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

February 15, 2022

Ms. Mary Alice Evans, Director
State of Hawai‘i
Office of Planning and Sustainable Development
Environmental Review Program
235 South Beretania Street, Room 702
Honolulu, HI 96813

RE: FINAL ENVIRONMENTAL ASSESSMENT AND FINDING OF NO SIGNIFICANT IMPACT FOR THE PROPOSED MEADOW GOLD EXPANSION, HILO, HAWAI‘I, TMKS (3) 2-1-012: 025, -005, AND -004 (POR.)

Dear Ms. Evans:

With this letter, the State of Hawai‘i Department of Land and Natural Resources (DLNR) hereby transmits the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the proposed Meadow Gold Expansion situated on TMK parcels (3) 2-1-012: 025, -005, and -004(por.), on the island of Hawai‘i, 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 FEA-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,

Suzanne D. Case
Chairperson

RT

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

From: webmaster@hawaii.gov
To: DBEDT OPSD Environmental Review Program
Subject: New online submission for The Environmental Notice
Date: Tuesday, February 22, 2022 9:28:12 AM

Action Name

Meadow Gold Expansion

Type of Document/Determination

Final environmental assessment and finding of no significant impact (FEA-FONSI)

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, Hawaiʻi

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 Final EA)

Discretionary consent required

Board of Land and Natural Resources (BLNR) 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

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

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

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; 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 Final EA.

Attached documents (signed agency letter & EA/EIS)

- FEA-02-for-ERP-Submittal-022222.pdf
- EA-FONSI-submittal-letter-21522-part-1-signed.pdf

Shapefile

- The location map for this Final EA is the same as the location map for the associated Draft EA.

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

Final Environmental Assessment
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.

March 2022

MEADOW GOLD EXPANSION

Final Environmental Assessment –
Finding of No Significant Impact
(HRS 343)

Prepared for:

Meadow Gold

Prepared by:

PBR HAWAII
& ASSOCIATES, INC.

March 2022

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SUMMARY

Project Name:	Meadow Gold Expansion ("Project")
Location:	Waiākea, Hilo, Island and County of Hawaiʻi 96720 (Figure 1 and Figure 2)
Judicial District:	South Hilo
Tax Map Key (TMK):	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 Hawaiʻi Department of Parks and Recreation; and TMK 2-1-012: 004, Jas. W. Glover, Ltd.) (Figure 3), hereinafter referred to as the "Project site".
Land Area Affected:	Approximately 35.18 acres
Applicant:	Meadow Gold
Approving Agency:	State of Hawaiʻi, Department of Land and Natural Resources (DLNR)
Landowner:	State of Hawaiʻi
Existing Uses:	Meadow Gold production plant; County of Hawaiʻi Department of Parks and Recreation (DPR) base yard; Jas. W. Glover, Ltd.'s general contracting and aggregate processing operations.
Proposed Action:	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 Hawaiʻi Department of Parks and Recreation (DPR); and TMK 2-1-012: 004, Jas. W. Glover, Ltd.) Five existing parcels will be consolidated and 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 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)

Determination: Finding of No Significant Impact (FONSI)

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LIST OF ACRONYMS & ABBREVIATIONS

AIS	Archaeological Inventory Survey
ALISH	Agricultural Lands of Importance to the State of Hawaiʻi
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 Hawaiʻi
DHHL	Department of Hawaiian Home Lands, State of Hawaiʻi
DHS	Department of Human Services, State of Hawaiʻi
DLNR	Department of Land and Natural Resources, State of Hawaiʻi
DOE	Department of Education, State of Hawaiʻi
DOH	Department of Health, State of Hawaiʻi
DPR	Department of Parks and Recreation, County of Hawaiʻi
DPW	Department of Public Works, County of Hawaiʻi
DWS	Department of Water Supply, County of Hawaiʻi
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	Hawaiʻi Administrative Rules
HCC	Hawaiʻi County Code
HDOT	Department of Transportation, State of Hawaiʻi
HEER	DOH Hazard Evaluation and Emergency Response Office
HELCO	Hawaiʻi Electric Light Company, Inc.
HMC	Hilo Medical Center
HRS	Hawaiʻi Revised Statutes
IBC	International Building Code
LID	Low Impact Development
LSB	Land Study Bureau, University of Hawaiʻi
LUC	State of Hawaiʻi Land Use Commission
LUPAG	County of Hawaiʻi 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 Hawaiʻi
RO	Reverse Osmosis
SIHP	State Inventory of Historic Places
SHPD	State of Hawaiʻi Historic Preservation Division
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

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. 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 Hawaiʻi Department of Parks and Recreation (DPR); 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 Hawaiʻi Revised Statutes (HRS) Chapter 343.

1.1 LANDOWNER

The landowner is the State of Hawaiʻi.

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 Hawaiʻi, DLNR will determine the significance of impacts pursuant to HRS Chapter 343-5(b).

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

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, HI 96813
Telephone: (808) 521-5631

1.5 COMPLIANCE WITH STATE OF HAWAIʻI ENVIRONMENTAL LAWS

Preparation of an Environmental Assessment (EA) is being undertaken to meet the applicable requirements of Chapter 343, HRS and Title 11, Chapter 200.1, Hawaiʻi 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 Waiākea Ahupuaʻa, South Hilo District, Island and County of Hawaiʻi (Figure 1). The existing operations of Meadow Gold are currently located on a 1.42-acre parcel of State land identified as 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 Hawaiʻi DPR; 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

Meadow Gold's existing site is bounded on the south by the County DPR 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 (Glover 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 Panaʻewa Hawaiian Home Lands are also located south of the Project Site.

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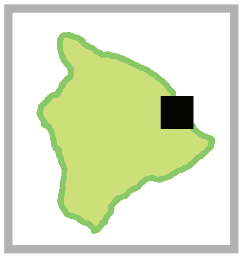
Date: 10/13/2021



LEGEND

Project Area

Figure 1:
Regional Location Map

Meadow Gold Hilo

ISLAND OF HAWAI'I

NORTH

LINEAR SCALE (FEET)

0 300 600 1,200

PBR HAWAII & ASSOCIATES, INC.

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

Q:\Hawaii\Meadow Gold Hilo\GIS\Project\Surrounding Land Uses.mxd

Date: 10/13/2021

LEGEND

Project Area

Roadways

Figure 2:
Surrounding Land Uses

Meadow Gold Hilo

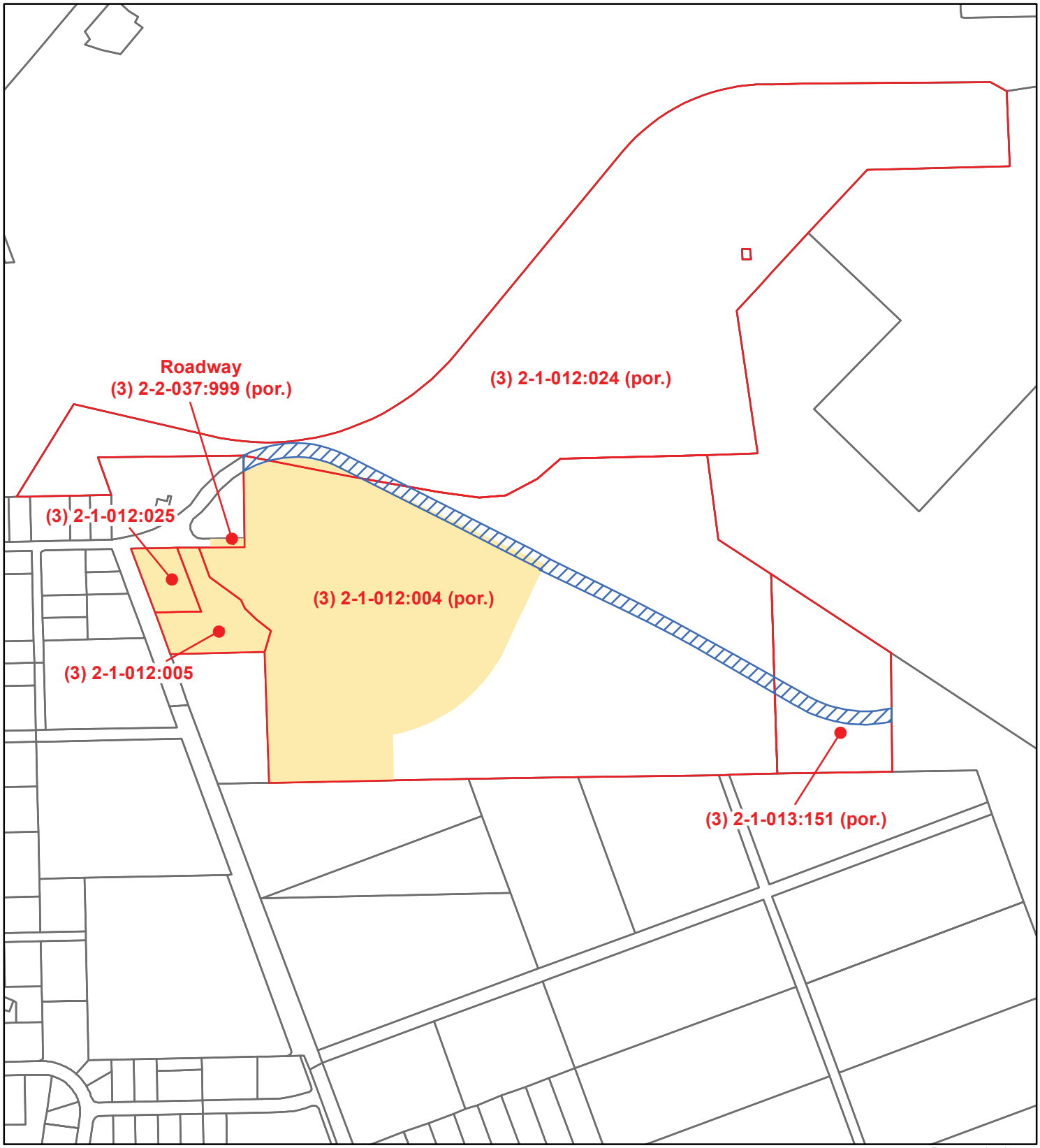
ISLAND OF HAWAI'I

NORTH

LINEAR SCALE (FEET)
0 400 800 1,600

PBR HAWAII & ASSOCIATES, INC.

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 HAWAI'I

NORTH

LINEAR SCALE (FEET)
0 150 300 600

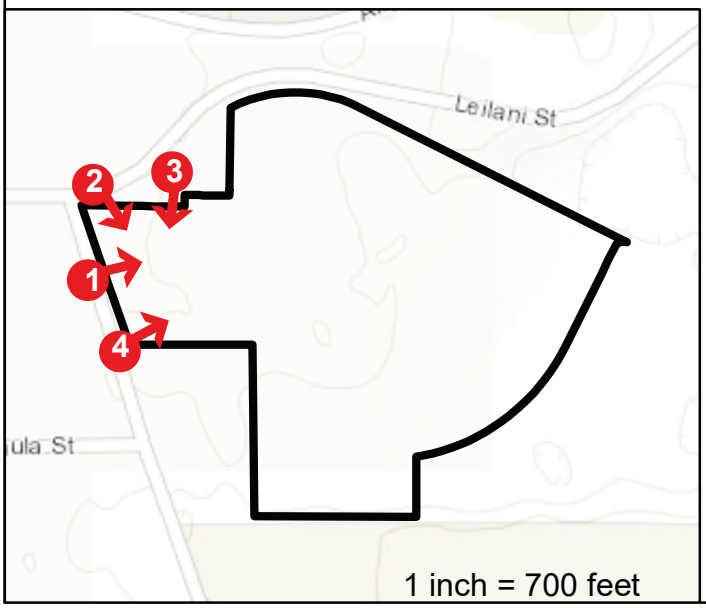
PBR HAWAII & ASSOCIATES, INC.

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

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

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



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

Q:\Hawaii\Meadow Gold Hilo\GIS\Project\Site Photos base.mxd

Date: 10/15/2021

Figure 4:
Site Photographs

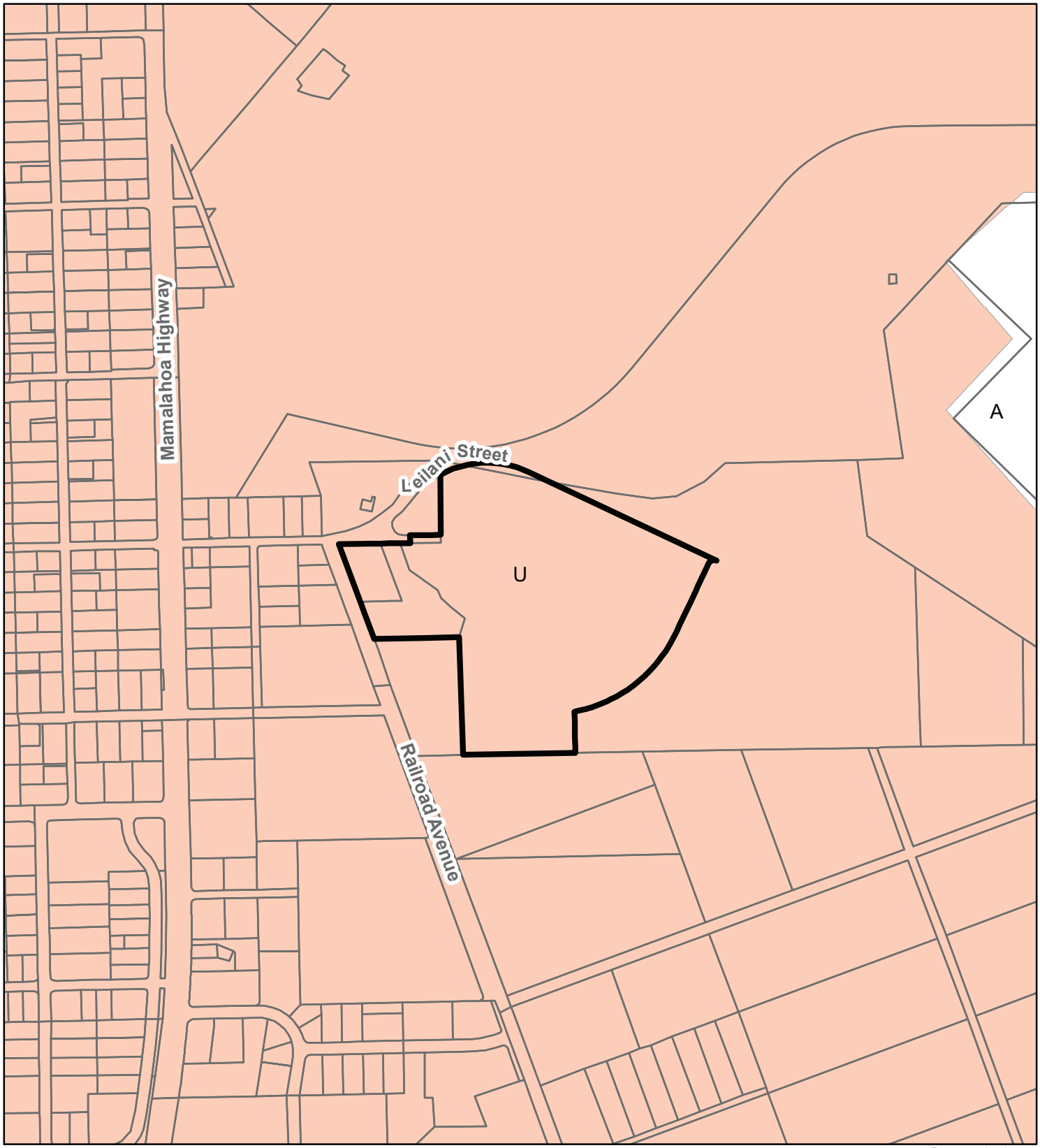
Meadow Gold Hilo

ISLAND OF HAWAI'I

NORTH

PBR HAWAII & ASSOCIATES, INC.

Source: Google Images. ESRI Basemaps.
Disclaimer: This map has been prepared for general planning purposes only.



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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 HAWAI'I

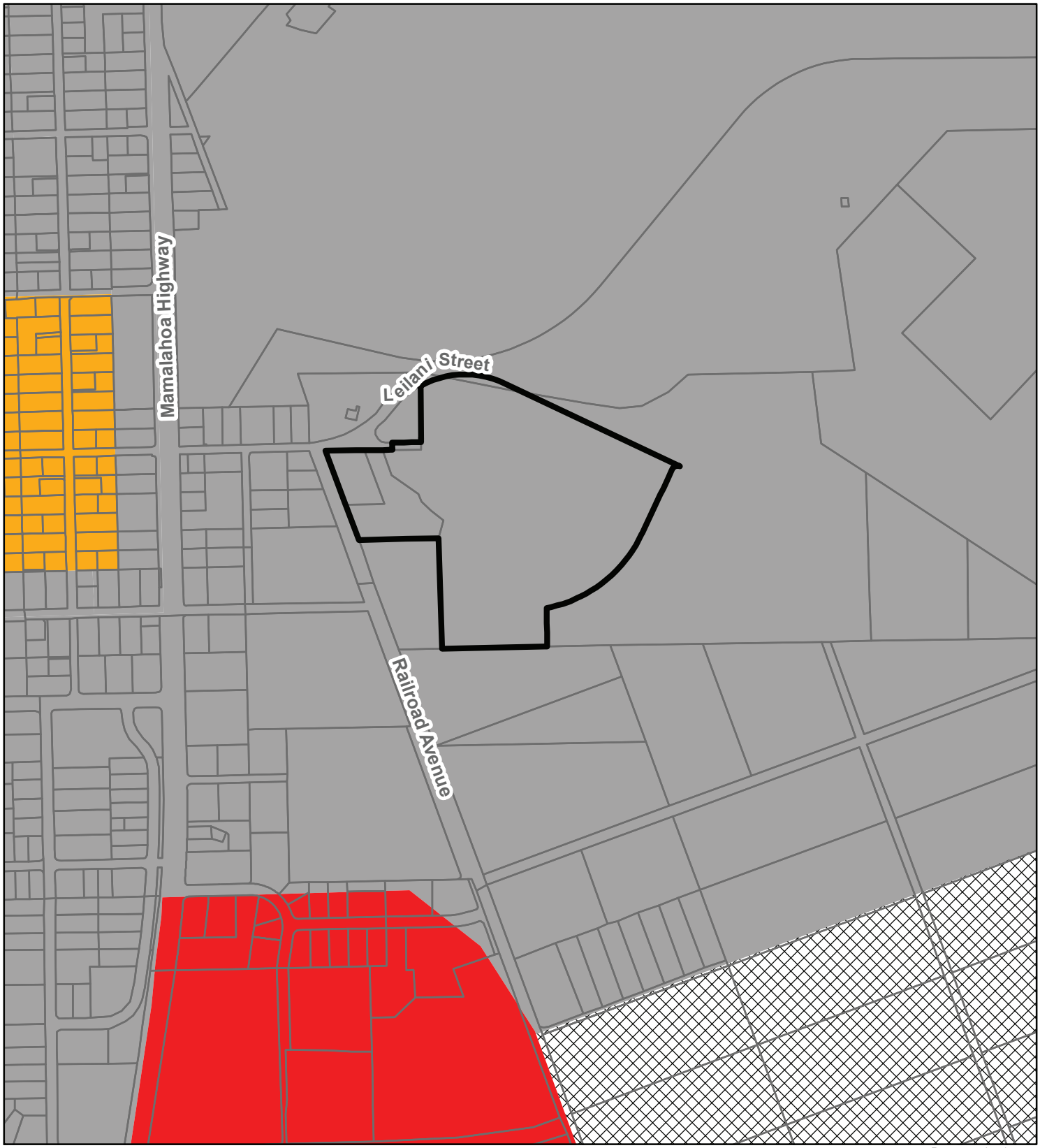
NORTH

LINEAR SCALE (FEET)

0 125 250 500

PBR HAWAII & ASSOCIATES, INC.

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

Date: 10/13/2021

Figure 6:

County of Hawaii General Plan Land Use Pattern Allocation Guide

Meadow Gold Hilo

ISLAND OF HAWAI'I

NORTH

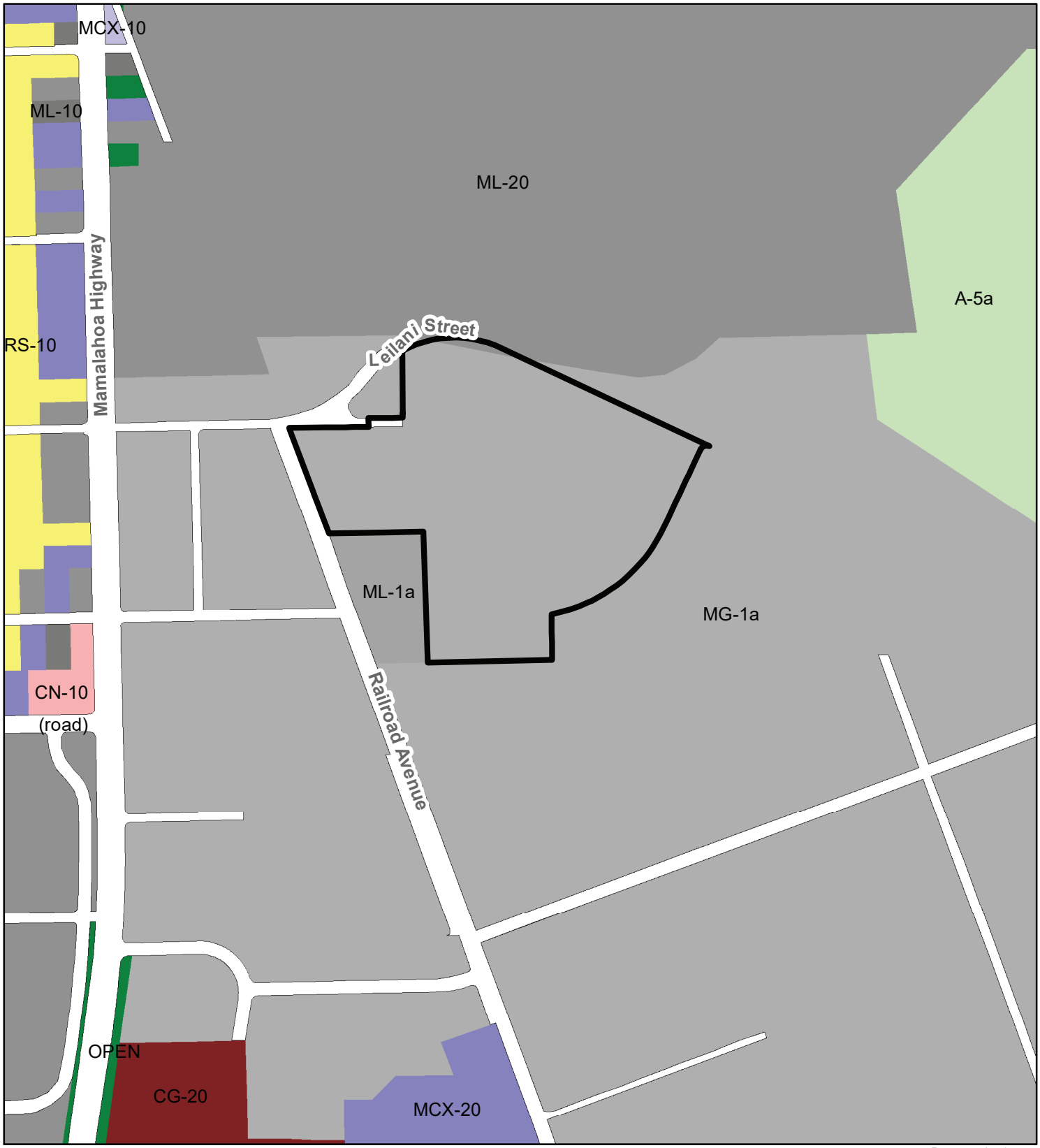
LINEAR SCALE (FEET)

0 300 600 1,200

PBR HAWAII & ASSOCIATES, INC.

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

Zoning

- (road)
- A-5a
- CG-20
- CN-10
- MCX-10
- MCX-20
- MG-1a
- ML-10
- ML-1a
- ML-20
- OPEN
- RS-10

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

Figure 7:
County of Hawaii Zoning

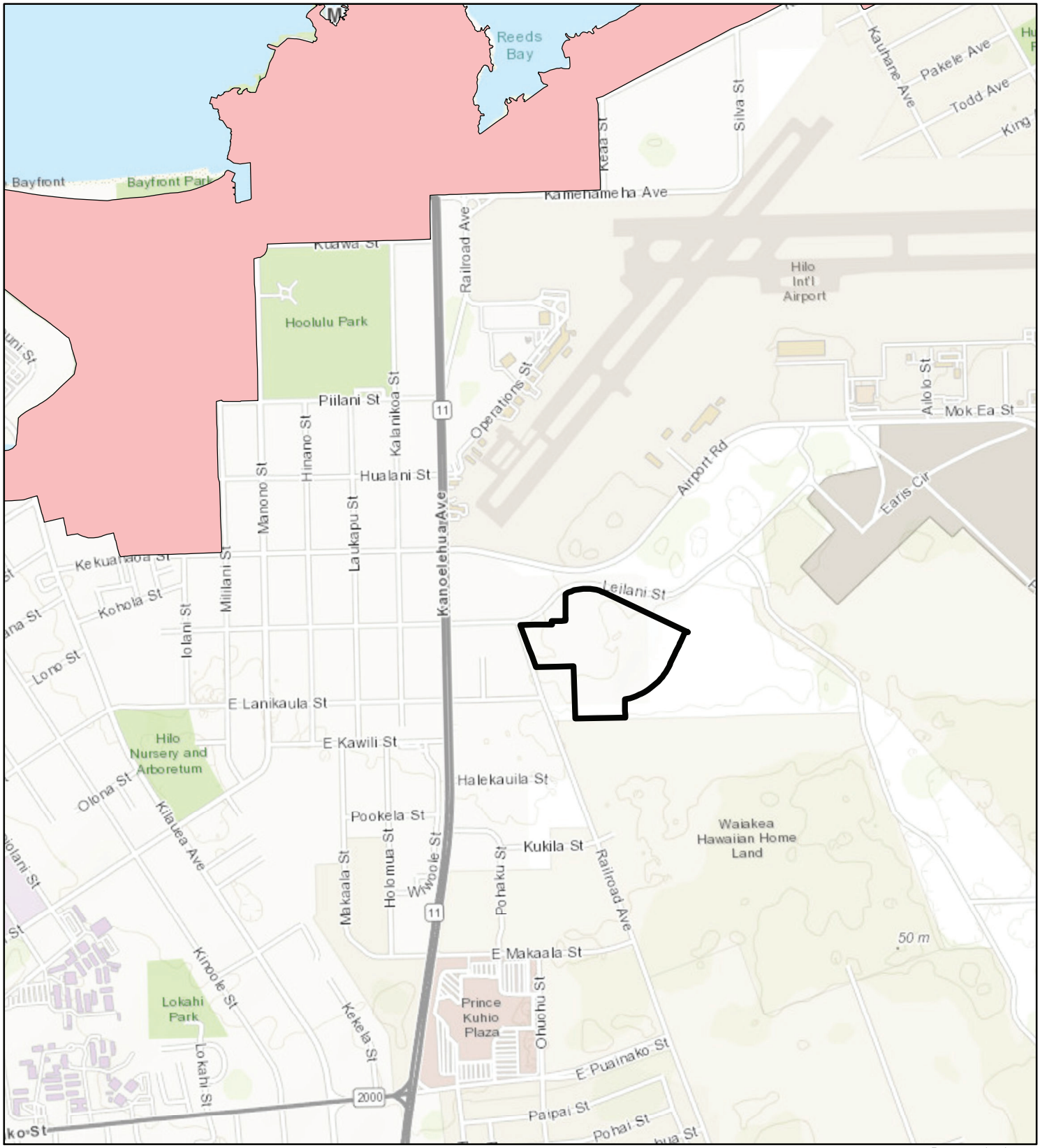
Meadow Gold Hilo

ISLAND OF HAWAI'I

NORTH

LINEAR SCALE (FEET)
0 150 300 600

PBR HAWAII & ASSOCIATES, INC.



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Date: 10/14/2021

LEGEND

Project Area

SMA

Figure 8:
Special Management Area (SMA)

Meadow Gold Hilo

ISLAND OF HAWAI'I

NORTH

LINEAR SCALE (FEET)
0 375 750 1,500

PBR HAWAII & ASSOCIATES, INC.

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

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 Hawaiʻi 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 Hawaiʻi's DPR 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 TMK parcel number (3) 2-1-012: 025. To ensure the continued local production of milk and other dairy products on Hawaiʻi 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 Hawaiʻi 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). Within Meadow Gold's reconfigured lot (Lot 1), the Project will construct a new cold storage warehouse using existing infrastructure with no additional cooling capacity as the existing cooler will be moved into this new space and operate as it is currently. A new dry storage warehouse will also be constructed with additional lighting and pallet racking. Overall, these new warehouses will take over existing operations with additional storage and will not increase air pollutants, solid waste generation, projected water demand, or greenhouse gas emissions. The Project will add impervious surface from the increased paving (expanded parking) and rooftops (two new warehouses). However, all onsite-generated runoff will be disposed onsite through dry wells or other means, as approved by the Department of Public Works. The Project will also incorporate additional trailer and truck parking within the reconfigured Lot 1.

The Project will also provide adequate land area for the adjacent County of Hawai'i'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 demolish a DPR 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 realign Leilani Street to remove existing encroachments onto DHHL land.

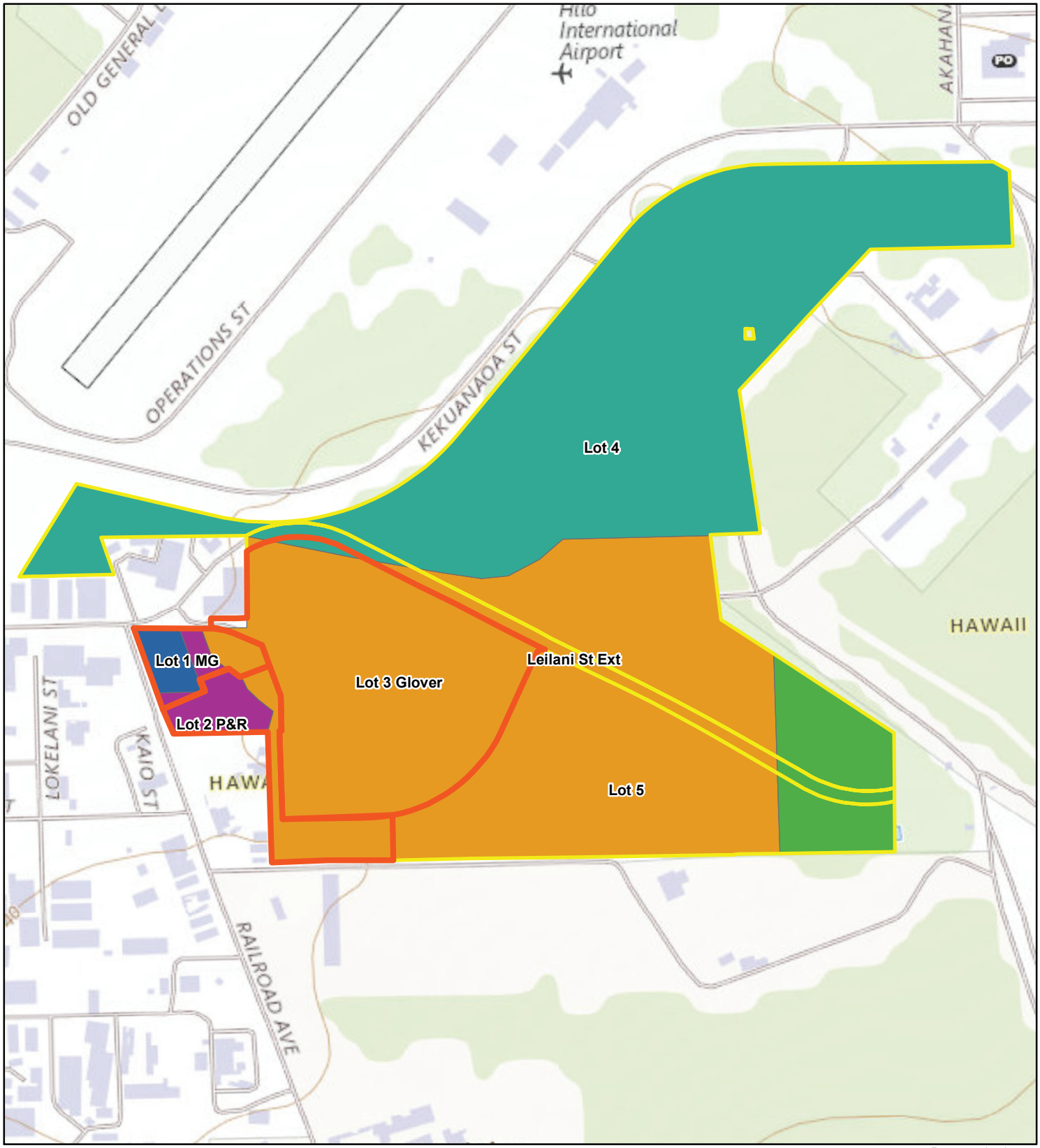
Table 2-1. Existing Parcels and Proposed Changes

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 Hawai'i 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[1])	0	46.521	26.93	3 (por.)
County of Hawai'i	(3) 2-2-037: 999	12.81		0	0.15	12.66	3 (por.)
State of Hawai'i	(3) 2-1-012:024	60.32	Unencum-bered	20.74	0	81.06	4
State of Hawai'i	(3) 2-1-013:151	8.727	Unencum-bered	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.

[1] 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)

Reconfigured Lots 4-5

TMK

321012004

321012005

321012024

321012025

321013151

Figure 9:
Project Site

Meadow Gold Hilo

ISLAND OF HAWAI'I

NORTH

LINEAR SCALE (FEET)

0 150 300 600

PBR HAWAII & ASSOCIATES, INC.

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

Hawaiʻi 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 Hawaiʻi Data Book).

According to *The Rainfall Atlas of Hawaiʻi*, 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 Hawaiʻi—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 Hawaiʻi is subject to geologic hazards, especially lava flows and earthquakes. The volcanic hazard zone map for Hawaiʻi 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

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 11).

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 Hawaiʻi 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 Hawaiʻi 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 Hawaiʻi County Code (HCC).

3.3 SOILS

Three soil suitability studies prepared for Hawaiʻi 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 Hawaiʻi Land Study Bureau (LSB) Detailed Land Classification; and 3) the State of Hawaiʻi Department of Agriculture's Agricultural Lands of Importance to the State of Hawaiʻi (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 Hawaiʻi, State of Hawaiʻi*, 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 ʻaʻā 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 ʻaʻā lava (see Figure 12).

3.3.2 LSB Detailed Land Classification

The University of Hawaiʻi 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).

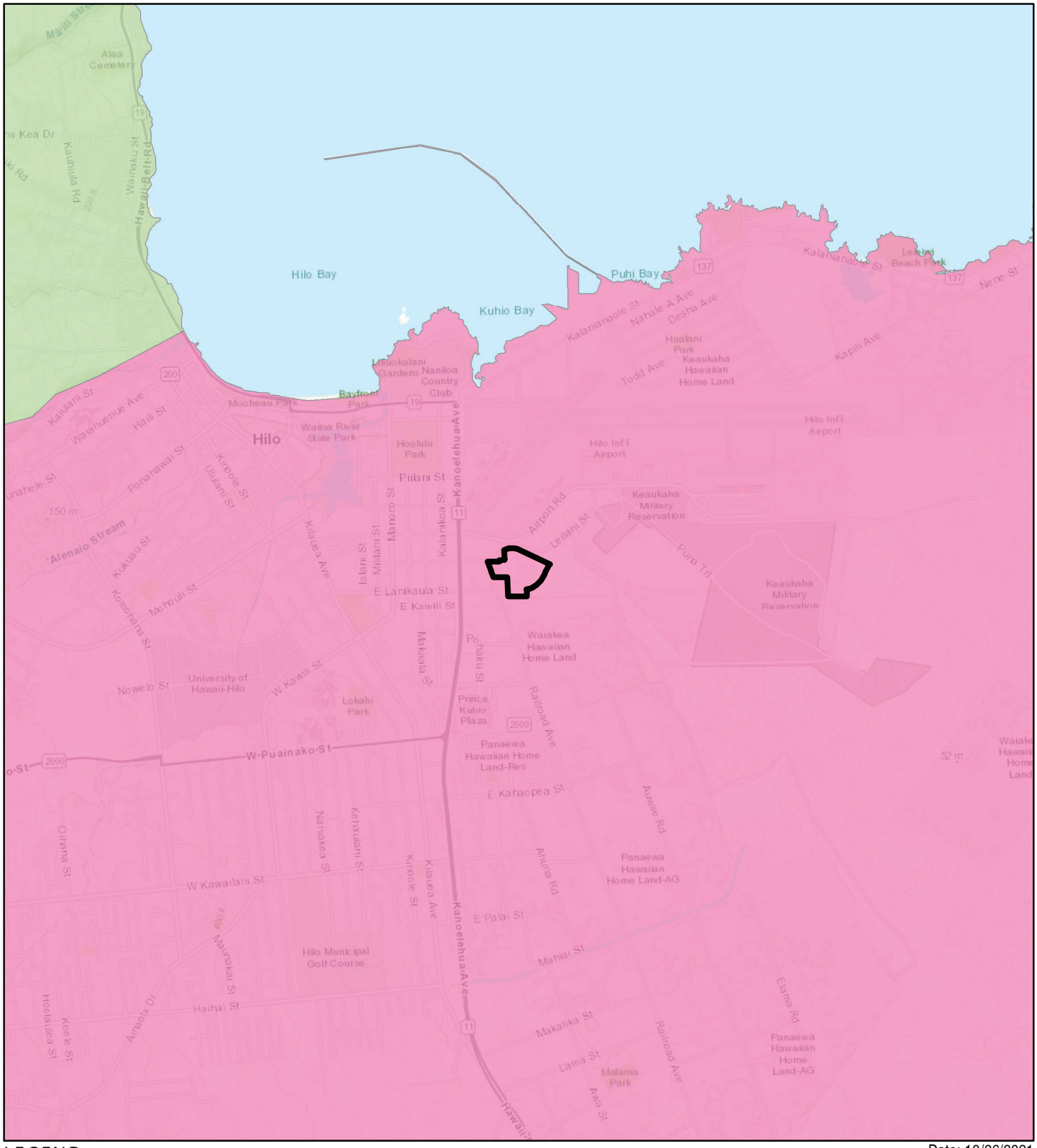
3.3.3 Agricultural Lands of Importance to the State of Hawaiʻi

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.
- 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;



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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

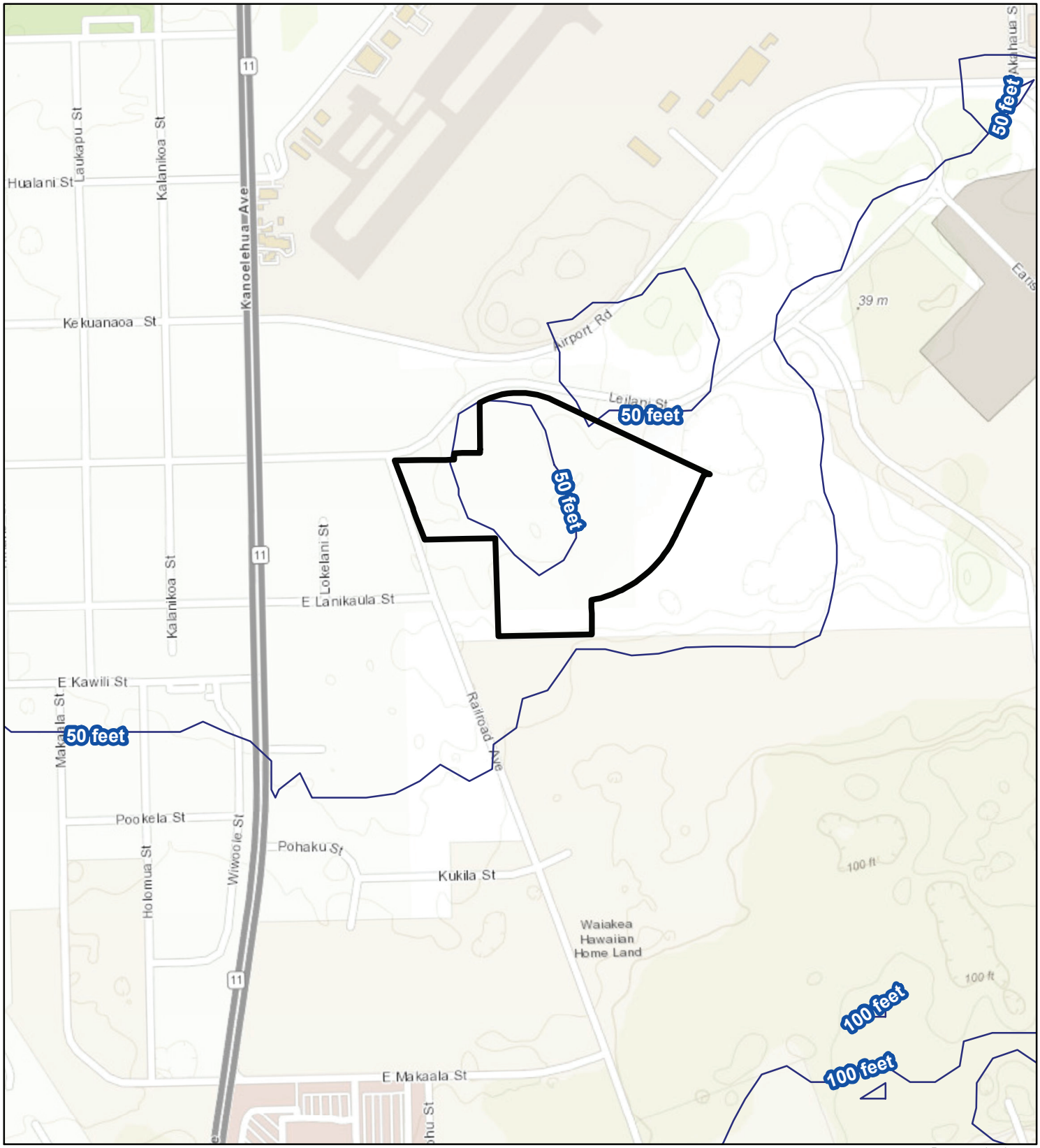
ISLAND OF HAWAI'I

NORTH

LINEAR SCALE (FEET)
0 1,000 2,000 4,000

PBR HAWAII & ASSOCIATES, INC.

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 HAWAI'I

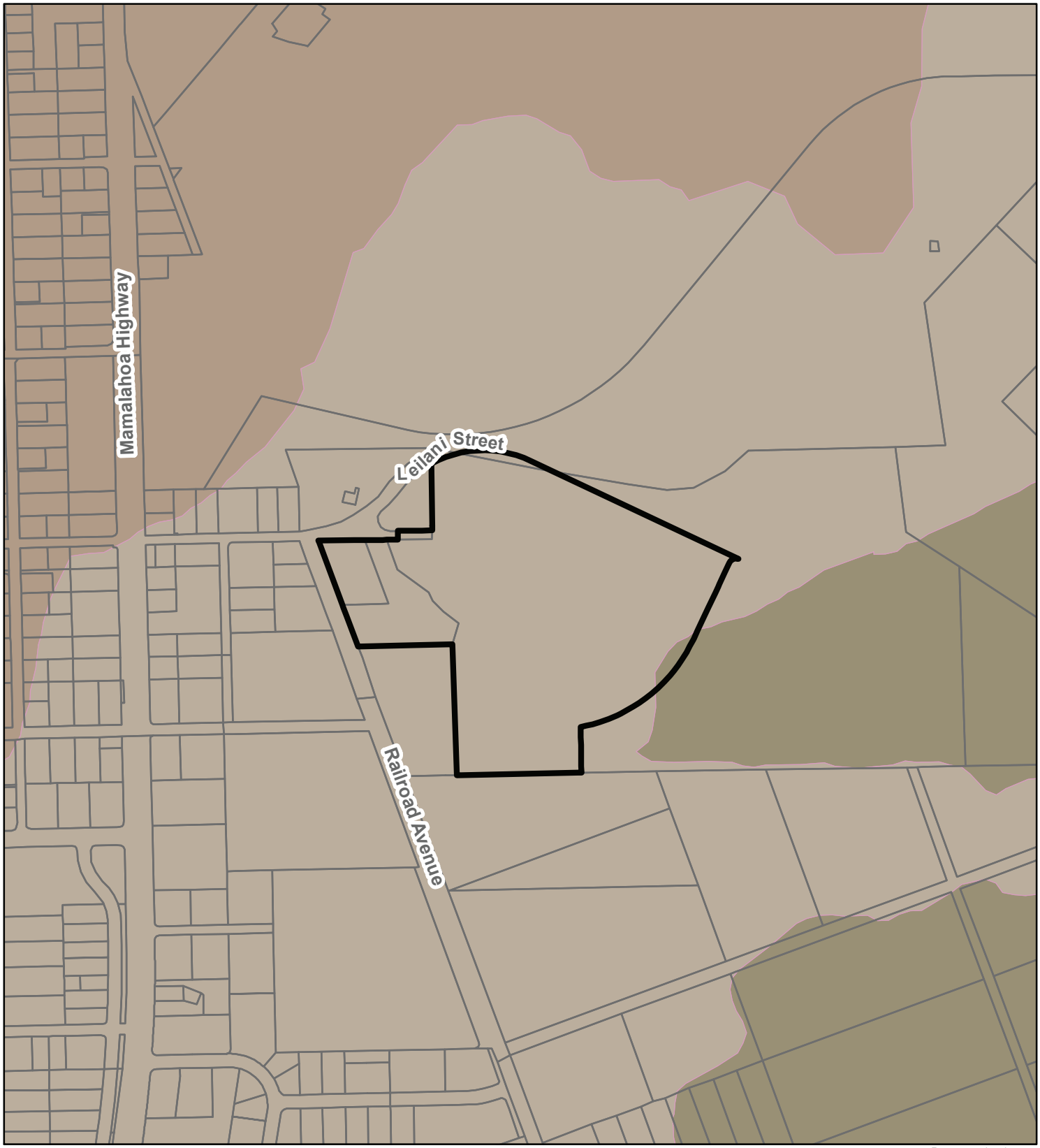
NORTH

LINEAR SCALE (FEET)

0 200 400 800

PBR HAWAII & ASSOCIATES, INC.

Source: USGS (2011). ESRI Basemaps.
Disclaimer: This map has been prepared for general planning purposes only.



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Date: 10/26/2021

Figure 12:
National Resources Conservation Service (NRCS) Soil Survey

Meadow Gold Hilo

ISLAND OF HAWAI'I

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

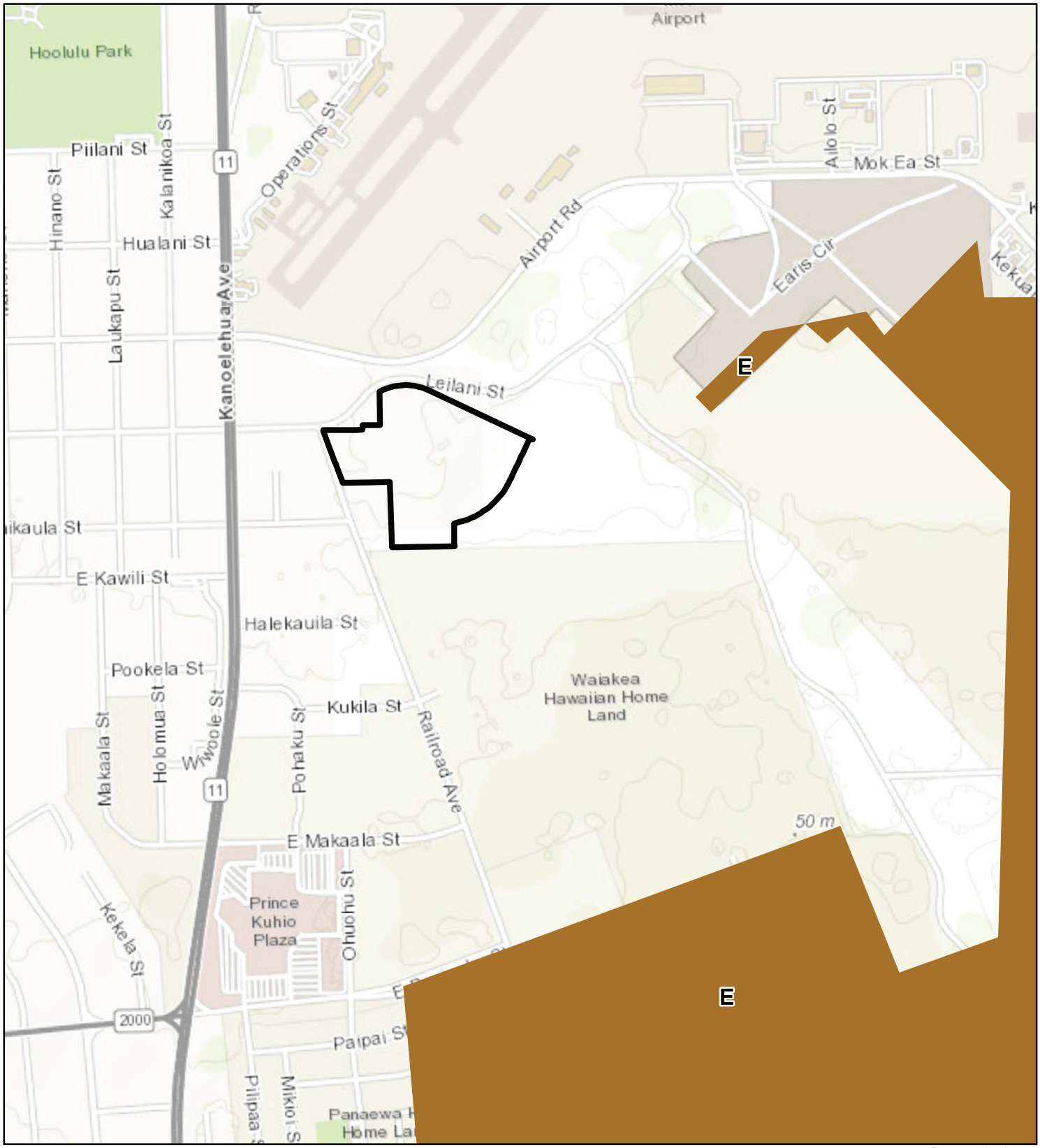
NORTH

LINEAR SCALE (FEET)

0 150 300 600

PBR HAWAII & ASSOCIATES, INC.

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.

Date: 10/26/2021

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

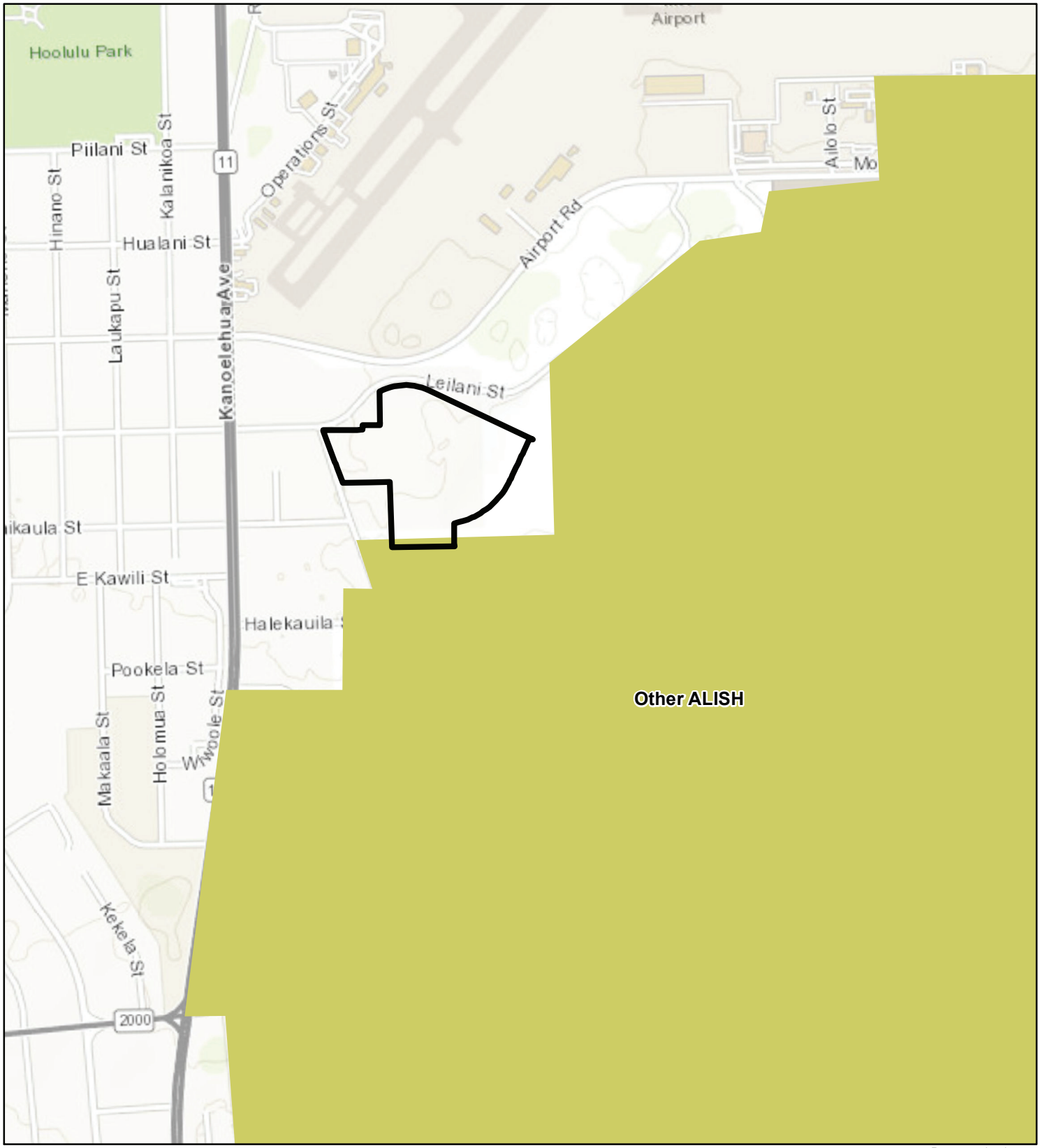
Meadow Gold Hilo

ISLAND OF HAWAI'I

NORTH

LINEAR SCALE (FEET)
0 300 600 1,200

PBR HAWAII & ASSOCIATES, INC.



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 HAWAI'I

NORTH

LINEAR SCALE (FEET)

0 300 600 1,200

PBR HAWAII & ASSOCIATES, INC.

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

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- 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 HAR, Chapter 11-54 Water Quality Standards and Chapter 11-55 Water Pollution Control, Department of Health (DOH).

3.4 HYDROLOGY AND DRAINAGE

Due to the relatively young and porous geology of Hawaiʻi 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 Hawaiʻi 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 ʻaʻā 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, 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 works and air monitoring. In addition, the Project will comply with the requirements of Hawaiʻi 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 HAR, Chapter 11-54 Water Quality Standards and Chapter 11-55 Water Pollution Control, DOH.

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 Hawaiʻi *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 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*.

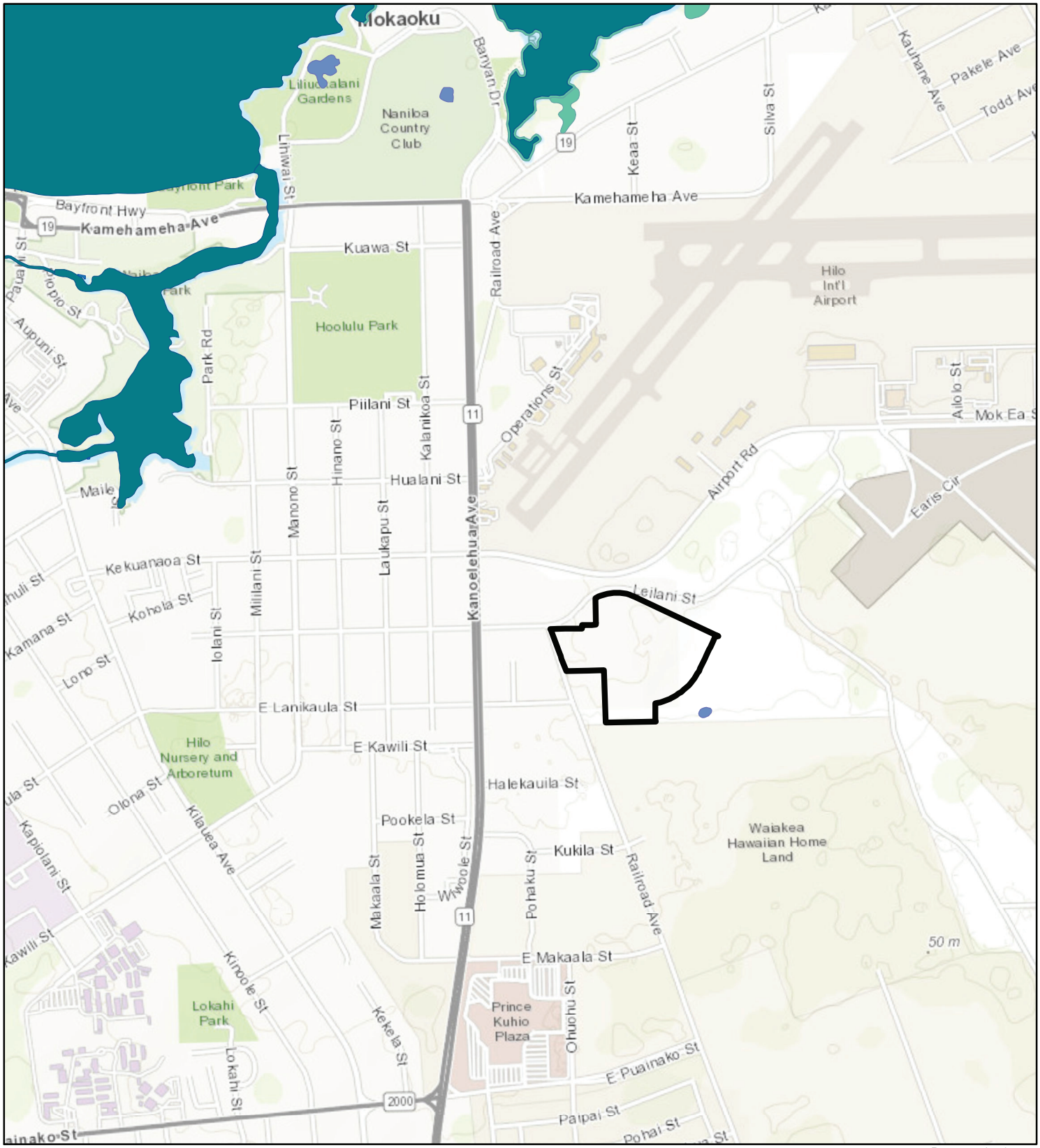
OP has also created the *Stormwater Impact Assessment* to identify and evaluate information on hydrology, stressors, sensitivity of aquatic and riparian resources, and management measures to control runoff occurrences. Mitigation measures and BMPs listed in this guide can be applied to water runoff strategies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

- 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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Date: 10/26/2021

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 HAWAI'I

NORTH

LINEAR SCALE (FEET)
0 375 750 1,500

PBR HAWAII & ASSOCIATES, INC.

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

3.5 NATURAL HAZARDS

Hawaiʻi 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 Hawaiʻi 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 Hawaiʻi since 1812 have had an adverse impact on the Island of Hawaiʻi; seven caused major damage, and three were generated locally. The most recent tsunami to impact Hawaiʻi 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 Hawaiʻi 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 Hawaiʻi, 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 Hawaiʻi, 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 Hawaiʻi Island, due to its geologically active nature.

The Project Site is subject to a level of seismic risk similar to the entire Island of Hawaiʻi. 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 Oʻahu fall within the D1 and D categories, which have the same potential seismic hazards and potential effects as the D2 category (FEMA, 2020).

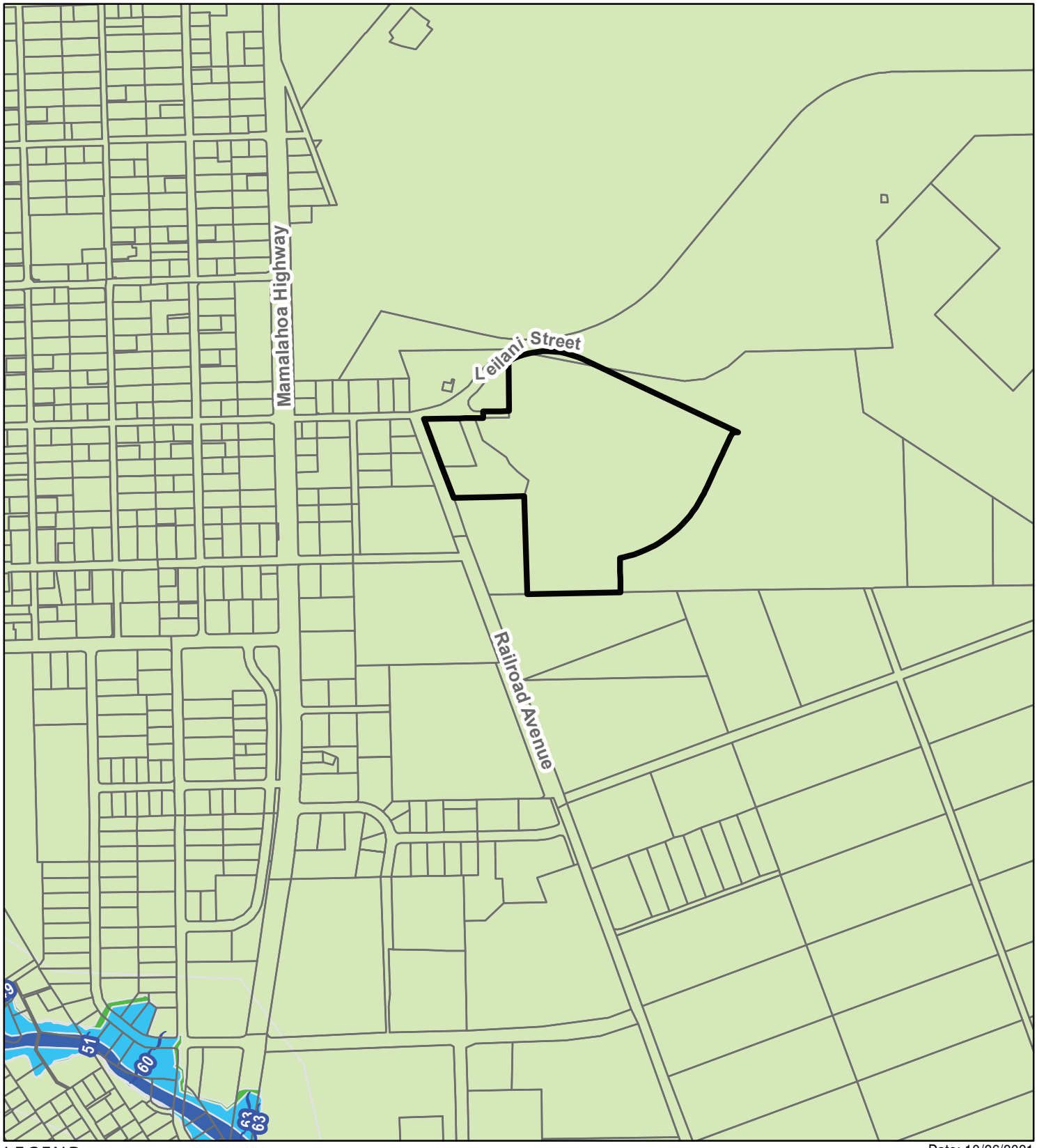
Since 1868, nine disastrous earthquakes have occurred on the island. The largest series occurred between March 27 and April 2, 1868 with an epicenter a few miles north of Pāhala in the district of Kaʻū. It is estimated that the magnitude of these earthquakes were 7.1 and 7.9. These earthquakes resulted 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 Hawaiʻi 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 Hawaiʻi 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. Halemaʻumaʻu, 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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Date: 10/26/2021

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

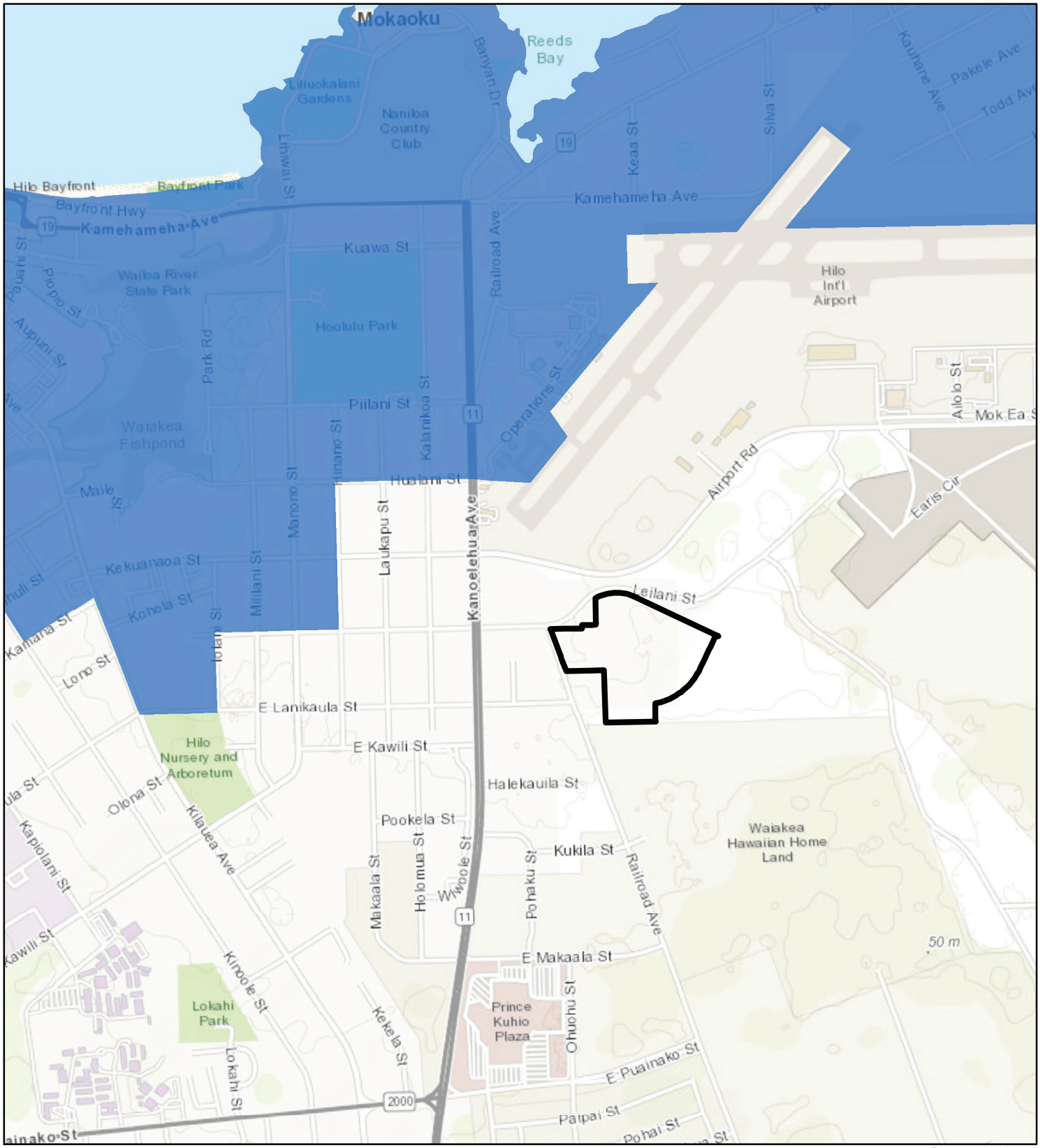
ISLAND OF HAWAI'I

NORTH

LINEAR SCALE (FEET)
0 200 400 800

PBR HAWAII & ASSOCIATES, INC.

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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Date: 10/26/2021

LEGEND

Project Area

Tsunami Evacuation Zone

Figure 17:
Tsunami Evacuation Zone

Meadow Gold Hilo

ISLAND OF HAWAI'I

NORTH

LINEAR SCALE (FEET)
0 375 750 1,500

PBR HAWAII & ASSOCIATES, INC.

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

The Project site is located 24 miles northeast of the summit of Kīlauea 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 Hawaiʻi County. Humans are the number one cause of fires in Hawaiʻi.

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 Hawaiʻi 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 Hawaiʻi 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.

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, scrapyard 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 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 Hawaiʻi 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/ʻōpeʻapeʻa (*Lasiurus cinereus semotus*), Hawaiian goose/nēnē (*Branta sandvicensis*), band-rumped storm-petrel Hawaiʻi DPS/ʻakēʻakē (*Oceanodroma castro*), Hawaiian petrel/ʻuaʻu (*Pterodroma sandwichensis*), Newell's shearwater/ʻaʻo (*Puffinus auricularis newelli*), and the Hawaiian hawk/ʻio (*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 Hawaiʻi 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."*

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

- To prevent the spread of Rapid ʻŌhiʻa Death (ROD), if ʻōhiʻa 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 ʻŌhiʻa Death and other harmful fungal pathogens.

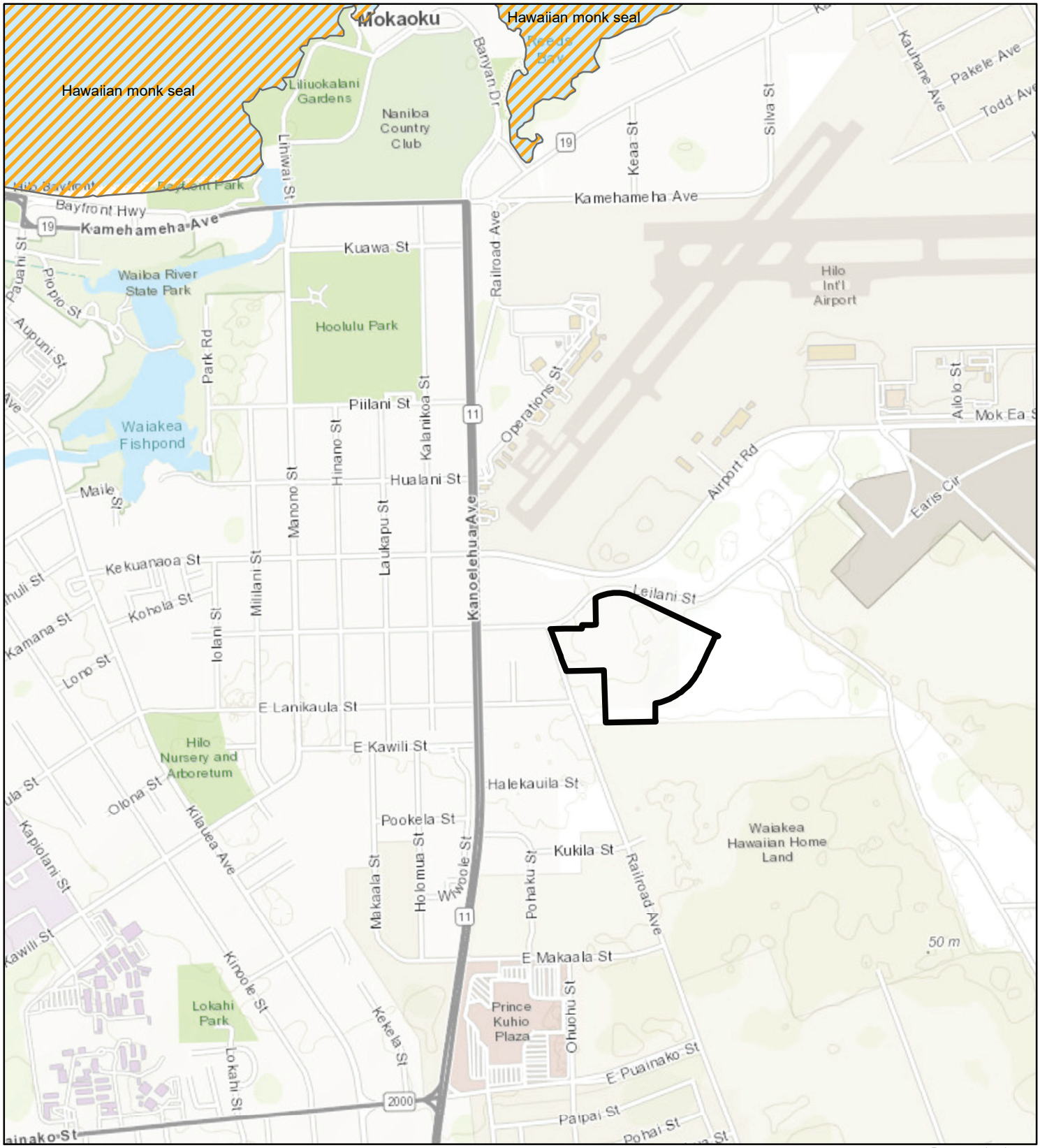
Fauna. Based on the survey of avian and terrestrial mammalian species by Rana Productions, Ltd., it is not anticipated that the proposed uses on the Project site is expected to adversely the species that were observed or presumed to inhabit or fly over the Project site.

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

- **Hawaiian Hawk or ʻIo.** It is recommended that a qualified biologist survey the area to ensure no Hawaiian Hawk nests are present if trees are to be cut. ʻIo nests might be present during the breeding season from March to September.
- **Hawaiian hoary bat or ʻōpeʻapeʻa.** 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 Hawaiʻi 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. 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.

During the Draft EA public review period, the USFWS wrote that the Draft EA adequately incorporated the information provided in the Technical Assistance letter from the U.S. Fish and Wildlife Service (USFWS) as well as the State of Hawaii Division of Forestry and Wildlife (DOFAW) and that USFWS has no further comments on the Project at this time (see Appendix B).



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Date: 10/26/2021

LEGEND

Project Area

Critical Habitats

Figure 18:
Critical Habitats

Meadow Gold Hilo

ISLAND OF HAWAI'I

NORTH

LINEAR SCALE (FEET)

0 375 750 1,500

PBR HAWAII & ASSOCIATES, INC.

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

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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 HAR §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.*

(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.

Site	SIHP	Time of use	Significance Criterion	Recommended treatment
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 Hawaiʻi. 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 Hawaiʻi, 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.

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 ahupuaʻa of Waiākea. The Panaʻewa forest covers, or once covered this area, and a much larger area beyond. According to the CIA, Panaʻewa is named after the *moʻo* that fought Hiʻiaka (Pukui *et al*. 1974:178). The legendary origin of the Panaʻewa forest is associated with Pele's search for a suitable home in the island chain of Hawaiʻi. When Pele sent her sister Hiʻiaka to travel to Kauaʻi to contact Lohiʻau, Hiʻiaka passed through the Panaʻewa forest. Hiʻiaka could have passed around the forest, taking the pathway along the shoreline from Hāʻena (southeast of the Project area) to Waiākea 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-moʻo, 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].*

Panaʻewa did not let Hiʻiaka pass without a fight.

> *The battle that ensued when Panaewa sent to the attack his nondescript pack of moʻo, 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 *moʻo* Panaʻewa and all of his minions were defeated by Hiʻiaka and her assistants. "Hawaii for once, and for all time, was rid of that pestilential, man-eating, *moʻo* 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 Waiākea Ahupuaʻa, 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 (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, Lanikāula 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 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 Kekuanaoa 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.

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

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

Time	Fast	Moderately Fast	Moderately Slow	Slow
Railroad Avenue Northbound (between Leilani and East Lanikāula)		X		
Railroad Avenue Southbound (between Leilani and East Lanikāula)		X		
Leilani Street Westbound (between Kanoelehua and Railroad)		X		
Leilani Street Eastbound (between Kanoelehua and Railroad)		X		
Kanoelehua Avenue Northbound (between Leilani and East Lanikāula)		X		
Kanoelehua Avenue Southbound (between Leilani and East Lanikāula)	X			
East Lanikāula Street (between Kanoelehua and Lōkahi)		X		
East Lanikāula Street (between Lōkahi and Railroad)	X			

Typical Traffic on Surrounding Streets Thursdays at 4:15 pm

Time	Fast	Moderately Fast	Moderately Slow	Slow
Railroad Avenue Northbound (between Leilani and East Lanikāula)		X		
Railroad Avenue Southbound (between Leilani and East Lanikāula)		X		
Leilani Street Westbound (between Kanoelehua and Railroad)		X		
Leilani Street Eastbound (between Kanoelehua and Railroad)		X		
Kanoelehua Avenue Northbound (between Leilani and East Lanikāula)		X		
Kanoelehua Avenue Southbound (between Leilani and East Lanikāula)	X			
East Lanikāula Street (between Kanoelehua and Railroad)	X			

Of the three entities (Meadow Gold, County DPR, 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.

During the Draft EA public review period, the County Police Department wrote that it did not anticipate any significant impact to traffic and/or public safety concerns from the subject Project.

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 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 Draft EA public review period, HDOT Highways Division (HDOT-HWY) wrote that it did not anticipate any significant impact on State highways from the subject Project, based on traffic information provided in the DEA.

In addition, during the Draft EA public review period, the County Mass Transit Agency wrote that it had no comments on the Project (see Appendix B).

During the pre-assessment consultation period, the County of Hawaiʻi 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 Hawaiʻi 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.*

During the Draft EA public review period, HDOT acknowledged that the Draft EA sufficiently addressed HDOT-Airport Division's (HDOT-A's) comments previously provided during the pre-assessment consultation and that HDOT-A had no further comments

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 DPR 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 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 Hawaiʻi 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_2, 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_2 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 Hawaiʻi, the entire island or the entire state can be impacted by vog.

The State maintains six air monitoring stations on the island of Hawaiʻi, one of which is located in Hilo. According to DOH ambient air quality data, the quality of air in the Hilo area 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).

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.

According to Meadow Gold, the proposed new warehouses will take over existing operations with additional storage and will not increase air pollutants, solid waste generation, projected water demand, or greenhouse gas emissions. Long term operations may increase truck traffic at the site. However, this will not significantly increase vehicle emissions from current levels as the vehicle traffic that will support increased onsite production will replace deliveries from the mainland and offset the slight increase in vehicle emissions. The proposed Project will not significantly increase greenhouse gas emissions. 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. However, for those traveling westward along Leilani Street and Lanikāula 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 DPR, and Jas. W. Glover, Ltd. lots present typical industrial uses along this portion of Railroad Avenue.

POTENTIAL IMPACTS AND MITIGATION MEASURES

During the Draft EA public review period, the University of Hawaii Institute for Astronomy (IfA) expressed concerns regarding the potential impact of artificial lights on astronomical observations. To reduce the impacts of outdoor lighting to observatories, the Project will conform to the standards established by the Hawaiʻi County lighting ordinances and incorporate the additional recommended steps by the IfA, as feasible. 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 and is served by one main system. The ʻŌlaʻa Flume Spring is the only surface water that could be used in an emergency situation. Industrial and commercial sources draw water from smaller wells. The County of Hawaiʻi 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 Hawaiʻi DWS's 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.*

Meadow Gold is currently investigating whether why the reported usage is so high and if there is leak in the transmission system. However, the Project will not incorporate any features that

would increase water use for future operations. According to Meadow Gold, the proposed new warehouses will take over existing operations with additional storage and will not increase water demand.

During the Draft EA public review period, DWS commented:

> *The existing 12-inch waterline that traverses Parcel 4 may be required to be relocated to the New Industrial Park Road if there are any conflicts or developments on the proposed Lots 3, 4, or 5.*

The existing DWS 12-inch waterline that traverses Parcel 4 will go through future lots to be used by Glover and Meadow Gold (Lots 1 and 3), with most of the line located within Glover's property (Lot 3). Plans for the reconfigured Lot 3 will not affect the existing line, so no relocation will be necessary for the portion within Glover's property. The minor portion of the waterline located in Meadow Gold's future reconfigured lot (Lot 1) can be easily relocated if necessary, and Meadow Gold will address that question in coordination with DWS at the proper time during the design phase of the subject Project.

4.7.2 Wastewater System

Presently, Meadow Gold is served by the County of Hawaiʻi 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

Additional impervious surface from the increased paving (expanded parking) and rooftops (two new warehouses) may increase runoff from the Project site. However, all onsite-generated runoff will be disposed onsite through dry wells or other means, as approved by the Department of Public Works.

During the pre-assessment consultation period, the County of Hawaiʻi 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 and Hazardous Waste

The County of Hawaiʻi 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.

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 Hawaiʻi 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. According to Meadow Gold, the proposed new warehouses will take over existing operations with additional storage and will not increase solid waste generation. 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 DPR 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

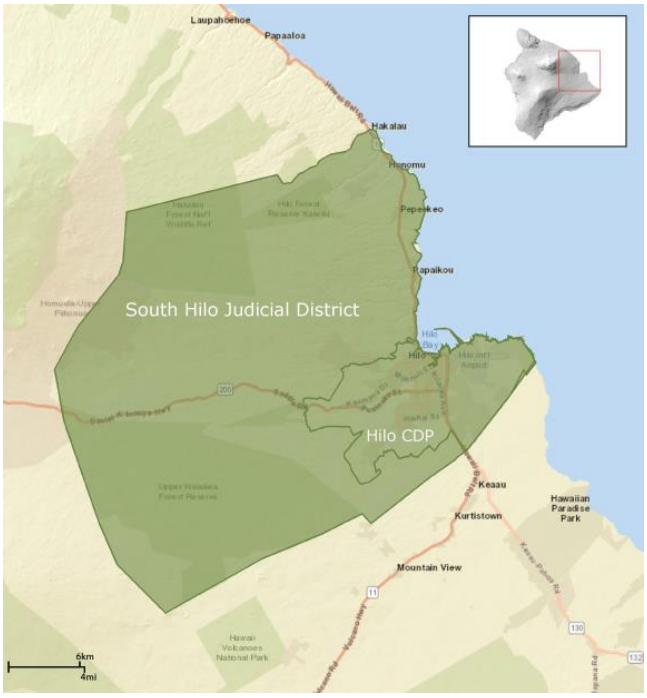
The Hawaiʻi Electric Company, Inc. (HECO), a privately-owned utility company regulated by the State Public Utilities Commission, provides electrical power to the island of Hawaiʻi. The HECO network of power plants serving Hilo includes the Kanoelehua Power Plant, Puna Power Plant, Wailuku Hydro Power 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



Hawaiʻi 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 the two past decades. As of 2017, Hawaiʻi 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 Hawaiʻi Island (County of Hawaiʻi, 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 Hawaiʻi at Hilo and Hawaiʻi 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 Kauaʻi but decreased in other counties. In the first quarter of 2021, the unemployment rate in Hawaiʻi County increased 6.4 percentage points from 2.4 percent to 8.8 percent.

In the first quarter of 2021, Hawaiʻi 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.

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

During the Draft EA public review period, the Hawaiʻi Island Chamber of Commerce commented:

> *The Hawai'i Island Chamber of Commerce supports the proposed expansion of the Meadow Gold Dairies Railroad Avenue facility. The economic benefits this expansion will bring to an area considered by the U.S. Small Business Administration as "low income" would be very welcomed.*
>
> *[…]*
>
> *Meadow Gold Dairies Hawaii is a positive contributing member of our local community and allowing them this expansion opportunity will help further our island's economic diversity.*

During the Draft EA public review period, the County of Hawaiʻi Department of Research and Development commented:

> *As Director of the County's Research & Development Department, it is my responsibility to explore opportunities in sectors of economic revitalization, food security, and workforce opportunities. We anticipate that Meadow Gold's expansion will assist the County and the Island with all of these and we are excited to see how this works, moving forward. There is much work to be done, but we look forward to partnering on behalf of the Island's residents with Meadow Gold to reduce the amount of food that we must bring to the Island and instead begin providing our own from our own resources.*

In addition, during the Draft EA public review period, the Project received numerous letters of support from various non-governmental organizations, including Aloha Harvest, American Youth Soccer Organization (AYSO), Aramark Co., KTA Super Stores, and Upcountry Strong. Many of these organizations partner with Meadow Gold and may also benefit from expansion of the Meadow Gold facilities in Hilo. The letters of support can be found in Appendix B.

4.9 PUBLIC SERVICES AND FACILITIES

4.9.1 Public Schools

The closest State Department of Education (DOE) public schools are: Waiākea Elementary School, Waiākea Intermediate School and Waiākea High School. Other public schools in the area include Hawaiʻi Community College and University of Hawaiʻi 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, Hawaiʻi 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 Hawaiʻi Police Department's largest staffed division. The district extends from Hakalau in the north, to the mid-point of Kanoelehua Avenue between Hilo and Keaʻau in the south, to the Saddle Road in the west. The district includes the main police station, located at 349 Kapiʻolani Street, approximately 1.6 miles from the proposed Project.

Fire Protection. Fire prevention and protection is provided by the Hawaiʻi Fire Department. Fire Department personnel include paramedics who respond to medical as well as fire emergencies. The Hawaiʻi County Fire Department Kawailani 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 Kaūmana 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 Waiānuenue Avenue. Ambulance service in Hilo is provided by the Hawaiʻi Fire Department, which serves the Project site from the Central Fire Station.

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 Hawaiʻi 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 Panaʻewa Park, Lōkahi Park, and the Hoʻolulu 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 Moʻoheau Park, Hilo Bayfront Soccer Fields, Bayfront Park, Wailoa River State Park, and Liliʻuokalani 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 Panaʻewa 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 Hawaiʻi DPR (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.

During the Draft EA public review period, the City and County of Honolulu Department of Enterprise Services (DES) commented:

> *Meadow Dairy has been a longtime supporter of the Honolulu Zoo in collaborating with us in educating the community about the importance of health and nutrition, sustainability, and conservation education. This project will help Hawaii reach its goal of becoming more self-sustainable in these challenging times.*

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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.

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**
RECREATIONAL RESOURCES			
Objective: (A) Provide coastal recreational opportunities accessible to the public.			
Policies:			
(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

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
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
Discussion: 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.			
HISTORIC RESOURCES			
Objective: (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.			
Policies:			
(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		
Discussion: 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 *Rules Governing Minimal Standards for Archaeological Inventory Surveys and Reports* as contained in HAR 13§13-276. 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. 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 Hawai'i, 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			

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
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.			
SCENIC AND OPEN SPACE RESOURCES			
Objective: (A) Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.			
Policies:			
(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
Discussion: The proposed Project is not coastal dependent and is not located in open spaces along the coastline or shoreline.			
COASTAL ECOSYSTEMS			
Objective: (A) Protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes, from disruption and minimize adverse impacts on all coastal ecosystems.			
Policies:			
(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		
Discussion: 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.			
ECONOMIC USES			
Objective: (A) Provide public or private facilities and improvements important to the State's economy in suitable locations.			
Policies:			
(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

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
Discussion: The proposed Project is not coastal dependent.			
COASTAL HAZARDS			
Objective: (A) Reduce hazard to life and property from coastal hazards.			
Policies:			
(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		
(4) Prevent coastal flooding from inland projects.			X
Discussion: The Project Site is not subject to hazards to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution, nor would it cause coastal flooding. This EA includes information about tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards. The proposed Project will comply with the requirements of the National Flood Insurance Program.			
MANAGING DEVELOPMENT			
Objective: (A) Improve the development review process, communication, and public participation in the management of coastal resources and hazards.			
Policies:			
(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
Discussion: 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.			
PUBLIC PARTICIPATION			
Objective: (A) Stimulate public awareness, education, and participation in coastal management.			
Policies:			
(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
Discussion: 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.			
BEACH AND COASTAL DUNE PROTECTION			
Objectives: (A) Protect beaches and coastal dunes for: i. Public use and recreation; ii. The benefit of coastal ecosystems; and iii. Use as natural buffers against coastal hazards; and (B) Coordinate and fund beach management and protection.			

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
Policies:			
(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
Discussion: The Project Site is not located on a beach used for public use or recreation.			
MARINE AND COASTAL RESOURCES			
Objective: (A) Promote the protection, use, and development of marine and coastal resources to assure their sustainability.			
Policies:			
(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
Discussion: 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

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**
HRS § 226-1: Findings and Purpose			
HRS § 226-2: Definitions			
HRS § 226-3: Overall Theme			
HRS § 226-4: State Goals. 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.	**X**		
(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.	**X**		
(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.	**X**		
***Discussion**:* 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.			
HRS § 226-5: Objectives and policies for population.			
Objective: 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.			
Policies:			
(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**

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**
Discussion: 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 Hawaiʻi Island, as well as support the operations of adjacent land uses.			
HRS § 226-6: Objectives and policies for the economy in general.			
Objectives: 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**		
Policies:			
(1) Promote and encourage entrepreneurship within Hawaii by residents and nonresidents of the State.	**X**		
(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.			**X**
(3) Promote Hawaii as an attractive market for environmentally and socially sound investment activities that benefit Hawaii's people.			**X**
(4) Transform and maintain Hawaii as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.			**X**
(5) Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawaii			**X**
(6) Seek broader outlets for new or expanded Hawaii business investments.			**X**
(7) Expand existing markets and penetrate new markets for Hawaii's products and services.	**X**		
(8) Assure that the basic economic needs of Hawaii's people are maintained in the event of disruptions in overseas transportation.			**X**
(9) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.			**X**
(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.			**X**
(11) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.			**X**
(12) Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawaii.			**X**
(13) Foster greater cooperation and coordination between the government and private sectors in developing Hawaii's employment and economic growth opportunities.	**X**		
(14) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.	**X**		
(15) Maintain acceptable working conditions and standards for Hawaii's workers.			**X**
(16) Provide equal employment opportunities for all segments of Hawaii's population through affirmative action and nondiscrimination measures.			**X**

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**
(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.			**X**
(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**
***Discussion**:* 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 Hawaiʻi Island.			
HRS § 226-7: Objectives and policies for the economy - agriculture			
Objectives: 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**
Policies:			
(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**
(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**

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**
(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**
***Discussion**:* 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.			
HRS § 226-8: Objectives and policies for the economy – visitor industry			
Objectives: 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.			
Policies:			
(1) Support and assist in the promotion of Hawaii's visitor attractions and facilities.			**X**
(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**
***Discussion**:* The proposed Project has no direct relationship to the visitor industry.			
HRS § 226-9: Objective and policies for the economy – federal expenditures			
Objective: 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.			
Policies:			
(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**

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**
(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**
***Discussion**:* The proposed Project has no relation to the State's goals on federal expenditures.			
HRS § 226-10: Objectives and policies for the economy – potential growth and innovative activities.			
Objective: 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.			
Policies:			
(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**

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**
(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**
***Discussion**:* The proposed Project has no direct relation to the State's goals regarding economic growth or innovative activities as stated above.			
HRS § 226-10.5: Objectives and policies for the economy – information industry			
Objective: 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.			
Policies:			
(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**
(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**
***Discussion**:* The proposed Project has no direct relationship to the information industry.			
HRS § 226-11: Objectives and policies for the physical environment – land-based, shoreline, and marine resources.			
Objectives: 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**

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**
Policies:			
(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**
***Discussion**:* 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 Hawaiian Hawk (ʻio), Hawaiian hoary bat (ʻōpeʻapeʻa), Hawaiian goose (nēnē), and Hawaiian seabirds (see Section 3.6 above).			
HRS § 226-12: Objectives and policies for the physical environment – scenic, natural beauty, and historic resources.			
Objective: 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.			
Policies:			
(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**		
***Discussion**:* 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.			
HRS § 226-13: Objectives and policies for the physical environment – land, air, and water quality.			
Objectives: 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**

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**
Policies:			
(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**		
(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**
***Discussion**:* 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.			
HRS § 226-14: Objective and policies for facility systems – in general			
Objective: 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.			
Policies:			
(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**
***Discussion**:* 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.			
HRS § 226-15: Objectives and policies for facility systems – solid and liquid wastes.			
Objectives: Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:			
(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**

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**
Policies:			
(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**
Discussion: 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.			
HRS § 226-16: Objectives and policies for facility systems – water.			
Objective: 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.			
Policies:			
(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**
Discussion: 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.			
HRS § 226-17: Objectives and policies for facility systems – transportation.			
Objective: 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**
Policies:			
(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**

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**
(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**
(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**
***Discussion**:* 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.			
HRS § 226-18: Objectives and policies for facility systems – energy.			
Objectives: 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**
Policies:			
(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**

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**
(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**
(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**
***Discussion**:* Although the proposed Project has no relationship to energy development, energy-efficient design will be encouraged to promote environmental benefits and reduce operational costs.			
HRS § 226-18.5: Objectives and policies for facility systems—telecommunications.			
Objective: 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.			
Policies:			
(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**
(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**
***Discussion**:* The proposed Project has no relationship to the State's goals for telecommunications.			
HRS § 226-19: Objectives and policies for socio-cultural advancement – housing.			
Objectives: 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			**X**

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**
that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaii's population.			
(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**
Policies:			
(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**
Discussion: The proposed Project has no relationship to the availability of housing in the State of Hawaiʻi.			
HRS § 226-20: Objectives and policies for socio-cultural advancement – health			
Objectives: 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**		
Policies:			
(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			**X**

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**
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.			
***Discussion**:* 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.			
HRS § 226-21: Objectives and policies for socio-cultural advancement – education.			
Objectives: 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.			
Policies:			
(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**
***Discussion**:* The proposed Project has no direct relationship to the State's objectives and policies for education as stated above.			
HRS § 226-22: Objective and policies for socio-cultural advancement – social services			
Objective: 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.			
Policies:			
(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, and groups to deal effectively with social problems and to enhance their participation in society.			**X**
(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**

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**
(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**
***Discussion**:* The proposed Project has no direct relationship to the State's goals for the provision of social services as stated above.			
HRS § 226-23: Objectives and policies for socio-cultural advancement – leisure.			
Objective: 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.			
Policies:			
(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**
(10) Assure adequate access to significant natural and cultural resources in public ownership.			**X**
***Discussion**:* The proposed Project has no direct relationship to the State's socio-cultural advancement with regard to leisure, as described above.			
HRS § 226-24: Objective and policies for socio-cultural advancement – individual rights and personal well-being.			
Objective: 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.			
Policies:			
(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**
***Discussion**:* 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.			

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**
HRS § 226-25: Objectives and policies for socio-cultural advancement – culture.			
Objective: 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.			
Policies:			
(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**
Discussion: The proposed Project has no direct relation to the State's goals for the advancement of culture.			
HRS § 226-26: Objectives and policies for socio-cultural advancement – public safety.			
Objectives: 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**
Policies related to public safety:			
(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**
Policies related to criminal justice:			
(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**
Policies related to emergency management:			
(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**
Discussion*:* The proposed Project has no direct relationship to the objective and policies for public safety, criminal justice, or emergency management as described above.			

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**
HRS § 226-27: Objectives and policies for socio-cultural advancement – government.			
Objectives: 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**
(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.			**X**
Policies:			
(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**
Discussion*:* 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**
HRS § 226-101: Purpose. The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.			
HRS § 226-102: Overall direction. 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.			
HRS § 226-103: Economic priority guidelines.			
(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**
(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**

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(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**
(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**

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**
(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**
(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**
(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**

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**
(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**
(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**
(g) Priority guidelines to promote the development of the information industry:			
(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**

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**
(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**
Discussion: 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.			
HRS § 226-104: Population growth and land resources priority guidelines.			
(a) Priority guidelines to effect desired statewide growth and distribution:			
(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**
(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.			**X**

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**
(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**
***Discussion**:* 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 Hawaiʻi'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.			
HRS § 226-105: Crime and criminal justice.			
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**
(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**
***Discussion**:* The proposed Project has no direct relationship to the priority guidelines described above on crime and criminal justice.			
HRS § 226-106: Affordable housing.			
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**

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**
(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**
***Discussion**:* The proposed Project has no direct relationship to the priority guidelines described above on affordable housing.			
HRS § 226-107: Quality education.			
Priority guidelines to promote quality education:			
(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**
***Discussion**:* The proposed Project has no direct relationship to the priority guidelines described above on education.			
HRS § 226-108: Sustainability.			
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**		

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**
(3) Promoting a diversified and dynamic economy;			**X**
(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**		
Discussion: 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.			
HRS § 226-109: Climate change adaptation priority guidelines.			
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**
(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			**X**
(10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.	**X**		
Discussion: 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

State Environmental Policy, Chapter 344, Hawaii Revised Statutes (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
STATE ENVIRONMENTAL POLICY			
§344-3 Environmental policy. 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.	**X**		
(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;			**X**
(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;			**X**
(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	**X**		
(D) Establishing a commitment on the part of each person to protect and enhance Hawaii's environment and reduce the drain on nonrenewable resources.	**X**		
Discussion: 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.			
GUIDELINES			
§344-4 Guidelines. 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;			**X**
(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.			**X**
Discussion: The proposed Project has no direct relationship to State Environmental Guidelines for population growth.			

State Environmental Policy, Chapter 344, Hawaii Revised Statutes (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(2) Land, water, mineral, visual, air, and other natural resources.			
(A) Encourage management practices which conserve and fully utilize all natural resources;	**X**		
(B) Promote irrigation and waste water management practices which conserve and fully utilize vital water resources;	**X**		
(C) Promote the recycling of waste water;			**X**
(D) Encourage management practices which conserve and protect watersheds and water sources, forest, and open space areas;	**X**		
(E) Establish and maintain natural area preserves, wildlife preserves, forest reserves, marine preserves, and unique ecological preserves;			**X**
(F) Maintain an integrated system of state land use planning which coordinates the state and county general plans;			**X**
(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.	**X**		
Discussion: 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	**X**		
(B) Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment.			**X**
Discussion: 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;			**X**
(B) Protect the shorelines of the State from encroachment of artificial improvements, structures, and activities; and			**X**
(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.			**X**
Discussion: 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;	**X**		
(B) Promote and foster the agricultural industry of the State; and preserve and conserve productive agricultural lands;			**X**
(C) Encourage federal activities in Hawaii to protect the environment;			**X**
(D) Encourage all industries including the fishing, aquaculture, oceanography, recreation, and forest products industries to protect the environment;			**X**
(E) Establish visitor destination areas with planning controls which shall include but not be limited to the number of rooms;			**X**

State Environmental Policy, Chapter 344, Hawaii Revised Statutes (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(F) Promote and foster the aquaculture industry of the State; and preserve and conserve productive aquacultural lands.			**X**
Discussion: The proposed Project will ensure that milk and other dairy products are locally-produced on Hawai'i 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;			**X**
(B) Adopt guidelines to alleviate environmental degradation caused by motor vehicles;			**X**
(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.			**X**
Discussion: The proposed Project has no direct relationship to the State Environmental Guidelines for transportation.			
(7) Energy.			
(A) Encourage the efficient use of energy resources.	**X**		
Discussion: 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;			**X**
(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;			**X**
(C) Encourage the reduction of environmental pollution which may degrade a community;	**X**		
(D) Foster safe, sanitary, and decent homes;			**X**
(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.			**X**
Discussion: 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;			**X**
(B) Encourage both formal and informal environmental education to all age groups.			**X**
Discussion: The proposed Project has no direct relationship to the State Environmental Guidelines for education and culture.			
(10) Citizen participation.			

State Environmental Policy, Chapter 344, Hawaii Revised Statutes (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(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	**X**		
(B) Provide for expanding citizen participation in the decision making process so it continually embraces more citizens and more issues.	**X**		
Discussion: 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 has provided 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 Hawaiʻi Island Plan (2002), Keaukaha Regional Plan (2010), and the Panaʻewa Regional Plan (2017) all cover DHHL planning regions in the vicinity of the proposed Project site.

The DHHL Hawaiʻi 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 Waiākea, Keaukaha, and Panaʻewa. The DHHL Hawaiʻi 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 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 Panaʻewa 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 Panaʻewa 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 Panaʻewa 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.*

5.2 COUNTY OF HAWAIʻI

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

5.2.1 County of Hawaiʻi General Plan

The County of Hawaiʻi General Plan is the policy document for the long-range comprehensive development of the Island of Hawaiʻi. Among the purposes of the General Plan are to guide the pattern of development in Hawaiʻi 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 Hawaiʻi and throughout the state.

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 Hawaiʻi DWS to determine the availability of water, a water commitment deposit, facilities charges, and necessary water system improvements to support development of the proposed Project.

5.2.2 County of Hawaiʻi 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

Permit/Approval	Responsible Agency
Consolidation and Resubdivision	Hawaiʻi County Planning Department
DWS Water Commitment	Hawaiʻi County Department of Water Supply
Fire Response Plan	Hawaiʻi County Fire Department
Grading/Building Permits	Hawaiʻi 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)

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 Hawaiʻi 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 Hawaiʻi's DPR 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 Hawaiʻi 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;

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 Hawai'i 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.

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,

To reduce the impacts of outdoor lighting to the observatories on Mauna Kea, the Project will conform to the standards established by the Hawai‘i County lighting ordinances and incorporate the additional recommended steps by the IfA, as feasible. 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 DETERMINATION

On the basis of impacts and mitigation measures examined in this document and analyzed under the above criteria, it is determined that the Project will not have a significant effect on the physical or human environments. Pursuant to Chapter 343, HRS, 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 Home Lands*
- 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
- *U.S. Fish and Wildlife Service*

8.1.3 County of Hawaiʻi

- Department of Environmental Management
- Department of Parks and 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

- Hawaiʻi Electric Light Co.
- Hawaiian Telecom
- Spectrum

8.2 DRAFT EA PUBLIC REVIEW PERIOD

The Draft EA was published in the State of Hawaiʻi Environmental Review Program (ERP) *The Environmental Notice* on November 23, 2021, initiating a 30-day public review period that ended on December 23, 2021.

As part of the Draft EA public review process, the following agencies, organizations, and individuals were sent either a hard copy of the Draft EA or a letter including a link to the online digital copy of the Draft EA. Those who provided written comments (either by hard copy or electronically) are indicated in **Table 8-1** below. Copies of the written comments and responses are reproduced in Appendix B.

Table 8-1. Draft EA Distribution and Comments

Agencies/Organizations/Individuals	Draft EA Notification Letter Sent	Draft EA Comment Received
STATE		
Department of Accounting and General Services	X	12/20/21
Department of Agriculture	X	
Department of Business, Economic Development & Tourism (DBEDT)	X	
DBEDT – Hawai‘i State Energy Office	X	
DBEDT - Office of Planning and Sustainable Development	X	
Department of Defense	X	12/2/21
Department of Hawaiian Home Lands	X	
Department of Health (DOH)	X	12/22/21
DOH – Environmental Health Administration	X	
Department of Human Services	X	
Department of Labor and Industrial Relations	X	
Department of Land and Natural Resources (DLNR)	X	12/22/21
Department of Transportation	X	12/6/21
Hawai‘i Housing Finance and Development Corporation	X	
Office of Hawaiian Affairs	X	
UH Institute for Astronomy		12/23/21
FEDERAL		
U.S. Army Corps of Engineers, Honolulu District	X	
U.S. Fish and Wildlife Service	X	12/10/21
Federal Emergency Management Agency, Region IX	X	
COUNTY OF HAWAI‘I		
Department of Environmental Services	X	12/11/21
Department of Parks and Recreation	X	
Department of Planning	X	12/21/21
Department of Public Works	X	
Department of Research and Development	X	12/23/21

Agencies/Organizations/Individuals	Draft EA Notification Letter Sent	Draft EA Comment Received
Department of Water Supply	X	12/22/21
Office of Housing and Community Development	X	
Mass Transit Agency	X	12/15/21
Fire Department	X	
Police Department	X	11/23/21
ELECTED OFFICIALS		
Mayor Mitch Roth	X	
State Senator Laura Acasio	X	
State Representative Mark Nakashima	X	
State Representative Chris Todd	X	
State Representative Richard Onishi	X	
County Councilmember Aaron Chung	X	
County Councilmember Susan Lee Loy	X	
UTILITIES		
Hawaiian Electric Company, Inc.	X	
Spectrum	X	
Hawaiian Telcom	X	12/23/21
LIBRARIES		
Hilo Public Library	X	
Hawaii Documents Center, Hawaii State Library	X	
NEWS MEDIA		
Honolulu Star Advertiser	X	
Hawaii Tribune Herald	X	
CITIZEN GROUPS/INDIVIDUALS, OTHER CONSULTED PARTIES		
Panaewa Homestead Community Association	X	
Keaukaha Community Association	X	
Big Island Invasive Species Committee	X	
Aloha Harvest		12/9/21
American Youth Soccer Organization (AYSO)		12/15/21

Agencies/Organizations/Individuals	**Draft EA Notification Letter Sent**	**Draft EA Comment Received**
Aramark Co.		12/16/21
Hawaii Island Chamber of Commerce		12/17/21
KTA Super Stores		12/16/21
Upcountry Strong		12/19/21

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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/.

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

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

Enclosure 2. Federal Status of Plant Species

Plants				
Scientific Name	**Common Name or Hawaiian Name**	**Federal Status**	**Locations**	**May Occur In Project Area**
Abutilon menziesii	koʻoloaʻula	E	O, L, M, H	☐
Achyranthes splendens var. *rotundata*	ʻewa hinahina	E	O	☐
Bonamia menziesii	no common name	E	K, O, L, M, H	☐
Canavalia pubescens	ʻāwikiwiki	E	Ni, K, L, M	☐
Colubrina oppositifolia	kauila	E	O, M, H	☐
Cyperus trachysanthos	puʻukaʻa	E	K, O	☐
Gouania hillebrandii	no common name	E	Mo, M	☐
Hibiscus brackenridgei	maʻo hau hele	E	O, Mo, L, M, H	☐
Ischaemum byrone	Hilo ischaemum	E	K, O, Mo, M, H	☐
Isodendrion pyrifolium	wahine noho kula	E	O, H	☐
Marsilea villosa	ʻihiʻihi	E	Ni, O, Mo	☐
Mezoneuron kavaiense	uhiuhi	E	O, H	☐
Nothocestrum breviflorum	ʻaiea	E	H	☐
Panicum fauriei var. *carteri*	Carter's panicgrass	E	Molokini Islet (O), Mo	☐
Panicum niihauense	lauʻehu	E	K	☐
Peucedanum sandwicense	makou	E	K, O, Mo, M	☐
Pleomele (Chrysodracon) hawaiiensis	halapepe	E	H	☐
Portulaca sclerocarpa	ʻihi	E	L, H	☐
Portulaca villosa	ʻihi	E	Le, Ka, Ni, O, Mo, M, L, H, Nihoa	☐
Pritchardia affinis (maideniana)	loulu	E	H	☐
Pseudognaphalium sandwicensium var. *molokaiense*	ʻenaʻena	E	Mo, M	☐
Scaevola coriacea	dwarf naupaka	E	Mo, M	☐
Schenkia (*Centaurium*) *sebaeoides*	ʻāwiwi	E	K, O, Mo, L, M	☐
Sesbania tomentosa	ʻōhai	E	Ni, Ka, K, O, Mo, M, L, H, Necker, Nihoa	☐
Tetramolopium rockii	no common name	T	Mo	☐
Vigna o-wahuensis	no common name	E	Mo, M, L, H, Ka	☐

Location key: O=Oʻahu, K=Kauaʻi, M=Maui, H=island of Hawaiʻi, L=Lānaʻi, Mo=Molokaʻi, Ka=Kahoʻolawe, Ni=Niʻihau, Le=Lehua

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printed on recycled paper

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

JOSH GREEN
LT. GOVERNOR
STATE OF HAWAII

WILLIAM J. AILA, JR
CHAIRMAN
HAWAIIAN HOMES COMMISSION

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.

Sincerely,

William J. Aila Jr., Chairman
Hawaiian Homes Commission

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

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

Scott Nakasone
Assistant Division Administrator

c: Cathy Betts, Director

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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Vice-President / Principal

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Chairman Emeritus

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ANN MIKIKO BOUSLOG, PhD
Project Director

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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

printed on recycled paper

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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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 17, 2021

PBR Hawaii & Associates, Inc.
Attn: Ms. Brittany Wheatman, Planner via email: bwheatman@pbrhawaii.com
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

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. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Enclosures
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

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 23, 2021

MEMORANDUM

FROM:

~~TO:~~ **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_Engineering Division (DLNR.ENGR@hawaii.gov)
_X_Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___Div. of State Parks
_X_Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
___Office of Conservation & Coastal Lands
_X_Land Division – Hawaii District (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. Thank you.

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

Signed: *CSC*
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). Our Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.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)
_X_Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___Div. of State Parks
_X_Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
___Office of Conservation & Coastal Lands
_X_Land Division – Hawaii District (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. 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

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. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Enclosures
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

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)
_X_Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___Div. of State Parks
_X_Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
___Office of Conservation & Coastal Lands
_X_Land Division – Hawaii District (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. Thank you.

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

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

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

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

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 you 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 of 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 to 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 to 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 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.

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 AD

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

DATE: November 30, 2020

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

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& ASSOCIATES, INC.

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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

2021 AUG 25 A 9:13

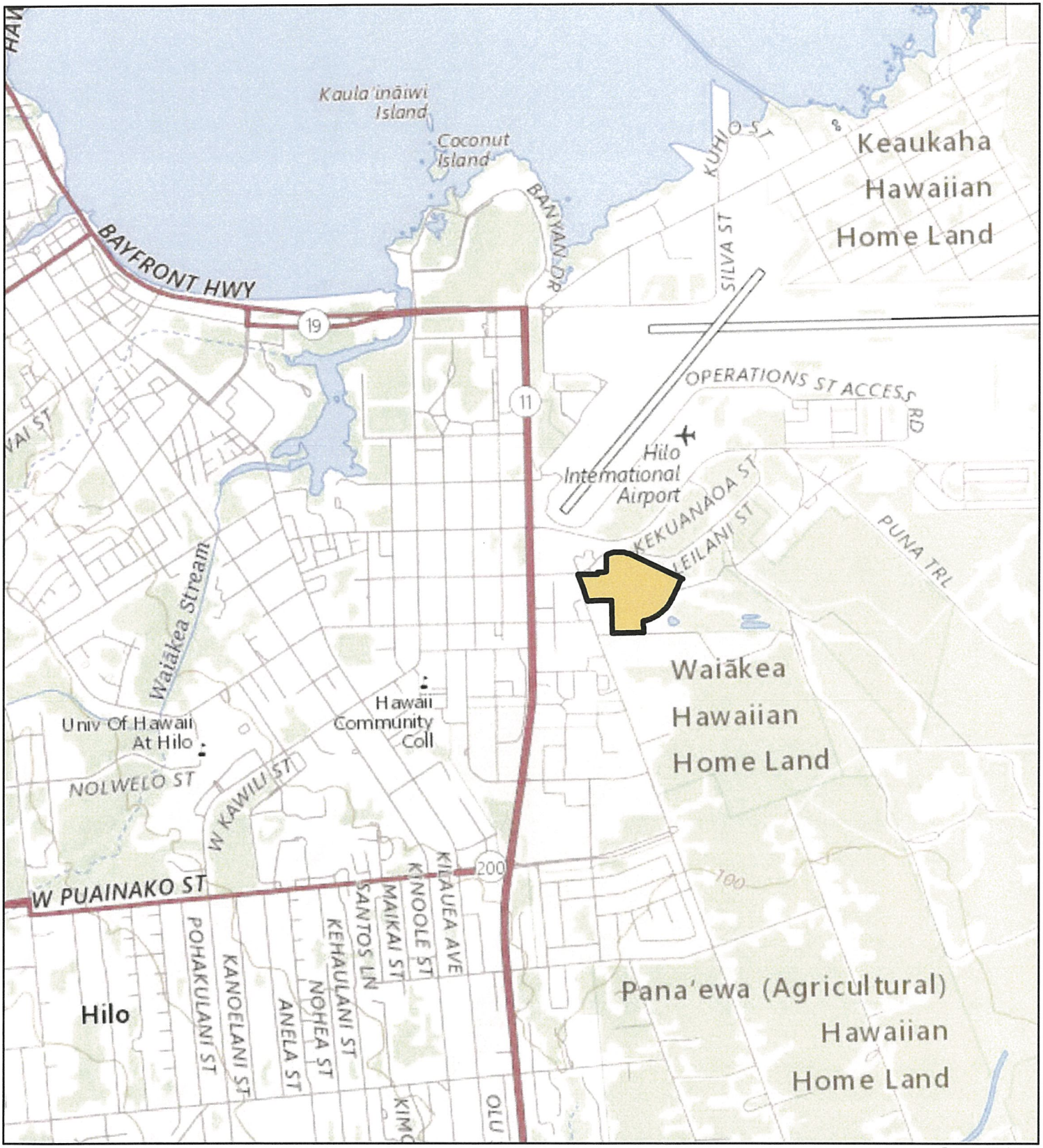
Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

Enclosure: Regional Location Map

O:\Job39\3920.01 Meadow Gold Hilo EA\EA\Pre-Assessment Consultation\Pre-Consultation Letter Meadow Gold Expansion.docx



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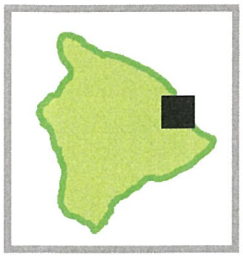
Date: 8/18/2021



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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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.

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 ʻŌhiʻa 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 Hawaiʻi-Pacific Weed Risk Assessment website and 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

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

DAVID Y. IGE
GOVERNOR

JADE T. BUTAY
DIRECTOR

Deputy Directors
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

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

IN REPLY REFER TO:
DIR 0817
STP 8.3252

September 13, 2021

VIA EMAIL: 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.

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.

Sincerely,

JADE T. BUTAY
Director of Transportation

PBR HAWAII
& ASSOCIATES, INC.

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President / Chairman

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E-mail: sysadmin@pbrhawaii.com

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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

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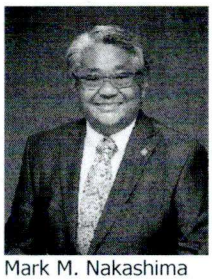
HOUSE OF REPRESENTATIVES

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

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

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bwheatman@pbrhawaii.com

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

Enclosure: Regional Location Map

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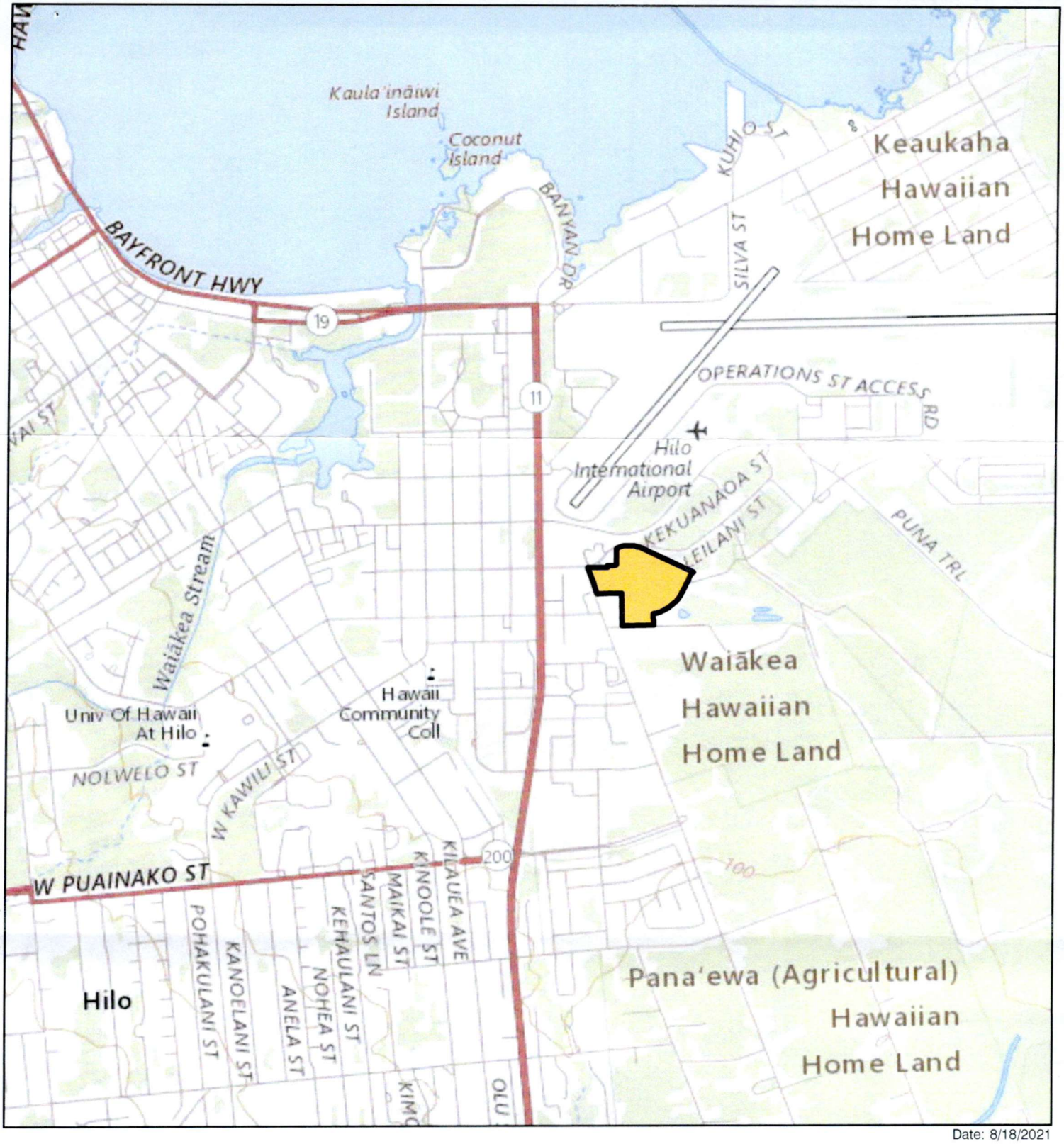

Date: 8/18/2021

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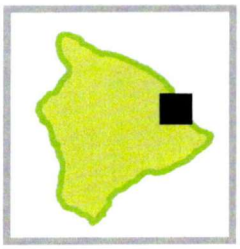

LEGEND

Project Area

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

Regional Location Map

Meadow Gold Hilo

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Associate

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Tel: (808) 521-5631
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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

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

Mitchell D. Roth
Mayor

Lee E. Lord
Managing Director

Steven Ikaika Rodenhurst, P.E.
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)

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.

FOR:

ALAN K. THOMPSON, Division Chief
Engineering Division

BH

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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Project Director

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Cultural Sustainability Planner

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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.

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 Quitoriano of our Water Resources and Planning Branch at 961-8070, extension 256.

Sincerely yours,

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

RQ:dmj

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& ASSOCIATES, INC.

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President / Chairman

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November 12, 2021

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

Attn: Ryan Quitoriano, 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 prope1iy. 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

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

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

HAWAI'I 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

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,

KAZUO S.K.L TODD
Fire Chief

KV/ds

PBR HAWAII
& ASSOCIATES, INC.

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President / Chairman

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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

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
Website: www.heleonbus.org

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

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& ASSOCIATES, INC.

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President / Chairman

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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

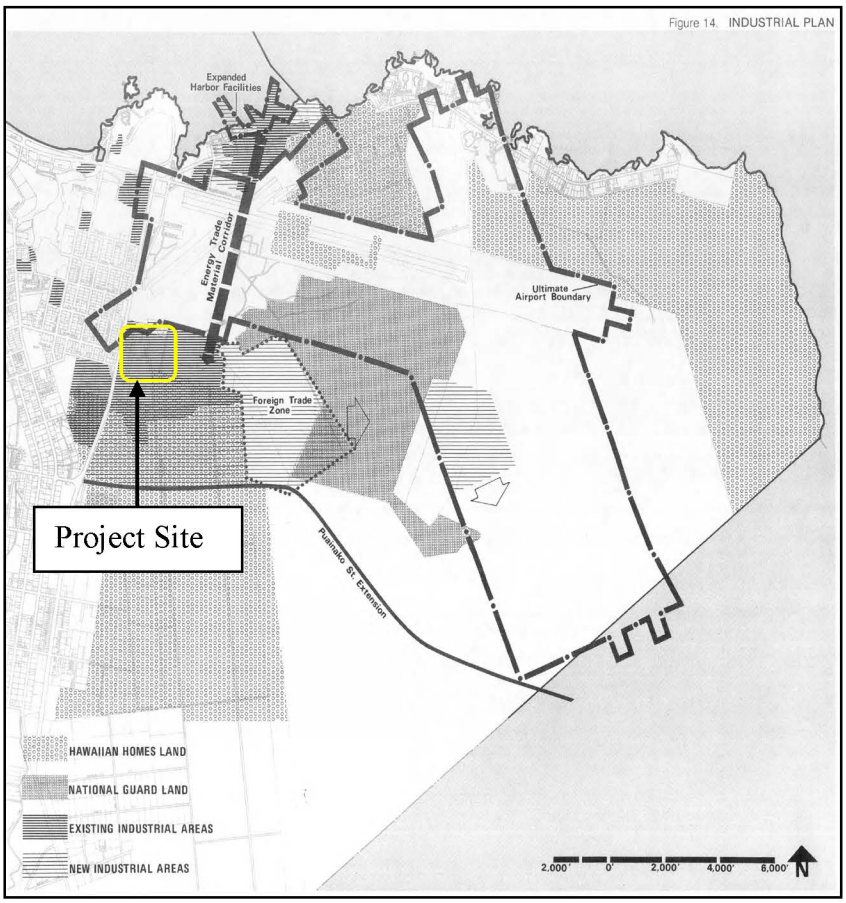
Dear Ms. Wheatman,

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**

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[1]. 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)*.

[1] 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[2]. 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[3].

[2] General Plan 14.4.1
[3] General Plan 14.4.2(b)

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

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

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[4] General Plan 14.4.3(b)
[5] General Plan 14.4.4(a)
[6] General Plan 14.4.4(c)
[7] General Plan 14.4.4(e)
[8] General Plan 14.4.4(f)

PBR HAWAII
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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:klt: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:lli/21HQ0854

PBR HAWAII
& ASSOCIATES, INC.

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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

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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:lli/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

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

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 HAWAI'I & Associates, Inc.
Attn: Brittany Wheatman
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484
Email: bwheatman@pbrhawaii.com

Subject: **PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION AND RELATED ACTIONS, HILO, HAWAI'I, 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@hawaiicounty.gov.

Susan K. Kunz
Housing Administrator

2193ajmk

EQUAL HOUSING OPPORTUNITY

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
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Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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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

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

Appendix B:
Draft EA Comments & Responses

Brittany Wheatman

From: Cady, Melissa N <melissa_cady@fws.gov>
Sent: Friday, December 10, 2021 6:02 PM
To: gordon.c.heit@hawaii.gov; Brittany Wheatman
Cc: PIFWO_Admin, FW1
Subject: Re: Meadow Gold Dairy Expansion Project, Hilo, Hawaii Island

Hello Gordon and Brittany,

Thank you for the opportunity to comment on the proposed Meadow Gold Expansion project draft EA. Thank you for incorporating our Technical Assistance letter dated September 13, 2021. We appreciate that you are incorporating the avoidance and minimization measures recommended by us and DOFAW as described in pages 34-36. We have no further comment on this project at this time.

Melissa Cady
(she/her)
Maui Nui & Hawaiʻi Island Team
Pacific Islands Fish and Wildlife Office
U.S. Fish and Wildlife Service
154 Waianuenue Avenue Suite 103
Hilo, Hawaiʻi 96720-2452

Office Phone: 808-933-6963

Cell Phone: 808-443-9795
Email: melissa_cady@fws.gov

Mailing Address:
U.S. Fish and Wildlife Service
PO Box 653
Hilo, HI 96721

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& ASSOCIATES, INC.

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Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

NICOLE SWANSON, ASLA
Associate

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

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February 14, 2022

Ms. Melissa Cady
Pacific Islands Fish and Wildlife Office
U.S. Fish and Wildlife Service
P.O. Box 653
Hilo, HI 96721

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

Dear Ms. Cady,

Thank you for your email, received December 10, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge your comments that the Draft EA adequately incorporated the information provided in the Technical Assistance letter from the U.S. Fish and Wildlife Service (USFWS) as well as the State of Hawaii Division of Forestry and Wildlife (DOFAW) and that USFWS has no further comments on the project at this time.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
COMPTROLLER

AUDREY HIDANO
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)21.208

DEC 20 2021

RECEIVED
DEC 23 2021
PBR HAWAII
Acctg. Dept.

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

Dear Ms. Wheatman:

Subject: Draft Environmental Assessment for Meadow Gold Expansion
Hilo, Hawaii Island, Hawaii
TMK: (3) 2-1-012: 025, 004 and 005

Thank you for the opportunity to comment on the subject project. We have no comments to offer at this time as the proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities.

If you have any questions, your staff may call Ms. Gayle Takasaki of the Planning Branch at 586-0584.

Sincerely,

CHRISTINE L. KINIMAKA
Public Works Administrator

GT:mo
c: Gordon Heit, DLNR

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& ASSOCIATES, INC.

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Senior Associate

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

ETSUYO KILA
Associate

GREG NAKAI
Associate

NICOLE SWANSON, ASLA
Associate

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

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February 14, 2022

Ms. Christine L. Kinimaka, Public Works Administrator
State of Hawai‘i
Department of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810-0119

Attn: Gayle Takasaki, Planning Branch

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

Dear Ms. Kinimaka,

Thank you for your letter dated December 20, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge the Department of Accounting and General Services (DAGS) has no comments on the subject project at this time and that the project does not impact any DAGS projects or existing facilities.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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PBR HAWAII & Associates, Inc.
ATTN: Brittany Wheatman, Planner
1001 Bishop Street, Suite 650
Honolulu, HI 96813

RECEIVED
DEC 18 2021
PBR HAWAII
Acctg. Dept.

December 11, 2021

Phone: (808) 521-5631
Fax: (808) 523-1402

Aloha Brittany,

Meadow Gold, the sole dairy processor in the State of Hawaii, currently occupies 1.42 acres of State land for its processing facility in Hilo, Hawaii. They are looking to expand their over 30-year-old facility by an additional 1.6 acres. This expansion will allow them to double their production capacity and produce more local products, increasing food security across the State. It will also allow Meadow Gold to develop more innovative packaging capabilities and will provide more jobs in the Hilo area.

This project will allow Meadow Gold, to not only survive, but thrive as they approach their 125th and continue their mission of being Hawaii's Dairy.

I support this project because Meadow Dairy has been a longtime supporter of the Honolulu Zoo in collaborating with us in educating the community about the importance of health and nutrition, sustainability, and conservation education. This project will help Hawaii reach its goal of becoming more self-sustainable in these challenging times.

Mahalo and all the best,

Laura

Laura Debnar, General Curator
Department of Enterprise Services | Honolulu Zoo
151 Kapahulu Ave. | Honolulu, Hawaii 96815 | 808.768.7161

Cell: 619-997-8755

Curator
Conservation Chair

To inspire stewardship of our living world by providing conservation, education, and meaningful experiences to our community. The Zoo emphasizes Pacific tropical island ecosystems and our traditional values of mālama (caring) and ho`okipa (hospitality).

PBR HAWAII
& ASSOCIATES, INC.

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Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

NICOLE SWANSON, ASLA
Associate

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

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February 14, 2022

Ms. Laura Debnar, General Curator
Honolulu Zoo
Department of Enterprise Services
151 Kapahulu Avenue
Honolulu, HI 96815

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

Dear Ms. Debnar,

Thank you for your letter dated December 11, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge and appreciate your support for the subject project. We also acknowledge your comments that Meadow Gold has been a longtime supporter and educational collaborator with the Honolulu Zoo and that the subject project will help Hawai'i to become more self-sustainable.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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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

December 22, 2021

PBR Hawaii & Associates, Inc.
Attn: Ms. Brittany Wheatman, Planner via email: bwheatman@pbrhawaii.com
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Ms. Wheatman:

SUBJECT: Draft Environmental Assessment for the **Meadow Gold Expansion** located at South Hilo, Island of Hawaii; TMK: (3) 2-1-012: 025, 005, and 004 (por.) on behalf of Meadow Gold

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, (b) Commission on Water Resource Management, and (c) 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. Thank you.

Sincerely,

for Russell Y. Tsuji
Land Administrator

Enclosures
cc: DLNR, Land Division, Hawaii District (w/copies)
Attn: Mr. Gordon C. Heit (via email: gordon.c.heit@hawaii.gov)
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

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

Nov 23, 2021

MEMORANDUM

FROM: ~~TO:~~ **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_Engineering Division (DLNR.ENGR@hawaii.gov)
_X_Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___Div. of State Parks
_X_Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
___Office of Conservation & Coastal Lands
_X_Land Division – Hawaii District (gordon.c.heit@hawaii.gov)

TO: ~~FROM:~~ Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: Draft Environmental Assessment (DEA) for the **Meadow Gold Expansion**
LOCATION: South Hilo, Island of Hawaii; TMK: (3) 2-1-012: 025, 005, and 004 (por.)
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of Meadow Gold

Transmitted for your review and comment is information on the above-referenced subject matter. The DEA was published on November 23, 2021 by the State Environmental Review Program (formerly the Office of Environmental Quality Control) at the Office of Planning and Sustainable Development in the periodic bulletin, The Environmental Notice, available at the following link:

http://oeqc2.doh.hawaii.gov/The_Environmental_Notice/2021-11-23-TEN.pdf

Please submit any comments by December 21, 2021. If no response is received by this date, we will assume your agency has no comments. Should you have any questions, please contact Darlene Nakamura directly via email at darlene.k.nakamura@hawaii.gov. Thank you.

BRIEF COMMENTS:

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

Signed: CSC
Print Name: Carty S. Chang, Chief Engineer
Division: Engineering Division
Date: Dec 7, 2021

Attachments
cc: Central Files

12/12/21

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

Nov 23, 2021

MEMORANDUM

TO: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_Engineering Division (DLNR.ENGR@hawaii.gov)
_X_Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___Div. of State Parks
_X_Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
___Office of Conservation & Coastal Lands
_X_Land Division – Hawaii District (gordon.c.heit@hawaii.gov)

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: Draft Environmental Assessment (DEA) for the **Meadow Gold Expansion**
LOCATION: South Hilo, Island of Hawaii; TMK: (3) 2-1-012: 025, 005, and 004 (por.)
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of Meadow Gold

Transmitted for your review and comment is information on the above-referenced subject matter. The DEA was published on November 23, 2021 by the State Environmental Review Program (formerly the Office of Environmental Quality Control) at the Office of Planning and Sustainable Development in the periodic bulletin, The Environmental Notice, available at the following link:

http://oeqc2.doh.hawaii.gov/The_Environmental_Notice/2021-11-23-TEN.pdf

Please submit any comments by December 21, 2021. If no response is received by this date, we will assume your agency has no comments. Should you have any questions, please contact Darlene Nakamura directly via email at darlene.k.nakamura@hawaii.gov. Thank you.

BRIEF COMMENTS:

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

Signed: [signature]
Print Name: GORDON C. HEIT
Division: Land Division
Date: 12/21/21

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

December 21, 2021

MEMORANDUM

TO: Russell Y. Tsuji, Administrator

FROM: Gordon C. Heit, Hawaii District Land Agent

SUBJECT: Draft Environmental Assessment for Meadow Gold Expansion Project

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

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

The Land Division has reviewed the draft environmental assessment and has no additional comments at this time.

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON

MICHAEL G. BUCK
ELIZABETH A. CHAR, M.D.
NEIL J. HANNAHS
AURORA KAGAWA-VIVIANI, PH.D.
WAYNE K. KATAYAMA
PAUL J. MEYER

M. KALEO MANUEL
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

December 13, 2021

REF: RFD.5770.8

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: M. Kaleo Manuel, Deputy Director
Commission on Water Resource Management

SUBJECT: Meadow Gold Expansion and Related Actions, Hilo

FILE NO.: RFD.5770.8
TMK NO.: (3) 2-1-012:004, (3) 2-1-012:005, (3) 2-1-012:025, (3) 2-1-012:026

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://dlnr.hawaii.gov/cwrm.

Our comments related to water resources are checked off below.

☐ 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

☐ 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.

☒ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.

☒ 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/

☒ 6. We recommend the use of alternative water sources, wherever practicable.

☒ 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.

☒ 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at

http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.

☐ 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

☐ 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

☐ 11. The Hawaii Water Plan is directed toward the achievement of the utilization of reclaimed water for uses other than drinking and for potable water needs in one hundred per cent of State and County facilities by December 31, 2045 (§174C-31(g)(6), Hawaii Revised Statutes). We strongly recommend that this project consider using reclaimed water for its non-potable water needs, such as irrigation. Reclaimed water may include, but is not limited to, recycled wastewater, gray water, and captured rainwater/stormwater. Please contact the Hawai'i Department of Health, Wastewater Branch, for more information on their reuse guidelines and the availability of reclaimed water in the project area.

☒ 12. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.

☒ 13. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

☒ 14. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

☐ 15. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

☐ 16. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.

☐ 17. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

☐ 18. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

☐ 19. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

☒ OTHER: Planning Branch -

Hawaii DWS commented on the unusually high water use amount for the existing Meadow Gold facility. We recommend that a facility water audit be conducted by a qualified professional to investigate the causes of the alleged high water use.

Ground Water Branch -

If new well construction is required for this project, we point out that impacts to ground water dependent ecosystems are an emerging issue as these impacts are also related to impacts to traditional & customary practices from these ecosystems. We recommend consultation with the region's (moku) Aha Moku Council on whether a land use conversion or project that uses water will impact any traditional & customary practices.

If you have any questions, please contact Neal Fujii of the Planning Branch at 587-0216 or Ryan Imata of the Regulation Branch at 587-0225.

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E-mail: sysadmin@pbrhawaii.com

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February 14, 2022

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

Attn: Darlene Nakamura; Neal Fujii, Planning Branch; Ryan Imata, Regulation Branch

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

Dear Mr. Tsuji,

Thank you for your letter dated December 22, 2021, 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 that the Engineering Division has no additional comments at this time.

Land Division
We acknowledge that the Land Division has no additional comments at this time.

Commission on Water Resource Management

1. Water efficient fixtures and practices will be implemented, as feasible, for the subject project. We also acknowledge the resources provided regarding Leadership in Energy and Environmental Design (LEED) certification.

2. Best Management Practices (BMP) for stormwater management will be implemented for the subject project in order to minimize the project’s impact to the existing area’s hydrology. We appreciate the resources provided for information on BMPs.

3. We acknowledge the recommendation to use alternative water sources, where practicable.

4. We acknowledge the recommendation for the Applicant to participate in the Hawaii Green Business Program, as well as the online resources provided.

5. We acknowledge the recommendation to adopt landscape irrigation conservation BMPs endorsed by the Landscape Industry Council of Hawaii, as well as the online resources provided. Given the location of the project site in an industrial area, landscaping is not planned as part of the subject project. However, if landscaping should be incorporated in the future, landscape irrigation conservation BMPs will be considered, as feasible, for project site.

6. The project does not involve well construction work, therefore, a Well Construction Permit will not be pursued.

7. The project does not involve development of ground water as a source supply for the project, therefore, a Pump Installation Permit will not be pursued.

8. The well(s) in the vicinity of the project site will not be affected by construction of the project and a permit for well abandonment is not required for the subject project.

9. We acknowledge the recommendation by the DLNR Planning Branch to conduct a water facility audit to investigate causes of alleged high water use at the existing Meadow Gold facility. The Applicant will continue to coordinate with the Hawaii County DWS throughout the development of the project to determine the necessary steps as the project progresses.

10. We acknowledge the information and recommendations provided by the DLNR Ground Water Branch. New well construction is not planned for development of the subject project, however, the region's Aha Moku Council will be notified of the project should they have any questions or insights regarding the subject project.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

DAVID Y. IGE
GOVERNOR

KENNETH S. HARA
MAJOR GENERAL
ADJUTANT GENERAL

STEPHEN F. LOGAN
BRIGADIER GENERAL
DEPUTY ADJUTANT GENERAL

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

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PBR HAWAII
Acctg. Dept.

December 2, 2021

Mr. Gordon Heit
Department of Land and Natural Resources
1151 Punchbowl Street
Honolulu, Hawaii 96813

Subject: Environmental Assessment for the Meadow Gold expansion in South Hilo
TMK (3) 2-1-012: 025, 005, 004 (portion)

Dear Mr. Heit:

Thank you for the opportunity to comment on the above project. The State of Hawaii Department of Defense has no comments to offer relative to the project.

Should you have any questions, please contact Mr. Scott J. Kawamoto at 808-369-3500 or scott.j.kawamoto@hawaii.gov.

Sincerely,

Shao Yu Lee
Captain, Hawaii National Guard
Chief Engineering Officer

c: Ms. Brittany Wheatman
PBR Hawaii & Associates
1001 Bishop Street, Suite 650
Honolulu, HI 96813

Meadow Gold Hilo Plant
11 Railroad Ave, Hilo Hi 96720
96721
Kekuanaoa St
Airport Rd
11 Railroad Ave
Walmart
Target
University of Hawai'i at Hilo
Waiakea High School
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2789 ft

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November 19, 2021

Dear Participant:

A Draft Environmental Assessment (DEA) for the Meadow Gold Expansion has been prepared pursuant to the State of Hawai'i EIS law (Hawai'i Revised Statutes, Chapter 343) and the State of Hawai'i EIS rules (Hawai'i Administrative Rules, Title 11, Chapter 200.1).

The DEA will be available online for your review in the November 23, 2021, issue of *The Environmental Notice*, on the Office of Environmental Quality Control's (OEQC's) website at: http://oeqc2.doh.hawaii.gov/The_Environmental_Notice/2021-11-23-TEN.pdf

The DEA may also be accessed directly at: http://oeqc2.doh.hawaii.gov/Doc_Library/2021-11-23-HA-DEA-Meadow-Gold-Expansion.pdf

Your written comments must be received or postmarked by December 23, 2021, and must be accompanied with a full name and mailing address.

Name of Project: Meadow Gold Expansion

Location: Hilo **Island**: Hawai'i **District**: South Hilo

Tax Map Keys: (3) 2-1-012: 025, 005, 004(por.)

Agency Action: _____ **Applicant Action**: ____X____

Approving Agency:
State of Hawai'i
Department of Land and Natural Resources
ATTN: Gordon Heit
1151 Punchbowl Street
Honolulu, HI 96813
Phone: (808) 961-9590

Consultant:
PBR HAWAII & Associates, Inc.
ATTN: Brittany Wheatman, Planner
1001 Bishop Street, Suite 650
Honolulu, HI 96813
Phone: (808) 521-5631
Fax: (808) 523-1402

Please send comments to the Consultant and the Approving Agency.

Thank you for participating in the environmental review process.

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& ASSOCIATES, INC.

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February 14, 2022

Cpt Shao Yu Lee, Chief Engineering Officer
State of Hawai‘i
Department of Defense
3949 Diamond Head Road
Honolulu, HI 96816-4495

Attn: Scott J. Kawamoto

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

Dear Cpt Lee,

Thank you for your letter dated December 2, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge the Department of Defense has no comments to offer relative to the subject project.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

O:\Job39\3920.01 Meadow Gold Hilo EA\EA\Draft EA\Comments & Responses\Responses\DOD Response.docx

Brittany Wheatman

From: Cab General <Cab.General@doh.hawaii.gov>
Sent: Wednesday, December 22, 2021 4:17 PM
To: Bahman_Sadeghi@mgdhawaii.com; Brittany Wheatman
Subject: Meadow Gold Expansion--Draft EA (AFNSI)

Aloha

Thank you for the opportunity to provide comments on the subject project.
Please see our standard comments at:

https://health.hawaii.gov/cab/files/2019/08/Standard-Comments-Clean-Air-Branch-2019.pdf

Please let me know if you have any Questions

Lisa M.M. Wallace
EHS QA Officer
Clean Air Branch
Environmental Health Office
Hilo, Hawaii 96720

Standard Comments for Land Use Reviews
Clean Air Branch
Hawaii State Department of Health

If your proposed project:

Requires an Air Pollution Control Permit

You must obtain an air pollution control permit from the Clean Air Branch and comply with all applicable conditions and requirements. If you do not know if you need an air pollution control permit, please contact the Permitting Section of the Clean Air Branch.

Includes construction or demolition activities that involve asbestos

You must contact the Asbestos Abatement Office in the Indoor and Radiological Health Branch.

Has the potential to generate fugitive dust

You must control the generation of all airborne, visible fugitive dust. Note that construction activities that occur near to existing residences, business, public areas and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne, visible fugitive dust. The plan, which does *not* require Department of Health approval, should help you recognize and minimize potential airborne, visible fugitive dust problems.

Construction activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance complaints.

You should provide reasonable measures to control airborne, visible fugitive dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:

a) Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
b) Providing an adequate water source at the site prior to start-up of construction activities;
c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
d) Minimizing airborne, visible fugitive dust from shoulders and access roads;
e) Providing reasonable dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
f) Controlling airborne, visible fugitive dust from debris being hauled away from the project site.

If you have questions about fugitive dust, please contact the Enforcement Section of the Clean Air Branch

Clean Air Branch (808) 586-4200 cab@doh.hawaii.gov	Indoor Radiological Health Branch (808) 586-4700

April 1, 2019

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February 14, 2022

Ms. Lisa M.M. Wallace, EHS QA Officer
State of Hawai‘i
Department of Health, Clean Air Branch
75 Aupuni Street #201
Hilo, HI 96720

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

Dear Ms. Wallace,

Thank you for your email, received December 22, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge your comments and offer the following responses.

1. The proposed action will not require an Air Pollution Control Permit.

2. While asbestos is not known to be present on the project site, should it be discovered during construction activities, the Asbestos Abatement Office will be contacted.

3. All airborne, visible fugitive dust generated by the project (during construction or as a result of long-term operations) will be controlled using reasonable measures, as detailed in your letter. Construction activities will comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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DAVID Y. IGE
GOVERNOR

JADE T. BUTAY
DIRECTOR

Deputy Directors
ROSS M. HIGASHI
EDUARDO P. MANGLALLAN
PATRICK H. MCCAIN
EDWIN H. SNIFFEN

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

IN REPLY REFER TO:
DIR 1110
STP 8.3315

December 6, 2021

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

Dear Ms. Wheatman:

Subject: Draft Environmental Assessment (DEA)
Meadow Gold Expansion
Waiakea, Hilo, Hawaii
Tax Map Keys: (3) 2-1-012: 004 (por.), 005, and 025

Thank you for your letter dated November 19, 2021, requesting the review and comment on the subject DEA. The Hawaii Department of Transportation (HDOT) has reviewed the DEA and understands Meadow Gold is proposing to expand its existing facilities located on a 1.42-acre parcel of State land in Waiakea, Hilo. The proposed project requires expansion into portions of other State lands from adjoining users (TMK (3) 2-1-012: 005, County of Hawaii Department of Parks and Recreation: and TMK (3) 2-1-012: 004, Jas. W. Glover, Ltd.). To enable the expansion, the adjoining users have worked together to consolidate and reconfigure five existing parcels in order to create the Project Site.

The Meadow Gold parcel is at the intersection of Leilani Street and Railroad Avenue which is under County jurisdiction. The nearest intersection with a State highway is at Leilani Street and Kanoelehua Avenue (State Route 11), which is approximately 800 feet west of the Meadow Gold parcel.

HDOT has the following comments:

Airports Division (HDOT-A)

The DEA sufficiently addresses HDOT-A's comments that were previously provided during the Pre-Assessment Consultation and has no further comments.

Highways Division (HDOT-HWY)

Based on the review of the traffic impact assessment in the DEA, HDOT-HWY does not anticipate any significant impact on State highways.

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.

Sincerely,

JADE T. BUTAY
Director of Transportation

c: Mr. Gordon Heit, State of Hawaii Department of Land and Natural Resources

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February 14, 2022

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

Attn: Blayne Nikaido, HDOT Statewide Transportation Planning Office

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

Dear Mr. Butay,

Thank you for your letter dated December 6, 2021 (reference code: DIR 1110 STP 8.3315), 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)
We acknowledge that the DEA sufficiently addressed HDOT-A's comments previously provided during the pre-assessment consultation and that HDOT-A has no further comments.

Highway Division (HDOT-HWY)
We acknowledge that HDOT-HWY does not anticipate any significant impact on State highways from the subject project, based on traffic information provided in the DEA.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

O:\Job39\3920.01 Meadow Gold Hilo EA\EA\Draft EA\Comments & Responses\Responses\HDOT Response.docx

Institute for Astronomy
Office of the Director

UNIVERSITY of HAWAI'I
MĀNOA

December 23, 2021

Via email:

State of Hawai'i, Department of Land and Natural Resources
1151 Punchbowl Street
Honolulu, HI 96813

Attention: Mr. Gordon Heit (gordon.c.heit@hawaii.gov)

Re: Meadow Gold Expansion--Draft Environmental Assessment (AFNSI)
TMK: (3) 2-1-012: 025, 005, and 004(por.)
South Hilo District, Hawai'i Island

Dear Mr. Heit:

Thank you for the opportunity to comment on the draft environmental assessment (DEA) for the proposed Meadow Gold Expansion project (published November 23, 2021), specifically with respect to issues and concerns regarding light pollution.

The University of Hawai'i Institute for Astronomy (IfA) conducts research in astronomy using telescopes located on Haleakalā and Maunakea and operated by IfA and our partner institutions. Both Haleakalā and Maunakea are among the best sites in the world for astronomical facilities because of their elevation, clear skies, favorable atmospheric conditions, and low levels of light pollution. Hawai'i-based observatories have played major roles in the advancement of astronomy and astrophysics for over 50 years and are well positioned to remain at the forefront of astronomical research for decades to come.

Because of the outstanding quality and productivity of these facilities, IfA is acutely concerned about negative impacts on astronomy from increased light pollution. Our work to combat light pollution has also brought us into contact with others concerned about light pollution for other reasons, including impacts on wildlife (particularly seabirds) and on human health. While IfA's comments focus on the impacts of light pollution on astronomy, appropriate mitigation measures also help to reduce non-astronomy impacts.

With that background, we offer the following comments:

Any new or additional artificial light at night has an adverse effect on astronomical observations by increasing the night sky brightness. Nearly all observations performed by the telescopes on Maunakea are sky-background limited. This means that there is a natural sky brightness coming

2680 Woodlawn Drive
Honolulu, Hawai'i 96822
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from airflow and zodiacal light. Artificial light increases the sky brightness, thereby decreasing the sensitivity of the telescopes.

Lights can have an adverse effect on astronomical observations by incrementally increasing the night sky brightness, effectively making the telescope smaller and less sensitive.

IfA appreciates the DEA's discussion of the need to protect seabirds and other resources. Consistent with that discussion, appropriate steps to additionally reduce the impact to observatories include:

1. Conformity to standards established by the Hawai'i County lighting ordinance should include any future updates. All lighting should be fully shielded. This means that all lighting fixtures must emit zero light above the horizontal plane.
2. The minimum possible amount of outdoor lighting should be used, and should be turned off when not needed. Motion sensor activated lighting is strongly preferred wherever feasible.
3. Blue light is most harmful to the observatories, so blue-deficient lighting should be exclusively selected and in general the use of blue-wavelength light should be limited as much as possible. The best choices are filtered LED lights, or amber LED lights.
4. Under no circumstances should high-intensity discharge lamps such as metal halide be used; fluorescent lights also must be avoided. Both types of lamps use mercury and emit light at wavelengths that are very damaging to astronomy.
5. White light should be avoided because the blue component of white light is very damaging to astronomy. White light should always have a Correlated Color Temperature of 2700 K or below.

Thank you for your consideration of these comments and attention to IfA's concerns. If you have questions or need further detail regarding these comments, please do not hesitate to contact the undersigned or Richard Wainscoat (rjw@hawaii.edu).

Very truly yours,

Doug Simons

Doug Simons
Director

cc: Mx. Bahman Sadeghi, Meadow Gold (Bahman_Sadeghi@mgdhawaii.com)
Mx. Brittany Wheatman, PBR HAWAII & Associates, Inc. (bwheatman@pbrhawaii.com)

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February 14, 2022

Mr. Doug Simons, Director
Institute for Astronomy
University of Hawai‘i
2680 Woodlawn Drive
Honolulu, HI 96822

Attn: Richard Wainscoat

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

Dear Mr. Simons,

Thank you for your letter dated December 23, 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 the background information provided regarding the UH Institute for Astronomy's (IfA) operations and facilities and the impacts of artificial lights on astronomical observations. We also acknowledge IfA's recommended steps to reduce impacts of lighting to the observatories. The project will conform to the standards established by the Hawai‘i County lighting ordinances and incorporate the additional recommended steps by the IfA, as feasible.

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

December 21, 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 Draft Environmental Assessment
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

The County of Hawai‘i Planning Department has reviewed the subject Draft Environmental Assessment (DEA) for proposed expansion of the Meadow Gold Dairy facility to adjacent lands, and ‘related actions.’

In our pre-consultation letter of September 20, 2021, the following direct impacts, by proposed use, were requested to be quantified/estimated for 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.

Please include a detailed Project description including the intended uses for new and expanded Meadow Gold facilities, as well as other proposed development areas, and address the impacts noted above in the Final EA as it relates to construction and post-construction operation of the proposed uses.

Sincerely,

ZENDO KERN
Planning Director

KS:cc
\\coh01\planning\public\wpwin60\CH343\2021\Meadow Gold\12.21.2021_DraftEA_MeadowGoldDairy_Wheatman.doc

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February 14, 2022

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

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

Dear Mr. Kern,

Thank you for your letter dated December 21, 2021 (reference code: KS:cc), 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 request for direct impacts from the subject project to be quantified/estimated within the EA, including 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. According to Meadow Gold, the project will construct a new cold storage warehouse using existing infrastructure with no additional cooling capacity as the existing cooler will be moved into this new space and operate as it is currently. A new dry storage warehouse will also be constructed with additional lighting and pallet racking. Overall, these new warehouses will take over existing operations with additional storage and will not increase air pollutants, solid waste generation, projected water demand, or greenhouse gas emissions. The project will add impervious surface from the increased paving (expanded parking) and rooftops (two new warehouses). However, all onsite-generated runoff will be disposed onsite through dry wells or other means, as approved by the Department of Public Works. The EA has been updated to provide the best known estimates for the above impacts as they relate to construction and post-construction operation of the project. However, the project is still in the early planning stage and the estimates provided in the EA may be subject to change as the project design is finalized.

A detailed project description is provided in Section 2.3, which discusses the intended uses for new and expanded Meadow Gold facilities as well as other proposed development areas.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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Brittany Wheatman

From: Adams, Douglass <Douglass.Adams@hawaiicounty.gov>
Sent: Thursday, December 23, 2021 4:59 PM
To: Heit, Gordon C
Cc: Bahman Sadeghi; Brittany Wheatman; Hew Len Lee, Joelle; Wong, Keyra
Subject: Meadow Gold Expansion--Draft EA (AFNSI)

Dear Mr. Heit,

My comments are general in nature and pertain to the draft environmental assessment. As Director of the County's Research & Development Department, it is my responsibility to explore opportunities in sectors of economic revitalization, food security, and workforce opportunities. We anticipate that Meadow Gold's expansion will assist the County and the Island with all of these and we are excited to see how this works, moving forward. There is much work to be done, but we look forward to partnering on behalf of the Island's residents with Meadow Gold to reduce the amount of food that we must bring to the Island and instead begin providing our own from our own resources.

Mahlo for your consideration.

respectfully,

Douglass S. Adams
Director
Dept of Research & Development
County of Hawai'i
W: (808) 961-8368
C: (808) 825-5195

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& ASSOCIATES, INC.

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February 14, 2022

Mr. Douglass S. Adams, Director
County of Hawai‘i
Department of Research and Development
25 Aupuni Street, Suite 1301
Hilo, HI 96720

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

Dear Mr. Adams,

Thank you for your email received December 23, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge the responsibilities of the Department of Research and Development and that you anticipate the subject project will assist the County of Hawai‘i in exploring opportunities in various economic sectors. We also acknowledge that the Department of Research and Development looks forward to partnering with Meadow Gold to increase self-sufficient food production on the island of Hawai‘i.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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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

December 22, 2021

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DEC 27 2021
PBR HAWAII
Acctg. Dept.

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

Dear Ms. Wheatman:

Subject: Draft Environmental Assessment for Meadow Gold Expansion and Related Actions; Hilo, Hawai'i
Tax Map Key (3) 2-1-012:004, Portion 005, 025 and 026

We have reviewed the subject Draft Environmental Assessment (DEA) and have the following comments.

Please be informed that the existing water system description needs to be revised. There is only one (1) system that serves the City of Hilo. The Hilo Water System obtains water from ground water. The 'Ōla'a Flume is the only surface water that could be used in an emergency situation. The other surface water sources are to no longer in operation.

The existing 12-inch waterline that traverses Parcel 4 may be required to be relocated to the New Industrial Park Road if there are any conflicts or developments on the proposed Lots 3, 4, or 5.

Should there be any questions, please contact Mr. Ryan Quitoriano of our Water Resources and Planning Branch at (808) 961-8070, extension 256.

Sincerely yours,

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

RQ:dfg

copy – State of Hawai'i, Department of Land and Natural Resources

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February 14, 2022

Mr. Keith K. Okamoto, P.E., Manager-Chief Engineer
County of Hawai‘i
Department of Water Supply
345 Kekūanaō‘a Street, Suite 20
Hilo, HI 96720

Attn: Ryan Quitoriano, Water Resources and Planning Branch

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

Dear Mr. Okamoto,

Thank you for your letter dated December 22, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge your comments and offer the following responses.

1. We acknowledge the information provided regarding the existing water system servicing the project site. Section 4.7.1 (Water System) of the EA will be updated to reflect the information provided in your letter.

2. The existing DWS 12-inch waterline that traverses Parcel 4 will go through future lots to be used by Glover and Meadow Gold (Lots 1 and 3), with most of the line located within Glover's property (Lot 3). Plans for the reconfigured Lot 3 will not affect the existing line, so no relocation will be necessary for the portion within Glover's property. The minor portion of the waterline located in Meadow Gold's future reconfigured lot (Lot 1) can be easily relocated if necessary, and Meadow Gold will address that question in coordination with DWS at the proper time during the design phase of the subject project.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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Mitchell D. Roth
Mayor

John C. Andoh
Interim Mass Transit Administrator

County of Hawai'i
Mass Transit Agency
25 Aupuni Street • Hilo, Hawai'i 96720 • (808) 961-8744 • Fax (808) 961-8745
www.heleonbus.org • heleonbus@hawaiicounty.gov

December 15, 2021

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

Dear Whom Ever This May Concern,

Subject: Meadow Gold Expansion

The County of Hawai'i Mass Transit Agency has reviewed the Draft Environmental Assessment (DEA) for the Meadow Gold Expansion and have no comments on the project.

Should you have any questions regarding this letter, please feel free to call 808-961-8555 or email john.andoh@hawaiicounty.gov.

Mahalo,

John Andoh
Interim Mass Transit Administrator

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& ASSOCIATES, INC.

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February 14, 2022

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

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

Dear Mr. Andoh,

Thank you for your letter dated December 15, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge the County of Hawai‘i Mass Transit Agency has no comments on the project.

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

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NOV 29 2021
PBR HAWAII
Acctg. Dept.

November 23, 2021

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

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – MEADOW GOLD EXPANSION, HILO, HAWAII, TMKS (3)2-1-012: 025, 005, 0004(POR)

Dear Ms. Wheatman:

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,

KENNETH A.K. QUIOCHO
ACTING ASSISTANT CHIEF

SF

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

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February 14, 2022

Mr. Kenneth A.K. Quiocho, Acting Assistant Chief
County of Hawai‘i
Police Department
349 Kapi‘olani Street
Hilo, HI 96720-3998

Attn: Captain Sando Finkey, Hilo Patrol Division

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

Dear Mr. Quiocho,

Thank you for your letter dated November 23, 2021, 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 impact to traffic and/or public safety concerns from the subject project.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

O:\Job39\3920.01 Meadow Gold Hilo EA\EA\Draft EA\Comments & Responses\Responses\Police Response.docx

December 23, 2021

PBR Hawaii & Associates, Inc.
1001 Bishop St., Suite 650
Honolulu, Hawai'i 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. Wheatman:

Thank you for allowing Hawaiian Telcom, Inc. to review and comment on the aforementioned project. Hawaiian Telcom, Inc., has no comments at this time and will provide comments on the telecommunication portion of the project when the plans are further developed.

If there are any questions or problems in meeting our request, please call Michael Chang at 933-6488.

Sincerely,

Gerry Sagucio
Manager - OSP Engineering

GS/MC/

cc:
HT-PlanReviews@hawaiiantel.com

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
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Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

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NATHALIE RAZO
Senior Associate

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

ETSUYO KILA
Associate

GREG NAKAI
Associate

NICOLE SWANSON, ASLA
Associate

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

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February 14, 2022

Mr. Gerry Sagucio, Manager
OSP Engineering
Hawaiian Telcom Network Development
HT-PlanReviews@hawaiiantel.com

Attn: Michael Chang

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

Dear Mr. Sagucio,

Thank you for your letter dated December 23, 2021, received via email, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge that Hawaiian Telcom, Inc. has no comments at this time and will provide comments on the telecommunication portion of the project when the plans are further developed.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

O:\Job39\3920.01 Meadow Gold Hilo EA\EA\Draft EA\Comments & Responses\Responses\Hawaiian Telcom Response.docx

Hawai'i Island Chamber of Commerce

1321 Kino'ole Street
Hilo, Hawai'i 96720
Phone: (808) 935-7178
Fax: (808) 961-4435
E-mail: admin@hicc.biz
www.hicc.biz

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Miles Yoshioka

2021-2022
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James Staub
Loren Tsugawa
James Tyrin
Kevin Waltjen
Kurt Williams
Ashley Yamamoto
Garth Yamanaka

December 17, 2021

State of Hawai'i
Department of Land and Natural Resources
Attn: Gordon Heit
1151 Punchbowl Street
Honolulu, HI 96813

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

Re: Meadow Gold Dairies Hawaii Hilo Facility Expansion

Dear Mr. Heit and Ms. Wheatman,

The Hawai'i Island Chamber of Commerce supports the proposed expansion of the Meadow Gold Dairies Railroad Avenue facility. The economic benefits this expansion will bring to an area considered by the U.S. Small Business Administration as "low income" would be very welcomed.

Meadow Gold anticipates increasing their current Hilo workforce of 85 employees with the addition of 20-25 workers after the expansion. These additional positions will include higher wage-earning positions in food science including quality control and assurance, product development, fleet engineering and manufacturing engineering.

As the sole dairy producer in the State of Hawaii, the current facility produces 200,000 gallons of milk per month, all of which is delivered to local schools, hospitals, retailers and businesses statewide. The expansion will give them the capacity to introduce new products including a plant-based line, lactose-free line and new nectars; innovate their packaging capabilities and double production capacity.

The Hawai'i Island Chamber of Commerce is one of Hawaii Island's leading business advocacy organizations, representing nearly 300 island businesses. As the "Voice of Business" on Hawaii Island, we work on behalf of members and the entire business community to improve the island's economic climate and to foster positive action on issues of common concern.

Hawai'i Island Chamber of Commerce

1321 Kino'ole Street
Hilo, Hawai'i 96720
Phone: (808) 935-7178
Fax: (808) 961-4435
E-mail: admin@hicc.biz
www.hicc.biz

Meadow Gold Dairies Hawaii is a positive contributing member of our local community and allowing them this expansion opportunity will help further our island's economic diversity.

Sincerely,

Miles Yoshioka, Executive Officer

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

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

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February 14, 2022

Mr. Miles Yoshioka, Executive Officer
Hawai‘i Island Chamber of Commerce
1321 Kino‘ole Street
Hilo, HI 96720

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

Dear Mr. Yoshioka,

Thank you for your letter dated December 17, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge and appreciate the support of the Hawai‘i Island Chamber of Commerce for the subject project.

We also acknowledge your comments regarding the economic benefits the subject project will bring to the area including, but not limited to, additional jobs with higher wage-earning positions in food science, increased capacity to develop new products, innovative packaging capabilities, and doubling the production capacity. Finally, we acknowledge and appreciate your comment that "*Meadow Gold Dairies Hawaii is a positive contributing member of our local community and allowing them this expansion opportunity will help further our island's economic diversity.*"

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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alohaharvest

Rescuing Food to Feed Hawaii's Hungry

December 9, 2021

PBR HAWAII & Associates, Inc.
ATTN: Brittany Wheatman, Planner
1001 Bishop Street, Suite 650
Honolulu, HI 96813

RE: Letters of Support for Meadow Gold Environmental Assessment

Aloha Brittany,

It is my pleasure to share why we support this project. Meadow Gold Dairies has been one of our longest food donor for the 20+ years of service we have provided to the community. We have a great working relationship and together we are able to help feed the thousands in need in our state. Hearing that they are expanding to Hilo is inspiring and we hope to one day expand as well.

Please feel free to contact with any questions at mele@alohaharvest.org or 808-469-6800.

Sincerely,

Mele Pepa Latu
Operations Manager

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
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February 14, 2022

Ms. Mele Pepa Latu, Operations Manager
Aloha Harvest
3599 Waialae Avenue, Suite #23
Honolulu, HI 96816

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

Dear Ms. Latu,

Thank you for your letter dated December 9, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge and appreciate your support for the subject project. We also acknowledge that Meadow Gold has been one of the longest food donors for Aloha Harvest, which has helped to feed thousands of people in need in the state.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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AMERICAN YOUTH SOCCER ORGANIZATION
a nonprofit corporation dedicated to youth soccer
everyone plays®

December 15, 2021

State of Hawai'i, Department of
Land and Natural Resources
1151 Punchbowl Street
Honolulu, Hawaii 96813
Attn: Gordon Heit

Mr. Heit:

Re: Meadow Gold Lease Request

Meadow Gold has been a supporter of the American Youth Soccer Organization ("AYSO") in Hawaii for over 45 years. AYSO currently provides youth soccer programs serving about 8,000 children on the islands of Oahu, Maui, Hawaii Island, Kauai and Molokai. Meadow Gold is a valued sponsor of AYSO and provides uniform subsidies for our teams, dairy products for our tournaments and advertising for our program statewide. Meadow Gold truly embraces AYSO's theme in Hawaii -- "Committed to Kids".

We understand that Meadow Gold currently leases land from the State and has requested that it be allowed to lease additional land in order to expand its processing facility in Hilo, Hawaii. Meadow Gold has advised us that this expansion will help Meadow Gold produce additional local products and may also provide more jobs in the Hilo area. This expansion will aid the continued economic viability of Meadow Gold allowing the company to remain an important sponsor of AYSO in Hawaii and so we respectfully request favorable action on its lease request.

Mahalo,

Bob Strand,
AYSO Section 7 (Hawaii) Director

4893-9190-1702.1

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& ASSOCIATES, INC.

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February 14, 2022

Mr. Bob Strand, Director
AYSO Section 7 (Hawaii)
American Youth Soccer Organization
98-433 Kaonohi St, #33-2
Aiea, HI 96701

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

Dear Mr. Strand,

Thank you for your letter dated December 15, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge your comments that Meadow Gold is a valued sponsor of the American Youth Soccer Organization (AYSO) as well as your support for Meadow Gold to continue leasing state lands for its Hilo facilities. We also acknowledge your comments regarding the economic benefits the subject project will bring to Hawai'i by producing additional local products and providing more jobs in the Hilo area.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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

RECEIVED
DEC 16 2021
PBR HAWAII
Acctg. Dept.

Dear Ms. Wheatman,

My name is Glenn Galligan, and I am the Chef at Aramark co. located at Chaminade University 3140 Waialae avenue Honolulu Hi. We have been a customer of Meadow gold Dairy for many years. This letter is to show our full support for the meadow gold expansion project. We believe this project will bring in much needed jobs due to more production being available to more schools, hospitals, retailers and business, not just here in Honolulu, but statewide. This expansion will give them the ability to produce new lines that are becoming a stable in our industry which include Lactose free line, plant-based line and new nectar's. If I can be of any further assistance, please contact me. Mahalo for your kokua & Best Wishes.

Chef Glenn Galligan
Aramark Co.
3140 Waialae Ave.
Honolulu Hi. 96816
[808]428-6594

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& ASSOCIATES, INC.

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February 14, 2022

Chef Glenn Galligan
Aramark Co.
3140 Waialae Avenue
Honolulu, HI 96816

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

Dear Chef Galligan,

Thank you for your letter, received December 16, 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 for the subject project as a longtime customer of Meadow Gold. We acknowledge your comments that the expansion of Meadow Gold's Hilo facilities will bring in more jobs and increase production due to increased statewide availability of its products at schools, hospitals, and other businesses. Finally, we acknowledge your comment that the project will give Meadow Gold the ability to produce new lines of products such as Lactose free, plant-based, and nectars.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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KTA SUPER STORES

You're Someone Special

December 13, 2021

RECEIVED
DEC 16 2021
PBR HAWAII
Acctg. Dept.

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

Dear Ms. Wheatman,

KTA Super Stores supports the expansion of Meadow Gold Dairy processing facility in Hilo Hawai'i. KTA Super Stores and Meadow Gold processing facility are both located on Hawai'i Island enabling KTA Super Stores to compete with Mainland retailers. Currently we are the only retailer selling local milk and Meadow Gold manufactures this milk from Kohala at their Hilo processing facility. Meadow Gold also manufactures our local Mountain Apple Brand juices and nectars. Without local agriculture and manufacturing, it would be an even bigger challenge for local retailers like KTA Super Stores to compete with the big box stores and retailers.

The Meadow Gold processing facility is critical for the survival of the local dairy milk industry. It also creates jobs to help our local economy. For a local company like KTA Super Stores, since milk and ice cream are products shoppers base their shopping decisions on, it is critical for Meadow Gold not only to survive but to thrive.

Meadow Gold processing facility services the entire State of Hawai'i. They need production capacity to supply the dairy needs for the entire State of Hawai'i. They are also planning to create and manufacture new plant base items instead of importing it from outside of Hawai'i. These plant base items will help increase local food production. The survival of agriculture and the dairy industry is critical especially being surrounded by water and our need to become food sustainable. We therefore support the expansion of the Meadow Gold facility in Hilo.

Sincerely,

Derek Kurisu
Executive Vice President
KTA Super Stores

PHONE: (808) 959-4575
50 EAST PUAINAKO STREET, HILO, HAWAI'I 96720
WWW.KTASUPERSTORES.COM

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& ASSOCIATES, INC.

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

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February 14, 2022

Mr. Derek Kurisu, Executive Vice President
KTA Super Stores
50 East Puainako Street
Hilo, HI 96720

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

Dear Mr. Kurisu,

Thank you for your letter dated December 13, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge and appreciate that KTA Super Stores supports the subject project. We also acknowledge your comments regarding the importance of Meadow Gold as a local dairy manufacturer for the survival of the local dairy and agriculture industries, the benefits it brings to the local economy and to the entire State of Hawai'i, and that the local dairy production has helped KTA Super Stores compete for business with big box stores and retailers.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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December 19, 2021

Upcountry Strong, Inc.
196 S. Makaleha Place
Makawao, HI 96768
Ph. (808) 250-9002

RECEIVED
DEC 22 2021
PBR HAWAII
Acctg. Dept.

RE: Meadow Gold Dairies Hawaii – Hilo Facility Expansion

Dear Ms. Wheatman,

Upcountry Strong is a non-profit organization providing support for those facing food insecurity in the Upcountry Maui community. Meadow Gold Dairies Hawaii is one of our most generous and supportive community partners. We host a drive-through food distribution event every 4 to 6 weeks in Makawao, Maui. Meadow Gold Dairies Hawaii has consistently donated qty. (200) gallon waters or qty. (200) milk coupons for each of our events. They are a very valued partner.

I support this project because we need more local food production within Hawaii, and also because Meadow Gold Dairies Hawaii truly cares about the people of Hawaii and continues to demonstrate their willingness to give back.

Please do not hesitate to reach out with any follow-up questions or comments.

Warm regards,

Jen Wood

Jen Wood, Director
Upcountry Strong, Inc.

A'ohe hana nui ke alu'ia.
When a task is done together, no task is too big.

PBR HAWAII
& ASSOCIATES, INC.

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President / Chairman

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Executive Vice-President / Principal

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February 14, 2022

Ms. Jen Wood, Director
Upcountry Strong, Inc.
196 S. Makaleha Place
Makawao, HI 96768

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

Dear Ms. Wood,

Thank you for your letter dated December 19, 2021, regarding the subject project. As the planning consultant for the Applicant, Meadow Gold, we acknowledge and appreciate Upcountry Strong's support for the project because more local food production in Hawaii is needed. We also acknowledge that Meadow Gold is a valued partner of Upcountry Strong and the history of Meadow Gold's support for Upcountry Strong's programs.

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

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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