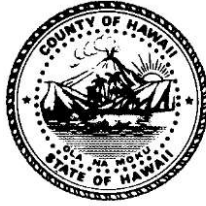


C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante, Jr.
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

Jeffrey W. Darrow
Director

Michelle S. Ahn
Deputy Director

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

September 16, 2025

Director Mary Alice Evans
Environmental Review Program
Office of Planning and Sustainable Development
235 S. Beretania St., Rm. 702
Honolulu, HI 96813

Dear Mary Alice Evans:

SUBJECT: Hawai'i Revised Statutes (HRS), Chapter 343
Final Environmental Impact Statement (FEIS)
(PL-ENV-2024-000019)

Project: Kamehameha Schools – Keauhou Bay Management Plan

Applicant: Kamehameha Schools (Marissa Harman)

Agent: G70 (Kawika McKeague)

TMK: (3) 7-8-012:098, 101, 103, 048, 027, 004, 013, 014, 054, 061, 065, 007 &
(3) 7-8-010:044, and 049, North Kona District, Hawai'i

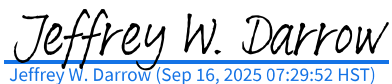
The County of Hawai'i Planning Department hereby accepts the Final EIS for Keauhou Bay Management Plan, dated September 2025, which is located in the North Kona District, on the island of Hawai'i. The Final EIS is deemed acceptable based on the requirements of HRS Chapter 343, and Hawai'i Administrative Rules Section 11-200.1-28. Please publish this determination in the next edition of The Environmental Notice. We have uploaded an electronic copy of this letter and the Final EIS to your online submittal site.

The Final EIS adequately discloses and describes all identifiable environmental impacts and satisfactorily responds to review comments. The procedures for assessment, consultation, review, and the preparation and submission of the Final EIS have all been completed satisfactorily as specified in the environmental impact statement regulations. The content requirements of those regulations have been satisfied.

Director Mary Alice Evans
Environmental Review Program
Office of Planning and Sustainable Development
ERP
PL-ENV-2024-000019
September 16, 2025
Page 2

If you have any questions, please contact Alex J. Roy at 808-961-8140 or via email at alex.roy@hawaiicounty.gov

Sincerely,


Jeffrey W. Darrow (Sep 16, 2025 07:29:52 HST)

JEFFREY W. DARROW
Planning Director

AJR:rms
P:\wpwin60\ch343\2025\pl-env-2024-000019_feis_erp_letter.docx

cc via email: Cody Winchester, G70

From: dbedt.opsd.erp@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Tuesday, September 16, 2025 2:37:24 PM

Action Name

Kamehameha Schools – Keauhou Bay Management Plan

Type of Document/Determination

Final environmental impact statement (FEIS) acceptance or non-acceptance

HRS §343-5(a) Trigger(s)

- (3) Propose any use within a shoreline area
- (4) Propose any use within any historic site as designated in the National Register or Hawai'i Register

Judicial district

North Kona, Hawai'i

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

(3) 7-8-012:098; (3) 7-8-012:101; (3) 7-8-012:048; (3) 7-8-010:044; (3) 7-8-012:027; (3) 7-8-012:004; (3) 7-8-012:013; (3) 7-8-012:014; (3) 7-8-012:054; (3) 7-8-012:061; (3) 7-8-012:065; (3) 7-8-012:007; (3) 7-8-010:049; (3) 7-8-012:103

Action type

Applicant

Other required permits and approvals

Various Site, Grading, Building and Infrastructure Approvals

Discretionary consent required

Special Management Area Use Permit (Major); Shoreline Setback Variance

Agency jurisdiction

County of Hawai'i

Approving agency

COUNTY OF HAWAII PLANNING DEPARTMENT

Agency contact name

Alex Roy

Agency contact email (for info about the action)

planning@hawaiiicounty.gov

Email address for receiving comments

planning@hawaiiicounty.gov

Agency contact phone

(808) 961-8140

Agency address

COUNTY OF HAWAII PLANNING DEPARTMENT
101 PAUAHI STREET, SUITE 3
Hilo, HI 96720
United States
[Map It](#)

Accepting authority

COUNTY OF HAWAII PLANNING DEPARTMENT

Applicant

Kamehameha Schools

Applicant contact name

Marissa Harman

Applicant contact email

Keauhoubay@ksbe.edu

Applicant contact phone

(808) 982-0830

Applicant address

567 S King Street
Honolulu, HI 96813
United States
[Map It](#)

Is there a consultant for this action?

Yes

Consultant

G70

Consultant contact name

Kawika McKeague

Consultant contact email

KeauhouBay@g70.design

Consultant contact phone

(808) 523-5866

Consultant address

111 S. King Street
Ste. 170
Honolulu, HI 96813
United States
[Map It](#)

Action summary

Kamehameha Schools proposes to implement the Keauhou Bay Management Plan (KBMP) on approximately 29

acres at Keauhou Bay. The objective of the KBMP is to reinvigorate and transform the Keauhou Bay area to become a place where culture and education is celebrated and highlighted amidst viable commercial operations, which are essential to fund the cultural and educational programming within the immediate area. The KBMP proposes to reorient commercial activities away from culturally sensitive areas to alleviate congestion and establish a new place-based cultural educational center. Existing commercial operations and parking areas will be relocated to new facilities in more appropriate locations away from cultural resources. The KBMP also proposes to create a new low-impact lodging on the resort-zoned plateau mauka of the bay. The new reconfiguration will focus on place-based cultural stewardship, enhance and encourage bayfront access for kama'āina and kupa'āina, and promote high quality educational experiences for all.

Attached documents (signed agency letter & EA/EIS)

- [2025-09-15-Letter-to-Director-Mary-Alice-Evans-OPSD-PL-ENV-2024-000019-FEIS_ERP_05.pdf](#)
- [KBMP-FEIS-Vol-31.pdf](#)
- [KBMP-FEIS-Vol-21.pdf](#)
- [KBMP-FEIS-Vol-11.pdf](#)

ADA Compliance certification (HRS §368-1.5):

The authorized individual listed below acknowledges that they retain the responsibility for ADA compliance and are knowingly submitting documents that are unlocked, searchable, and may not be in an ADA compliant format for publication. Audio files do not include transcripts, captions, or alternative descriptions. The project files will be published without further ADA compliance changes from ERP, with the following statement included below the project summary in The Environmental Notice: "If you are experiencing any ADA compliance issues with the above project, please contact (authorized individual submitting the project at email)."

Action location map

- [KeauhouBay_ProjectLocation1.zip](#)

Authorized individual

Alex J. Roy

Authorized individual email

alex.roy@hawaiicounty.gov

Authorized individual phone

(808) 961-8140

Authorization

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