildlife ([rubyrosa.t.terrago@hawaii.gov](mailto:rubyrosa.t.terrago@hawaii.gov))
- Div. of State Parks
- Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))
- Office of Conservation & Coastal Lands
- Land Division – Hawaii District ([gordon.c.heit@hawaii.gov](mailto:gordon.c.heit@hawaii.gov))

FROM:

Russell Y. Tsuji, Land Administrator *Russell Tsuji*

SUBJECT:

Pre-Assessment Consultation for an HRS Chapter 343 Environmental Assessment – **Meadow Gold Expansion and Related Actions**

LOCATION:

Hilo, Island of Hawaii; TMK: (3) 2-1-012: 004 (por.), 005, 025, and 026

APPLICANT:

PBR Hawaii & Associates, Inc. on behalf of Meadow Gold

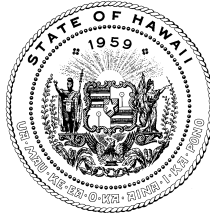
Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **September 17, 2021**.

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

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

Signed: for *MS*  
 Print Name: DAVID G. SMITH, Administrator  
 Division: Division of Forestry and Wildlife  
 Date: Sep 17, 2021

Attachments  
cc: Central Files



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF FORESTRY AND WILDLIFE  
1151 PUNCHBOWL STREET, ROOM 325  
HONOLULU, HAWAII 96813

September 17, 2021

MEMORANDUM

Log no. 3301

**TO:** RUSSELL Y. TSUJI, Administrator  
Land Division

**FROM:** DAVID G. SMITH, Administrator  
Division of Forestry and Wildlife

**SUBJECT:** **Division of Forestry and Wildlife Comments on Pre-Assessment Consultation for an Environmental Assessment (EA) Pertaining to Meadow Gold Expansion and Related Actions, Hilo, Hawai'i**

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your request for comment on a pre-assessment consultation for an EA regarding Meadow Gold's expansion and related actions in Hilo on the island of Hawai'i, TMKs: (3) 2-1-012: 004 (por.), 005, 025, and 026. The proposed project will expand dairy production into State lands currently occupied by County of Hawai'i Department of Parks and Recreation and James W. Glover Ltd, general contractors, and the reconfiguration of lots and landholdings as necessary. The project will include expansion and renovation of existing structures and construction of additional smaller buildings in the site area, as well as additional earthmoving to expand and connect existing infrastructure.

The State listed Hawaiian Hawk or 'Io (*Buteo solitarius*) may occur in the project vicinity. DOFAW recommends a qualified biologist survey the area to ensure no Hawaiian Hawk nests are present if trees are to be cut. 'Io nests might be present during the breeding season from March to September.

The State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*) could potentially occur in the vicinity of the project area and may roost in nearby trees. Any site clearing that is required should be timed to avoid disturbance during the bat birthing and pup rearing season (June 1 through September 15). During this period, no woody plants greater than 15 feet (4.6 meters) tall should be disturbed, removed, or trimmed.

The State listed Hawaiian Goose or Nēnē (*Branta sandvicensis*) may also potentially occur in the vicinity of the proposed project site. It is against State law to harm or harass this species. If this species is present during construction activities, all activities within 100 feet (30 meters) should cease, and the bird should not be approached. Work may continue after the bird leaves the area of its own accord. If a nest is discovered at any point, please contact the Hawai'i DOFAW Office at (808) 974-4221.

Artificial lighting can adversely impact seabirds that may pass through the area at night by causing them to become disoriented. This disorientation can result in collision with manmade structures or grounding of birds. For nighttime lighting that might be required, DOFAW recommends that all lights be fully shielded to minimize impacts. Nighttime work that requires outdoor lighting should additionally be avoided during the seabird fledging season from September 15 through December 15. This is the period when young, newly fledged seabirds take their initial flight to the open ocean. For illustrations and guidance related to seabird-friendly lighting styles that also protect the starry night skies of Hawai'i please visit: <https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf>.

To prevent the spread of Rapid 'Ōhi'a Death (ROD), if 'ōhi'a trees are present and will be removed, trimmed, or potentially injured DOFAW requests that the information and guidance at the following website be reviewed and followed: <https://cms.ctahr.hawaii.edu/rod>.

DOFAW recommends minimizing the movement of plant or soil material between worksites, such as in fill. Soil and plant material may contain invasive fungal pathogens (e.g., Rapid 'Ōhi'a Death), vertebrate and invertebrate pests (e.g., Little Fire Ants), or invasive plant parts that could harm our native species and ecosystems. We recommend consulting the Big Island Invasive Species Committee at (808) 933-3340 in planning, design, and construction of the project to learn of any high-risk invasive species in the area and ways to mitigate spread. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species. Gear that may contain soil, such as work boots and vehicles, should be thoroughly cleaned with water and sprayed with 70% alcohol solution to prevent the spread of Rapid 'Ōhi'a Death and other harmful fungal pathogens.

DOFAW recommends using native plant species for landscaping that are appropriate for the area (i.e., climate conditions are suitable for the plants to thrive, historically occurred there, etc.). Please do not plant invasive species. DOFAW recommends consulting the Hawai'i-Pacific Weed Risk Assessment website to determine the potential invasiveness of plants proposed for use in the project (<https://sites.google.com/site/weedriskassessment/home>). We recommend that you refer to [www.plantpono.org](http://www.plantpono.org) for guidance on selection and evaluation for landscaping plants.

We appreciate your efforts to work with our office for the conservation of our native species. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Paul Radley, Protected Species Habitat Conservation Planning Coordinator at (808) 295-1123 or [paul.m.radley@hawaii.gov](mailto:paul.m.radley@hawaii.gov).

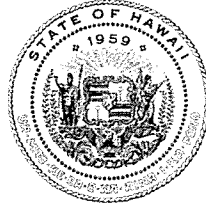
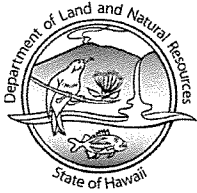
Sincerely,

for



DAVID G. SMITH  
Administrator

DAVID Y. IGE  
GOVERNOR OF HAWAII



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

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

SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
FIRST DEPUTY

M. KALEO MANUEL  
DEPUTY DIRECTOR - WATER

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

TO: Public, Consulting Parties. Federal, State and City Agencies

FROM: Alan S. Downer, Administrator <sup>AD</sup>

RE: SHPD Migration of Submittals to the Hawaii Cultural Resource Information System ( HICRIS)

DATE: November 30, 2020

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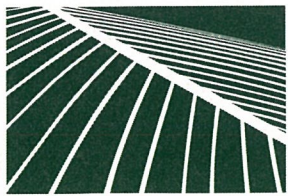
Aloha,

The State of Hawaii Historic Preservation Division is in the process of moving to an online submission system. The Hawaii Cultural Resource Information System ( HICRIS) will be the only way for SHPD to accept and process submittals. We are not accepting submissions currently, while we migrate the data from our existing systems to HICRIS. The transition period is from November 28 to December 16, 2020. Additional information on HICRIS and the launch date can be found on our website. <http://dlnr.hawaii.gov/shpd/>

Mahalo,

*Alan Downer*

Alan S. Downer, Administrator



**PBR HAWAII**  
 & ASSOCIATES, INC.

R. STAN DUNCAN, ASLA  
 President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C  
 Executive Vice-President / Principal

VINCENT SHIGEKUNI  
 Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C  
 Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C  
 Vice-President / Principal

TOM SCHNELL, AICP  
 Principal

CATIE CULLISON, AICP  
 Principal

THOMAS S. WITTEN, FASLA  
 Chairman Emeritus

W. FRANK BRANDT, FASLA  
 Founding Partner

RAYMOND T. HIGA, ASLA  
 Associate Principal

MARC SHIMATSU, ASLA  
 Associate Principal

DACHENG DONG, LEED® AP  
 Associate Principal

ANN MIKIKO BOUSLOG, PhD  
 Project Director

RAMSAY R. M. TAUM  
 Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP  
 Senior Associate

NATHALIE RAZO  
 Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP  
 Senior Associate

ETSUYO KILA  
 Associate

GREG NAKAI  
 Associate

SELENA PANG  
 Associate

NICOLE SWANSON  
 Associate

1001 Bishop Street, Suite 650  
 Honolulu, Hawai'i 96813-3484  
 Tel: (808) 521-5631  
 Fax: (808) 523-1402  
 E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 19, 2021

Dr. Alan Downer, Administrator  
 DLNR - Historic Preservation Division  
 State of Hawai'i  
 Kakuhihewa Building  
 601 Kamokila Boulevard Suite 555  
 Kapolei, HI 96707

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Dr. Downer,

PBR HAWAII & Associates, Inc., is assisting Meadow Gold (Applicant) to prepare a Hawai'i Revised Statutes (HRS) Chapter 343 Environmental Assessment (EA) for the proposed project ("Project"), located in Hilo, Hawai'i. The existing operations of Meadow Gold are currently located on a 1.42-acre parcel of State land identified as Tax Map Key (TMK) parcel number (3) 2-1-012: 025. To ensure the continued local production of milk and other dairy products on Hawai'i Island, while supporting on-island dairy farms by providing a demand for milk, Meadow Gold needs to expand its facilities (while continuing Meadow Gold's operations, uninterrupted, during the expansion process).

Meadow Gold currently leases State land. To enable Meadow Gold's expansion, the adjoining users of State land have worked together with Meadow Gold to reconfigure their respective parcels. The proposed expansion of Meadow Gold's facilities will require expansion into portions of other State lands from adjoining users (TMK 2-1-012: 005 and 026, County of Hawai'i Department of Parks and Recreation; and TMK 2-1-012: 004 (por.), Jas. W. Glover, Ltd.). The "Project site" then entails TMK parcel numbers (3) 2-1-012: 004 (por.), 005, 025, 026.

Once reconfigured, both Meadow Gold and Glover will be eligible to lease their respective reconfigured parcels in keeping with the intent of HRS 171-141(a). The County's reconfigured parcel will require an amendment to their existing Executive Order (or rescission and reissue of a new Executive Order). The Project will also provide adequate land area for the adjacent County of Hawai'i's Department of Parks and Recreation base yard and minimize the impact to Jas. W. Glover general contracting and aggregate processing operations. Regionally, the proposed Project is being planned to anticipate the creation of a roadway lot that would allow the extension of Leilani Street, which would benefit land uses and landowners south of this area.

With this letter, we seek your input on the project and comments as to whether the proposed Project may have an impact on any of your existing or proposed projects, plans, policies, or programs that we should consider when preparing the HRS Chapter 343 Draft EA. Please send us any comments you may have by **September 20, 2021**. You may mail your comments to:

PBR HAWAII & Associates, Inc.  
 Attn: Brittany Wheatman  
 1001 Bishop Street, Suite 650  
 Honolulu, HI 96813-3484  
[bwheatman@pbrhawaii.com](mailto:bwheatman@pbrhawaii.com)

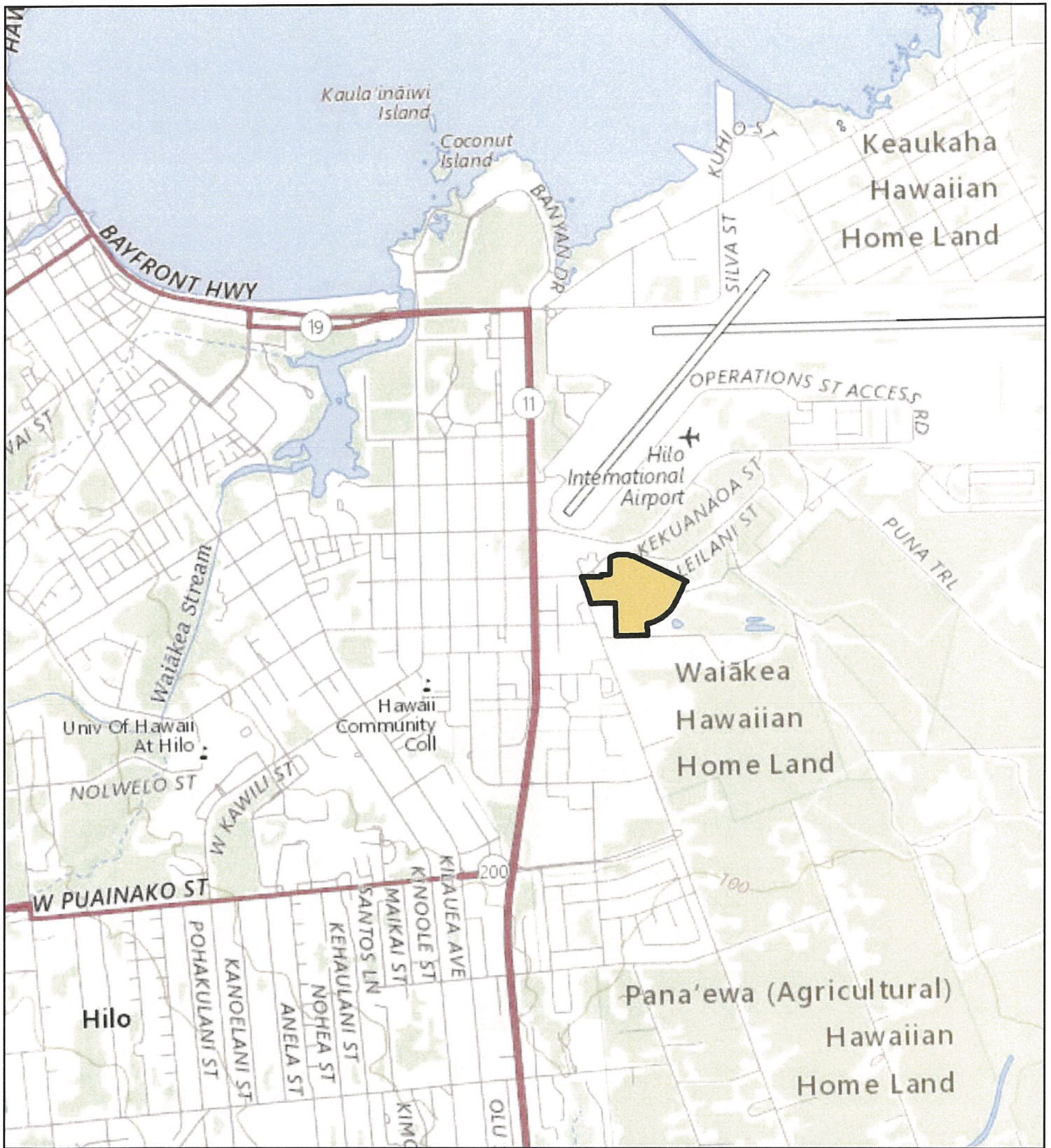
Sincerely,

PBR HAWAII

  
 Brittany Wheatman  
 Planner

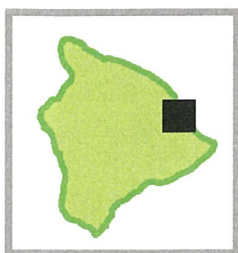
Enclosure: Regional Location Map

2021 AUG 25 A 9:13  
 RECEIVED  
 HISTORIC PRESERVATION DIVISION  
 DLNR



Q:\Hawaii\Meadow Gold Hilo\GIS\Project\Regional Location.mxd

Date: 8/18/2021



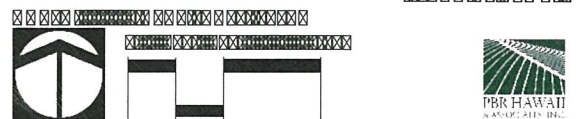
**LEGEND**

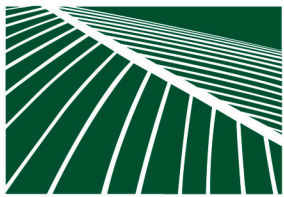
 Project Area

**Regional Location Map**

**Meadow Gold Hilo**

Source: County of Hawaii. ESRI Basemap.  
 Disclaimer: This map has been prepared for general planning purposes only.





**PBR HAWAII  
& ASSOCIATES, INC.**

R. STAN DUNCAN, ASLA  
*President / Chairman*

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C  
*Executive Vice-President / Principal*

VINCENT SHIGEKUNI  
*Senior Vice-President / Principal*

GRANT T. MURAKAMI, AICP, LEED® AP BD+C  
*Senior Vice-President / Principal*

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TOM SCHNELL, AICP  
*Principal*

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*Principal*

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*Chairman Emeritus*

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*Associate Principal*

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*Associate Principal*

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*Senior Associate*

ETSUYO KILA  
*Associate*

GREG NAKAI  
*Associate*

SELENA PANG  
*Associate*

NICOLE SWANSON  
*Associate*

1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

November 12, 2021

Russell Y. Tsuji, Land Administrator  
Department of Land and Natural Resources  
State of Hawai'i  
Land Division  
P.O. Box 621  
Honolulu, HI 96809

Attn: Darlene Nakamura; Carty S. Chang, Engineering Division; Gordon C. Heit, Land Division

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Mr. Tsuji,

Thank you for your letters dated September 17 and September 21, 2021, as well as November 30, 2020 regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge your comments and offer the following responses.

**Engineering Division**

We acknowledge the rules and regulations regarding the National Flood Insurance Program (NFIP) as well as the resources provided regarding the Flood Hazard Zones designated on FEMA's Flood Insurance Rate Maps (FIRM). We also acknowledge the resources provided regarding local flood ordinances. The Draft Environmental Assessment (EA) will discuss flood hazards and include a FIRM for the Project site.

**Land Division**

We acknowledge the clarification of the encumbered lease for the property identified as TMK (3) 2-1-012:026. The Draft EA will provide further clarification of the land exchange and the affected parcels and their intended uses, as it relates to the proposed Project. Additional information including the lease proposal for the expansion of Meadow Gold facilities, along with survey maps, metes and bounds descriptions, and subdivision approval for the proposed lease areas will be provided at the appropriate time during the planning process. We acknowledge that the Land Division will provide further comments when the Draft EA is made available for review.

**Division of Forestry and Wildlife**

We acknowledge your comments regarding the potential occurrence of the Hawaiian Hawk or 'Io (*Buteo solitarius*), Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*), Hawaiian Goose or Nēnē (*Branta sandvicensis*), and seabirds in the vicinity of the Project site as well as the recommended mitigation measures. The Draft EA will discuss the potential presence of these and any other state or federally listed species in the vicinity of the project site as well as any mitigation measures required for the subject project.

*printed on recycled paper*

Mr. Russell Y. Tsuji

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI‘I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026

November 12, 2021

Page 2 of 2

We acknowledge your recommendations regarding minimizing the movement of plant or soil material in the construction of the subject project as well as the information and resources provided to prevent the spread of Rapid ‘Ōhi‘a Death (ROD). While ground disturbance will be necessary for construction related to the Project, plant and soil movement will be minimized where possible and excess soil and debris will be removed from all equipment, materials, and personnel to avoid the risk of spreading invasive species. Gear that may contain soil, such as work boots and vehicles, will be thoroughly cleaned, as recommended, to prevent the spread of ROD and other harmful fungal pathogens. In addition, the Big Island Invasive Species Committee will be consulted, per your recommendation.

We also acknowledge your recommendation to use native plant species for landscaping that are appropriate for the area. While any potential landscaping in the industrial location of the Project site will remain minimal, we acknowledge the guidance resources provided, including the Hawai‘i-Pacific Weed Risk Assessment website and [www.plantpono.org](http://www.plantpono.org).

**State Historic Preservation Division**

We acknowledge that the State Historic Preservation Division has transitioned to an online submission system (HICRIS) and acknowledge the resources provided regarding the HICRIS system.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

PBR HAWAII



Brittany Wheatman  
Planner





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

September 13, 2021

VIA EMAIL: [bwheatman@pbrhawaii.com](mailto:bwheatman@pbrhawaii.com)

Ms. Brittany Wheatman  
PBR HAWAII & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Ms. Wheatman:

Subject: Pre-Assessment Consultation for H.R.S. Chapter 343 Environmental Assessment  
Meadow Gold Expansion and Related Actions  
Hilo, Hawaii  
Tax Map Keys: (3) 2-1-012: 004 (por), 005, 025, and 026

Thank you for your letter dated August 19, 2021 requesting the State of Hawaii Department of Transportation's (HDOT) review and comments on the proposed expansion of Meadow Gold and related actions. HDOT understands the project will require expansion into portions of other State land from adjoining users (TMK (3) 2-1-012:005 and 026, County of Hawaii Department of Parks and Recreation and TMK (3) 2-1-012:004 (por.) Jas. W. Glover, Ltd.). The adjoining users have worked together to reconfigure their respective parcels to accommodate the expansion and the extension of Leilani Street.

HDOT has the following comments:

Airports Division (HDOT-A)

1. The proposed facility is approximately 0.01 miles from the property boundary of Hilo International Airport (ITO). All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: [http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports\\_08-01-2016.pdf](http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf).
2. The proposed facility is approximately 1,136 feet from the end of Runway 21 at ITO. Prior to construction, Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal. The form and criteria for submittal can be found at the following website: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
3. Due to the proximity to the airport, the developer should be aware of potential noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from

occasional aircraft flight operations over or near the project location. These impacts may increase or decrease over time and depending on airport operations.

4. The HDOT-A requires that the proposed development does not provide landscape and vegetation that will create a wildlife attractant. Please review the FAA Advisory Circular (AC) 150/5200-33C Hazardous Wildlife Attractants On or Near Airports for guidance. If the development creates a wildlife attractant that can potentially become a hazard to aircraft operations, the developer shall immediately mitigate the hazard upon notification by the HDOT-A and/or FAA.

Highways Division (HDOT-HWY)

1. No adverse direct impacts to State highways, however, the traffic impact discussion should include the following information:
  - a. Jurisdiction of roadways in the vicinity.
  - b. Location of existing and proposed site access driveways for all affected parcels.
  - c. Observations regarding existing traffic conditions in the vicinity of the site, include bicycle and pedestrian routes and location of transit stops.
  - d. Project description, including a reconfiguration plan, description of internal site circulation, current and proposed operations and hours of operation, construction activities and schedule, and current and anticipated number of vehicle trips to/from the site during peak traffic hours.
  - e. Assessment of the project's potential direct, secondary, and cumulative impacts to State roadways.
2. If the qualitative traffic assessment suggests a potential for adverse impact to State highways, include a traffic impact assessment report prepared by a licensed Professional Engineer.

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

Sincerely,



JADE T. BUTAY  
Director of Transportation



November 12, 2021

Mr. Jade T. Butay, Director  
Department of Transportation  
State of Hawai'i  
869 Punchbowl Street  
Honolulu, HI 96813-5097

Attn: Mr. Blayne Nikaido

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Mr. Butay,

Thank you for your letter, transmitted via email, dated September 13, 2021 (reference code: DIR 0817 STP 8.3252), regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge your comments and offer the following responses.

**Airports Division (HDOT-A)**

1. We acknowledge the information and guidance provided regarding the Technical Assistance Memorandum (TAM).
2. We acknowledge the information and resources provided regarding the Federal Aviation Administration (FAA) regulation requirements and the FAA Form 7460-1 Notice of Proposed Construction, pursuant to the Code of Federal Regulations, Title 14, Part 77.9. We also acknowledge that construction equipment and staging area heights, including heights of temporary construction cranes, are required for submittal of FAA Form 7460-1.
3. The Applicant has received a copy of your letter, and acknowledges that the proximity of the Project to the Hilo airport creates the potential for noise, fumes, smoke, vibrations, odors, etc., resulting from aircraft operations over or near the Project location and that these impacts may increase or decrease over time.
4. The subject Project will not provide landscape or vegetation that will create a wildlife attractant. However, should any potential wildlife attractant hazard be caused by the subject Project, the Applicant will immediately mitigate the hazard upon notification by HDOT-A and/or FAA. We appreciate the guidance resources provided regarding the FAA Advisory Circular (AC) 150/5200-33C Hazardous Wildlife Attractants On or Near Airports.

**Highways Division (HDOT-HWY)**

1. We acknowledge that HDOT-HWY does not anticipate adverse direct impacts to State highways resulting from the subject Project. The Draft Environmental Assessment (EA) will include a traffic impact discussion, which will include all of the information specified in your letter (numbered 1a-1e).
2. Should the qualitative traffic assessment suggest the potential for an adverse impact to State highways, a traffic impact assessment report will be prepared by a licensed Professional Engineer.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

PBR HAWAII

Brittany Wheatman  
Planner

O:\Job39\3920.01 Meadow Gold Hilo EA\EA\Pre-Assessment Consultation\Responses\HDOT Response.docx

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NICOLE SWANSON  
*Associate*

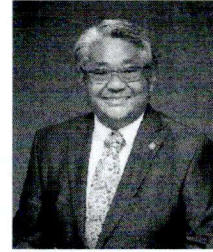
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E-mail: sysadmin@pbrhawaii.com

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## HOUSE OF REPRESENTATIVES

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813



Mark M. Nakashima

September 10, 2021

PBR HAWAII & Associates, Inc  
Attn: Brittany Wheatman  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

RE: Meadow Gold Chapter 343 Environmental Assessment

To Whom It May Concern:

I am writing to support the application to reconfigure several state parcels to allow for the expansion of Meadow Gold's operations on Hawaii Island. The purchase of longtime Hawaii Brand Meadow Gold by Big Island dairyman Bahman Sadeghi marks the return of a longtime Hawaii Company (Founded 1897) to Hawaii ownership and control and will have a stabilizing impact on Hawaii's Dairy industry and the larger agricultural economy.

In addition to dairy and juice products, plans call for expansion into a line of soymilk and other plant-based beverages made from locally sourced ingredients. Plans also call for supporting the expansion of additional dairy operations throughout the state and development of locally sourced cattle feed to make the industry much more viable and independent from outside economic forces and markets. This will place Hawaii's dairy industry on a sustainable long-term blueprint for success.

The return of the management of the Hawaii Dairy industry into local ownership is a positive first step in stabilizing Hawaii's agricultural economy. Mahalo for this opportunity to comment on the environmental assessment.

Sincerely,

Mark Nakashima  
State Representative

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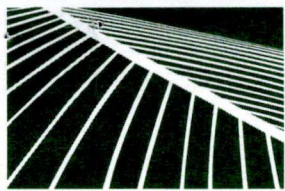
**Mark M. Nakashima**  
First District  
repnakashima@capitol.hawaii.gov



**Thirty-First Legislature**  
415 South Beretania Street  
Honolulu, Hawaii 96813

Telephone (808)586-6680  
Facsimile (808)586-8884

**Chair - House Committee on Judiciary  
and Hawaiian Affairs**



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 Fax: (808) 523-1402  
 E-mail: sysadmin@pbrhawaii.com

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August 19, 2021

The Honorable Mark Nakashima, Representative  
 Hawai'i State Legislature  
 House District 1  
 Hawai'i State Capitol, Room 432  
 415 S. Beretania Street  
 Honolulu, HI 96813

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Representative Nakashima,

PBR HAWAII & Associates, Inc., is assisting Meadow Gold (Applicant) to prepare a Hawai'i Revised Statutes (HRS) Chapter 343 Environmental Assessment (EA) for the proposed project ("Project"), located in Hilo, Hawai'i. The existing operations of Meadow Gold are currently located on a 1.42-acre parcel of State land identified as Tax Map Key (TMK) parcel number (3) 2-1-012: 025. To ensure the continued local production of milk and other dairy products on Hawai'i Island, while supporting on-island dairy farms by providing a demand for milk, Meadow Gold needs to expand its facilities (while continuing Meadow Gold's operations, uninterrupted, during the expansion process).

Meadow Gold currently leases State land. To enable Meadow Gold's expansion, the adjoining users of State land have worked together with Meadow Gold to reconfigure their respective parcels. The proposed expansion of Meadow Gold's facilities will require expansion into portions of other State lands from adjoining users (TMK 2-1-012: 005 and 026, County of Hawai'i Department of Parks and Recreation; and TMK 2-1-012: 004 (por.), Jas. W. Glover, Ltd.). The "Project site" then entails TMK parcel numbers (3) 2-1-012: 004 (por.), 005, 025, 026.

Once reconfigured, both Meadow Gold and Glover will be eligible to lease their respective reconfigured parcels in keeping with the intent of HRS 171-141(a). The County's reconfigured parcel will require an amendment to their existing Executive Order (or rescission and reissue of a new Executive Order). The Project will also provide adequate land area for the adjacent County of Hawai'i's Department of Parks and Recreation base yard and minimize the impact to Jas. W. Glover general contracting and aggregate processing operations. Regionally, the proposed Project is being planned to anticipate the creation of a roadway lot that would allow the extension of Leilani Street, which would benefit land uses and landowners south of this area.

With this letter, we seek your input on the project and comments as to whether the proposed Project may have an impact on any of your existing or proposed projects, plans, policies, or programs that we should consider when preparing the HRS Chapter 343 Draft EA. Please send us any comments you may have by **September 20, 2021**. You may mail your comments to:

PBR HAWAII & Associates, Inc.  
 Attn: Brittany Wheatman  
 1001 Bishop Street, Suite 650  
 Honolulu, HI 96813-3484  
[bwheatman@pbrhawaii.com](mailto:bwheatman@pbrhawaii.com)

Sincerely,

PBR HAWAII



Brittany Wheatman  
 Planner

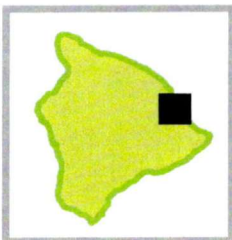
Enclosure: Regional Location Map

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Date: 8/18/2021

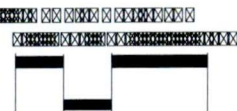


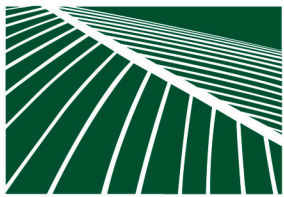
**LEGEND**

 Project Area

**Regional Location Map**  
**Meadow Gold Hilo**

Source: County of Hawaii. ESRI Basemap.  
 Disclaimer: This map has been prepared for general planning purposes only.





**PBR HAWAII**  
& ASSOCIATES, INC.

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Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

November 12, 2021

The Honorable Mark M. Nakashima  
House of Representatives, First District  
State of Hawai'i  
415 South Beretania Street  
Honolulu, HI 96813

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Representative Nakashima,

Thank you for your letter dated September 10, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge your comments and offer the following responses.

We acknowledge and appreciate your support of the subject Project. We also acknowledge your comments regarding the Project's impact on stabilizing Hawai'i's Dairy industry and larger agricultural economy through local ownership, as well as placing Hawai'i's dairy industry on a sustainable long-term blueprint for success.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft Environmental Assessment.

Sincerely,

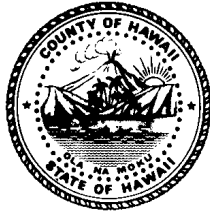
PBR HAWAII

Brittany Wheatman  
Planner

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**Mitchell D. Roth**  
*Mayor*



**Steven Ikaika Rodenhurst, P.E.**  
*Director*

**Lee E. Lord**  
*Managing Director*

**Stephen M. Pause, P.E.**  
*Deputy Director*

**County of Hawai'i**  
**DEPARTMENT OF PUBLIC WORKS**  
**Aupuni Center**  
101 Pauahi Street, Suite 7 · Hilo, Hawai'i 96720-4224  
(808) 961-8321 · Fax (808) 961-8630  
public\_works@hawaiicounty.gov

August 30, 2021

PBR HAWAII & Associates, Inc.  
Attn: Brittany Wheatman  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484  
(via email to [bwheatman@pbrhawaii.com](mailto:bwheatman@pbrhawaii.com))

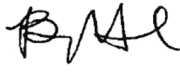
**SUBJECT: EARLY CONSULTATION REQUEST, PRE-ASSESSMENT  
CONSULTATION FOR ENVIRONMENTAL ASSESSMENT FOR THE  
MEADOW GOLD EXPANSION AND RELATED ACTIONS  
SOUTH HILO, ISLAND OF HAWAII, HAWAII  
TMK: (3) 2-1-012:004; 005; 025; 026**

We have reviewed the request for consultation for a pre-assessment Environmental Assessment dated August 19, 2021, and have the following comments:

1. All development generated runoff shall be disposed of on-site and shall not be directed toward adjacent properties. A drainage study shall be prepared by a licensed civil engineer and the recommended drainage system shall be constructed meeting the approval of the Department of Public Works.
2. All earthwork and grading activity shall conform to Chapter 10, Erosion and Sedimentary Control, of the Hawaii County Code.
3. All driveway connections and construction within Leilani Street Right-of-Way shall conform to Chapter 22, County Streets, of the Hawaii County Code. Access to Leilani Street, including the provision of adequate sight distances, shall meet with the approval of the Department of Public Works, Engineering Division.
4. The subject parcel is in an area designated as Flood Zone X on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Zone X is an area determined to be outside the 500-year floodplain.



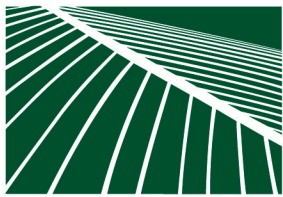
Should there be any questions concerning this matter, please contact Bryce Harada of our Engineering Division at (808) 961-8042.

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

FOR:

ALAN K. THOMPSON, Division Chief  
Engineering Division

BH



**PBR HAWAII**  
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA  
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Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

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November 12, 2021

Mr. Alan K. Thompson  
Division Chief  
Engineering Division  
Department of Public Works  
County of Hawai'i  
101 Pauahi Street, Suite 7  
Hilo, HI 96720-4224

Attn: Bryce Harada, Engineering Division

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Mr. Thompson,

Thank you for your letter, transmitted via email, dated August 30, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge your comments and offer the following responses.

1. All runoff generated from development of the subject Project will be disposed of on-site and will not be directed toward adjacent properties. A licensed civil engineer will prepare a drainage study and the recommended drainage system will be constructed to meet the approval of the Department of Public Works (DPW).
2. All earthwork and grading activity will conform to Chapter 10, Erosion and Sedimentary Control, of the Hawai'i County Code.
3. All driveway connections and construction within Leilani Street Right-of-Way will conform to Chapter 22, County Streets, of the Hawai'i County Code. Access to Leilani Street, including the provision of adequate sight distances, will be carried out to meet the approval of the DPW, Engineering Division.
4. We acknowledge the location of the subject Project in Zone X (outside of the 500-year floodplain) as designated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft Environmental Assessment.

Sincerely,

PBR HAWAII

Brittany Wheatman  
Planner

O:\Job39\3920.01 Meadow Gold Hilo EA\EA\Pre-Assessment Consultation\Responses\DPW Response.docx



**DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAI'I**  
345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAI'I 96720  
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

September 7, 2021

Ms. Brittany Wheatman, Planner  
PBR Hawai'i and Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484

Dear Ms. Wheatman:

**Subject: Pre-Assessment Consultation for Meadow Gold Expansion and Related Actions  
Hilo, Hawai'i  
Tax Map Key 2-1-012:004 (Portion), 005, 025, and 026**

This is in response to your Pre-Environmental Assessment letter dated August 19, 2021.

Please be informed that there is an existing 12-inch waterline that traverses Parcel 4, for which the Department has an existing 15-foot-wide easement. There is an existing 2-inch meter that serves Parcel 25 (Meadow Gold's property), which is allowed an average daily usage of 3,200 gallons.

The Department has noted that the usage over the past year is approximately 46,150 gallons per day (gpd), which is equivalent to 116 units of water, and exceeds the allowed usage and the capacity of the existing meter. For your information, each unit of water is equivalent to an average usage of 400 gpd.

In order to ascertain the water needs of the project, the Department requests that the applicant submit estimated maximum or average daily water usage calculations for the proposed project, prepared by a professional engineer licensed in the State of Hawai'i, for review and approval. The water usage calculations should include the total estimated daily water usage in gallons per day and the estimated peak flow in gallons per minute.

Upon acceptance of the water usage calculations, the Department will determine if water is available, the water commitment deposit amount, facilities charge due, and necessary water system improvements to support the subject development.

The Department takes into consideration the existing usage and the amount of water allocated to a parcel to determine availability of water. The over-usage will need to be addressed by taking measures to reduce the water usage to the allowed usage or increase the meter size and pay the prevailing facilities charge.

Construction plans showing the proposed water system improvements must also be submitted for review and approval.

Please be informed that the existing 12-inch waterline within the roadway is adequate to provide 2,000 gallons per minute for fire protection, as required per the Department's Water System Standards.

*... Water, Our Most Precious Resource ... Ka Wai A Kāne ...*

The Department of Water Supply is an Equal Opportunity provider and employer.

Ms. Brittany Wheatman, Planner  
Page 2  
September 7, 2021

Any meter(s) serving the proposed project will require the installation of a reduced principle type backflow prevention assembly within five feet of the meter on private property. The Department must inspect and approve the installation prior to commencement of water service.

Should there be any questions, please contact Mr. Ryan Quitariano of our Water Resources and Planning Branch at 961-8070, extension 256.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'k. okamoto', written in a cursive style.

Keith K. Okamoto, P.E.  
Manager-Chief Engineer

RQ:dmj



R. STAN DUNCAN, ASLA  
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*Associate*

GREG NAKAI  
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SELENA PANG  
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Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

*printed on recycled paper*

November 12, 2021

Mr. Keith K. Okamoto, P.E.  
Manager-Chief Engineer  
Department of Water Supply  
County of Hawai'i  
345 Kekuaaoa Street  
Hilo, HI 96720

Attn: Ryan Quitariano, Water Resources and Planning Branch

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Mr. Okamoto,


Thank you for your letter dated September 7, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we appreciate the information provided on current usage and acknowledge your comments and offer the following responses.

1. As requested, the Applicant will submit the estimated maximum or average daily water usage calculations for the proposed project, prepared by a professional engineer licensed in the State of Hawai'i, for review and approval. The water usage calculations will include the total estimated daily water usage in gallons per day and the estimated peak flow in gallons per minute.
2. The Applicant acknowledges that upon acceptance of the water usage calculations, the Department will determine if water is available, the water commitment deposit amount, facilities charge due, and necessary water system improvements to support the subject development.
3. In the event that water system improvements are required to support the proposed Project, constructions plans showing the proposed water system improvements will also be submitted by the Applicant or its civil engineer to your agency for review and approval.
4. The Applicant acknowledges that any meter(s) serving the proposed project will require the installation of a reduced principle type backflow prevention assembly within five feet of the meter on private propely. The Applicant also acknowledges the Department must inspect and approve the installation prior to commencement of water service.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

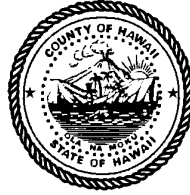
PBR HAWAII

  
Brittany Wheatman  
Planner

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**Mitchell D. Roth**  
*Mayor*

**Lee E. Lord**  
*Managing Director*



**Kazuo S.K.L. Todd**  
*Fire Chief*

**Eric H. Moller**  
*Deputy Fire Chief*

**County of Hawai'i**  
**HAWAII FIRE DEPARTMENT**  
25 Aupuni Street • Suite 2501 • Hilo, Hawai'i 96720  
(808) 932-2900 • Fax (808) 932-2928

September 7, 2021

Brittany Wheatman, Planner  
PBR Hawai'i & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Email: [bwheatman@pbrhawaii.com](mailto:bwheatman@pbrhawaii.com)

Dear Ms. Wheatman:

**SUBJECT:** Pre-Assessment Consultation for a HRS Chapter 343 Environmental Assessment  
Meadow Gold Expansion and Related Actions, Hilo Hawai'i  
TMK (3) 2-1-012:004 (por), 005, 025, and 026

We are in receipt of your letter dated August 19, 2021 in regards to an Pre-Assessment Consultation finding of no significant Impact for the above listed subject. The Hawai'i Fire Department has no comments or issues.

If you should have any questions, please feel free to contact my office at (808) 932-2911.

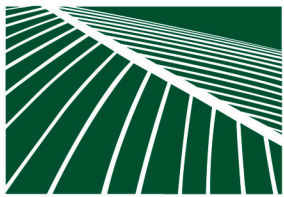
Mahalo,

A handwritten signature in black ink, appearing to read "Kazuo S.K.L. Todd".

**KAZUO S.K.L TODD**  
Fire Chief

KV/ds





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Fax: (808) 523-1402  
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November 12, 2021

Chief Kazuo S.K.L. Todd  
Fire Chief  
Hawai'i Fire Department  
County of Hawai'i  
25 Aupuni Street, Suite 2501  
Hilo, HI 96720

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Chief Todd,

Thank you for your letter dated September 7, 2021 (reference code: KV/ds), regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge the County of Hawai'i Fire Department has no comments or issues on the subject Project.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft Environmental Assessment.

Sincerely,

PBR HAWAII

Brittany Wheatman  
Planner

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**From:** [Andoh, John](#)  
**To:** [Brittany Wheatman](#)  
**Cc:** [Surprenant, April](#)  
**Subject:** Pre-Assessment Consultation for HRS Chapter 343 Environmental Assessment - Meadow Gold Expansion  
**Date:** Friday, August 27, 2021 3:38:26 PM

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Aloha Brittany,

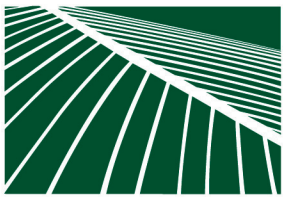
We have no comments on this project or impacts related to the Mass Transit Agency.



John Andoh, CCTM, CPM  
Interim Mass Transit Administrator  
County of Hawai'i Mass Transit Agency  
2299 Ho'olaulima Road, Hilo, HI 96720  
**Mailing Address:** 25 Aupuni Street, Hilo, HI 96720  
Telephone: (808) 961-8555  
Cell: (808) 936-6305  
Email: [john.andoh@hawaiicounty.gov](mailto:john.andoh@hawaiicounty.gov)  
Website: [www.heleonbus.org](http://www.heleonbus.org)

**Hele-On Transit Information:** (808) 961-8744  
**Take The Trip!**





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Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

November 12, 2021

Mr. John Andoh, CCTM, CPM  
Interim Administrator  
Mass Transit Agency  
County of Hawai'i  
25 Aupuni Street  
Hilo, HI 96720

Attn: April Surprenant

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Mr. Andoh,

Thank you for your email received August 27, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge the Mass Transit Agency does not have any comments on the subject Project or impacts related to the Mass Transit Agency.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

PBR HAWAII

Brittany Wheatman  
Planner

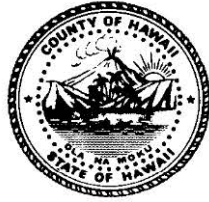
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Mitchell D. Roth  
*Mayor*

Lee E. Lord  
*Managing Director*

West Hawai'i Office  
74-5044 Ane Keohokālole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563



## County of Hawai'i

### PLANNING DEPARTMENT

Zendo Kern  
*Director*

Jeffrey W. Darrow  
*Deputy Director*

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

September 20, 2021

Brittany Wheatman  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813- 3484

Dear Ms. Wheatman,

**Subject: Chapter 343, Hawai'i Revised Statutes Pre-Assessment Consultation**  
**Applicant: Meadow Gold (Dairy)**  
**Project: MEADOW GOLD EXPANSION AND RELATED ACTIONS**  
**TMK: (3) 2-1-012:004(3) 2- 1- 012: 004(por), 005, 025, and 026**

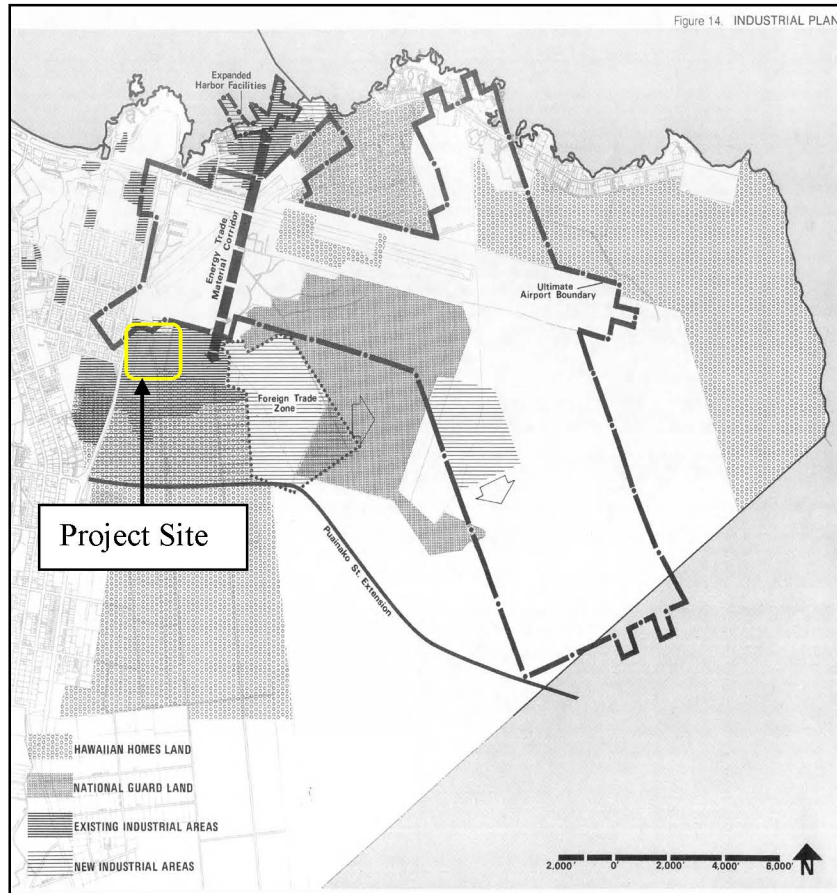
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Thank you for including us in the consultation process for proposed expansion of the Meadow Gold Dairy facility to adjacent lands, and 'related actions.' We note the Land Use Pattern Allocation Guide (LUPAG) designation from the 2005 General Plan is Industrial (Ind), as are adjacent and surrounding properties.

Hilo functions as the island's industrial, commercial, distribution and population core<sup>1</sup>. While the Hilo Community Development Plan (1975) has not been updated, it is still in effect and states the 'Industrial Areas' are for "manufacturing and processing; wholesale; large storage and transportation facilities; power plants; and government base yards." The Hilo CDP also states, "the airport mauka area has the greatest expansion potential and is indicated as continued industrial development of the undeveloped industrial zoned land as well as expansion of the industrial zoning into the adjacent area. The airport mauka area is recommended as the future major industrial area of Hilo and the Big Island" (*see Figure 14*).

---

<sup>1</sup> General Plan 2.4.2.1



Parcel (3)2-1-012:026 is Zoned ML-1a. The remaining parcels presented in the request are MG-1a. According to Chapter 25 of the Hawaii County Code, Section 25-5-152(a), The following uses shall be permitted in the MG district:

- (1) Agricultural products processing, major and minor.
- (32) Food manufacturing and processing facilities.
- (44) Manufacturing, processing and packaging establishments, light and general.

The MG district applies to areas for uses that are generally considered to be offensive and noxious. These heavy industrial uses must be separated from residential and other incompatible uses. The ML district applies to areas for business and industrial uses that are generally in support of, but not necessarily compatible with, those permissible activities and uses in other commercial districts<sup>2</sup>. Please note that plan approval shall be required for all new structures and additions to structures within the MG and ML districts.

The General Plan includes goals, policies and standards set forth to guide the development of industrial areas in the best interest of the County and its residents. The Goals and Policies of the General Plan (14.4.2, 14.4.3 & 14.4.4) should particularly be assessed and addressed thoroughly and comprehensively. For example:

- Promote and encourage the rehabilitation of industrial areas that are serviced by basic community facilities and utilities<sup>3</sup>.

<sup>2</sup> General Plan 14.4.1

<sup>3</sup> General Plan 14.4.2(b)

Brittany Wheatman  
PBR Hawaii & Associates, Inc.  
September 20, 2021  
Page 3

- Achieve a broader diversification of local industries by providing opportunities for new industries and strengthening existing industries<sup>4</sup>.
- Industrial development shall maintain or improve the quality of the present environment<sup>5</sup>.
- Topography of industrial land shall be reasonably level<sup>6</sup>.
- Buffer zones shall be established between industrial and adjacent incompatible uses of land<sup>7</sup>.
- The direction of wind patterns and the absence of trade winds shall be considered in the siting of industrial areas<sup>8</sup>.

In order to ascertain the maintenance or improvement of the environment, the DEA should include a detailed breakdown of intended uses by square footage of facility buildings and/or proposed project development areas. In furtherance of the same, the following direct impacts, by proposed use, should be quantified for estimation of feasibility in the DEA: regulated pollutants, projected water demand, use and reuse; solid waste creation by source and type; air pollution by source and type; greenhouse gas emissions created by source and type; stormwater runoff, impervious areas and treatment types in relation to hydrogeology.

We hope this provides some guidance and welcome any further consultation with you on the matter as the HRS Chapter 343 process progresses.

Sincerely,

*Zendo Kern*

Zendo Kern (Sep 20, 2021 16:07 HST)

ZENDO KERN  
Planning Director

KS:kl:rl

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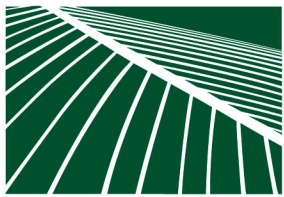
<sup>4</sup> General Plan 14.4.3(b)

<sup>5</sup> General Plan 14.4.4(a)

<sup>6</sup> General Plan 14.4.4(c)

<sup>7</sup> General Plan 14.4.4(e)

<sup>8</sup> General Plan 14.4.4(f)



**PBR HAWAII**  
**& ASSOCIATES, INC.**

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*President / Chairman*

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C  
*Executive Vice-President / Principal*

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*Associate*

1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

November 12, 2021

Mr. Zendo Kern, Planning Director  
Planning Department  
County of Hawai'i  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Mr. Kern,

Thank you for your letter dated September 20, 2021 (reference code: KS:kl:rl), regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge your comments and offer the following responses.

We acknowledge the Land Use Pattern Allocation Guide (LUPAG) designation from the 2005 General Plan for the proposed Project site is Industrial (Ind), as are adjacent and surrounding properties. We also acknowledge the information and general policies provided from the Hilo Community Development Plan (CDP) as well as the County General Plan. The Draft Environmental Assessment (EA) will discuss how the proposed Project will adhere to the guidance and policies established within the LUPAG, Hilo CDP, and the County General Plan.

In addition, the Draft EA will include a detailed Project description including the intended uses for new and expanded Meadow Gold facilities, as well as other proposed development areas. The Draft EA will also discuss the direct impacts from the Project, as specified in your letter.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

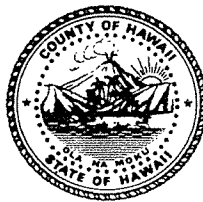
PBR HAWAII

Brittany Wheatman  
Planner

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Mitchell D. Roth  
Mayor



Paul K. Ferreira  
Police Chief

Kenneth Bugado Jr.  
Deputy Police Chief

## County of Hawai`i

### POLICE DEPARTMENT

349 Kapi`olani Street • Hilo, Hawai`i 96720-3998  
(808) 935-3311 • Fax (808) 961-2389

August 26, 2021

Ms. Brittany Wheatman  
Planner, PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484  
bwheatman@pbrhawaii.com

Dear Ms. Wheatman:

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR HRS. CHAPTER 343  
ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION  
AND RELATED ACTIONS, HILO, HAWAII; TMKS (3)2-1-012:004 (POR),  
005, 025 AND 026

Staff, upon reviewing the provided documents, does not anticipate any significant impact to traffic and/or public safety concerns.

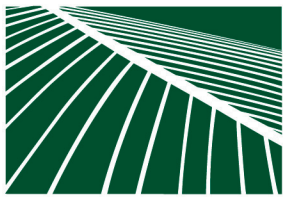
Thank you for allowing us the opportunity to comment.

If you have any questions, please contact Captain Sandor Finkey of the Hilo Patrol Division at 961-2214 or via e-mail at sandor.finkey@hawaiicounty.gov.

Sincerely,

  
JAMES B. O'CONNOR  
ASSISTANT POLICE CHIEF  
AREA I OPERATIONS

SF:lll/21HQ0854



**PBR HAWAII**  
& ASSOCIATES, INC.

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DACHENG DONG, LEED® AP  
*Associate Principal*

ANN MIKIKO BOUSLOG, PhD  
*Project Director*

RAMSAY R. M. TAUM  
*Cultural Sustainability Planner*

MICAH McMILLEN, ASLA, LEED® AP  
*Senior Associate*

NATHALIE RAZO  
*Senior Associate*

GRACE ZHENG, ASLA, LEED® GA, SITES® AP  
*Senior Associate*

ETSUYO KILA  
*Associate*

GREG NAKAI  
*Associate*

SELENA PANG  
*Associate*

NICOLE SWANSON  
*Associate*

1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

November 12, 2021

Mr. James B. O'Connor  
Assistant Police Chief  
Police Department  
County of Hawai'i  
349 Kapi'olani Street  
Hilo, HI 96720-2389

Attn: Captain Sandor Finkey

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Mr. O'Connor,

Thank you for your letter dated August 26, 2021 (reference code: SF:lili/21/HQ0854), regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge the County of Hawai'i Police Department does not anticipate any significant impacts to traffic and/or public safety concerns.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft Environmental Assessment.

Sincerely,

PBR HAWAII

Brittany Wheatman  
Planner

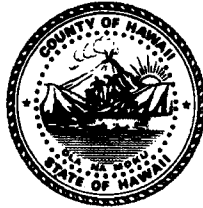
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**Mitchell D. Roth**  
*Mayor*

**Lee E. Lord**  
*Managing Director*

**Robert H. Command**  
*Deputy Managing Director*



**Susan K. Kunz**  
*Housing Administrator*

**Harry M. Yada**  
*Assistant Housing Administrator*

**County of Hawai'i**  
**Office of Housing and Community Development**

1990 Kino'ole Street, Suite 102 • Hilo, Hawai'i 96720 • (808) 961-8379 • Fax (808) 961-8685  
Existing Housing: (808) 959-4642 • Fax (808) 959-9308  
Kona: (808) 323-4300 • Fax (808) 323-4301

August 31, 2021

*Via e-mail and U.S. Mail*

PBR HAWAII' I & Associates, Inc.

Attn: Brittany Wheatman

1001 Bishop Street, Suite 650

Honolulu, HI 96813-3484

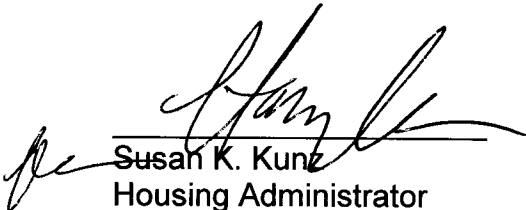
Email: [bwheatman@pbrhawaii.com](mailto:bwheatman@pbrhawaii.com)

Subject: **PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAII, TMS (3) 2-1-012:004 (por.), 005, 025, AND 026**

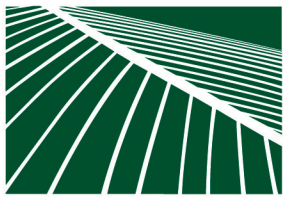
Dear Ms. Wheatman,

We have received your Pre-Assessment Consultation letter dated August 19, 2021 for a proposed Meadow Gold Expansion and related actions in Hilo, Hawai'i, TMKs (3) 2-1-012: 004 (por), 005, 025 and 026. After review of the information, the County of Hawai'i Office of Housing and Community Development, has no comments on the proposed action at this time.

We appreciate the opportunity to comment on the proposed project. Should you have any question please call Harry Yada, Assistant Housing Administrator, at (808) 961-8379 or by email at [harry.yada@hawaiiicounty.gov](mailto:harry.yada@hawaiiicounty.gov).

  
Susan K. Kunz  
Housing Administrator





**PBR HAWAII**  
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA  
*President / Chairman*

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November 12, 2021

Ms. Susan K. Kunz  
Housing Administrator  
Office of Housing and Community Development  
County of Hawai'i  
1990 Kino'ole Street, Suite 102  
Hilo, HI 96720

Attn: Harry Yada

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, TMKS (3) 2-1-012:004 (por), 005, 025, AND 026**

Dear Ms. Kunz,

Thank you for your email and letter dated August 31, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge the Office of Housing and Community Development has no comments on the subject Project at this time.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft Environmental Assessment.

Sincerely,

PBR HAWAII

Brittany Wheatman  
Planner

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