

KAMEHAMEHA SCHOOLS

Keauhou

KEAUHOU BAY MANAGEMENT PLAN
FINAL ENVIRONMENTAL IMPACT STATEMENT

ERRATA



G70

July 2026



KAMEHAMEHA SCHOOLS®

Keauhou

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FINAL ENVIRONMENTAL IMPACT STATEMENT

ERRATA

July 2026

G70



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July 15, 2026
Director Mary Alice Evans
Environmental Review Program
Office of Planning and Sustainable Development
235 S. Beretania St., Rm 702
Honolulu, HI 96813

Subject: Kamehameha Schools, Keauhou Bay Management Plan
Final Environmental Impact Statement Errata
Tax Map Keys (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
Keauhou, Island of Hawai'i, Hawai'i

Dear Director Evans:

On behalf of Kamehameha Schools, G70 is submitting the enclosed errata to the Final Environmental Impact Statement (FEIS) for the Keauhou Bay Management Plan (KBMP) for publication.

The FEIS was published by Kamehameha Schools in *The Environmental Notice* on September 8, 2025. The County of Hawai'i Planning Department, serving as the accepting authority, published its notice of acceptance of the FEIS on September 23, 2025.

This errata corrects a clerical error in the publicly available version of the FEIS, in which six pages were inadvertently omitted from Chapter 2, *Purpose and Need for the Project*. The omission was limited to pages 2-9 through 2-14 of Chapter 2. The omitted pages are reproduced in their entirety in **Attachment A** and incorporated into the public record through this errata.

The inadvertently omitted pages were included in the Draft Environmental Impact Statement (DEIS) for the KBMP and were available to the public for review and comment during the 45-day DEIS public comment period. There were no substantive changes to these six pages between the DEIS and FEIS.

The omitted six pages were also included in the FEIS submitted to the County of Hawai'i Planning Department for review and acceptance and formed part of the FEIS considered by the County in making its acceptance determination. Accordingly, incorporation of these pages into the public FEIS record does not alter the analysis, mitigation measures, findings, conclusions, or acceptance of the FEIS.

Director Mary Alice Evans

July 15, 2026

Page 2 of 2

Attachment B includes correspondence from the County of Hawai'i Planning Department acknowledging this errata and confirming that incorporation of the omitted pages does not affect or modify the County's September 23, 2025, acceptance of the FEIS.

Kamehameha Schools respectfully requests that the Environmental Review Program publish this errata in *The Environmental Notice* to provide public notice of the correction.

Participants involved in the KBMP environmental review process will also be notified of the availability of the errata in conjunction with its publication. A copy of the participant notification letter is included as **Attachment C**.

Sincerely,

GROUP 70 INTERNATIONAL, INC., dba G70

A handwritten signature in black ink, appearing to read 'Mark Kawika McKeague', with a stylized flourish at the end.

Mark Kawika McKeague, FAICP
President

cc:

Mr. Alex Roy, Planning Department

Attachment A

Chapter 2
(Purpose and Need for the Project)
Pages Omitted from the
Publicly Available FEIS

steward its natural and cultural resources by collecting valuable place-based knowledge; identifying and mitigating priority threats; seeking opportunities for restoration and rehabilitation of key natural and cultural areas; and promoting the long-term care of these sites through proactively training future stewards of these resources.

2.6.2 Lands are Underperforming Economically

The Kamehameha Schools properties are prime properties that could generate significant revenues from appropriate development to support the management of Kamehameha Schools assets and provide long-term economic returns. However, these lands are currently underutilized, and do not yield equitable returns or market-based rent revenues for the organization. A key component of the plan is to ensure its economic sustainability. Revenue generated from commercial lease rent will be redirected to support the KBMP's desired educational and cultural resource management priorities.

2.6.3 Incompatible Uses at the Bayfront

High demand among the Keauhou Bay user groups has resulted in vehicle, pedestrian, and in-water congestion and conflicts. Most notably, some of the existing bayfront structures are not compliant with a legacy agreement between Kamehameha Schools and the Daughters of Hawai'i, which limits certain uses within a specific distance from the Kauikeaouli Birthplace. Noise generated from visitor traffic and delivery vehicles has often disrupted ceremonial events at the birthplace (*Figure 2-2 and Figure 2-3*). Additionally, some unauthorized commercial operators at the bayfront are misaligned with Kamehameha Schools's mission and values by encroaching beyond agreement boundaries, exerting "control" and tenure of the area, conducting unauthorized activity without appropriate permits, and displaying limited responsibility for management, security, and repairs. Many consulted parties described commercial activities at the bayfront as incompatible with and disrespectful to the significant cultural landmark. The abundant commercial activity at the bayfront area has also caused a perception of exclusivity that some feel lacks true inclusivity of Native Hawaiian and kama'āina residents to the area. Long-time Keauhou residents express the sentiment that the bayfront is too commercialized and the feeling expressed is that many Native Hawaiian families are no longer welcomed. The KBMP is a reinvestment and application of key foundational principles and values that promote an inclusive cultural/community space at Keauhou Bay.

The KBMP is a reinvestment and application of key foundational principles and values that promote an inclusive cultural/community space at Keauhou Bay.



Figure 2-2 Commercial Delivery Truck Parked Adjacent to the Birthstone



Figure 2-3 Commemoration Activities Conducted in Limited Space with Other User Conflicts

2.6.4 Underutilization of Land for Educational Programming

Kamehameha Schools promotes the integration of culture and place-based education to foster kinship and kuleana between k̄anaka and ‘āina. By bridging resource management and education, Kamehameha Schools campus and community students actively engage in Hawaiian culture and history, instilling a sense of pride in their heritage and connecting them to communities in meaningful ways. Keauhou Bay offers a unique opportunity to infuse culture and education in a historically significant location. The lands at Keauhou Bay are currently underutilized for educational programming and therefore insufficient for supporting Kamehameha Schools’s core mission. There are no permanent facilities at Keauhou for hosting classrooms, workshops, or other cultural exhibits.

2.6.5 Congestion and Safety

Existing vehicle and pedestrian circulation patterns across Keauhou Bay have evolved over time to serve a variety of changing land uses within a small, constrained area. The current situation presents both functional and hazardous conflicts between pedestrians, bicyclists, and vehicles (cars, buses, delivery trucks, and boat trailers), as well as wayfinding challenges along the immediate bayfront. There is presently no direct vehicular access or pedestrian pathways that connect from one side of the bay to the other. Existing locations and patterns of boat trailer storage, parking, and offloading often exacerbates the conflict at certain times of the day, sometimes resulting in extensive traffic queuing from Ali‘i Highway along Kaleiopapa Street at peak use. Improvements to the existing vehicle and pedestrian circulation will help to re-establish a strong interconnection throughout the bayfront and alleviate existing queuing and congestion.

2.7 Purpose and Need

The Need for the Proposed Action is to address the key issues and concerns discussed in *Section 2.5*. These issues, identified through consultation with key stakeholders, were determined to be detrimental to the long-term health of the bay as an important indigenous cultural landscape. The five specific management strategies that define the Proposed Action were developed during that KBMP’s planning process to address these concerns.

The Purpose of the Proposed Action is to strategically reorient and establish new opportunities for place-based cultural educational programming; create passive and active recreational activities improve public shoreline access; define appropriate commercial and resort-zoned uses; generate revenue that will go back into the long-term operations and maintenance of Keauhou Bay; and manage circulation and parking. The implementation of the five management strategies that define the Proposed Action will ensure that Kamehameha Schools achieves its goal outlined in the Kamehameha Schools Strategic Map 2025 to develop resilient communities by stewarding the ‘āina to support resilient economies, cultural landscapes, diverse learning, and career pathways. This KBMP primarily represents an opportunity to support and revitalize cultural events and traditional practices in a delineated heritage corridor. Second, the plan aims to preserve and support a range of passive and active recreational activities improve public shoreline access. Finally, the KBMP represents an opportunity to redefine notions of hospitality, placekeeping, and placemaking in harmonious balance with ensuring all associated improvement costs as a result of this plan’s implementation can be self-sustaining.

2.8 Evaluation Criteria

As a part of the evaluation of the Proposed Action and Alternatives, five (5) evaluation criteria were developed to evaluate how each performed in terms of satisfying the Purpose and Need for the Proposed Action. These criteria are used to evaluate and rate the Proposed Action in *Chapter 3, Section 3.3.1, Evaluation of Project Objectives: Proposed Action* and all alternative actions that are described in *Chapter 6*. The applied evaluation criteria include the following:

1. Reestablish Keauhou Bay as an important wahi pana through strategic natural and cultural resource management and realigning the area's focus of activities and operations to the history and legacy of the bay.
2. Develop revenue generation opportunities that are appropriate in scale, function, and location and that align with the overall focus on the history of the bay.
3. Reorient recreational and community activities to improve overall public shoreline access and promote a feeling of community inclusivity for all park and beach users.
4. Support and align with the Kamehameha Schools core mission to provide educational experiences in perpetuity to improve the capability and well-being of people of Hawaiian ancestry.
5. Provide measures to effectively manage vehicular, boat, and pedestrian circulation and wayfinding and alleviate overall impacts of congestion.

Figure 2-4 illustrates the how each criterion relates to Keauhou Bay's key issues and concerns identified by stakeholders as described in *Section 2.5*. The figure also demonstrates how the five management strategies were designed to address these issues and achieve the desired outcome.

To help evaluate the Proposed Action and alternatives, each criterion has definitions that assign a Good, Fair, or Poor rating. *Table 2-1* outlines these ratings.

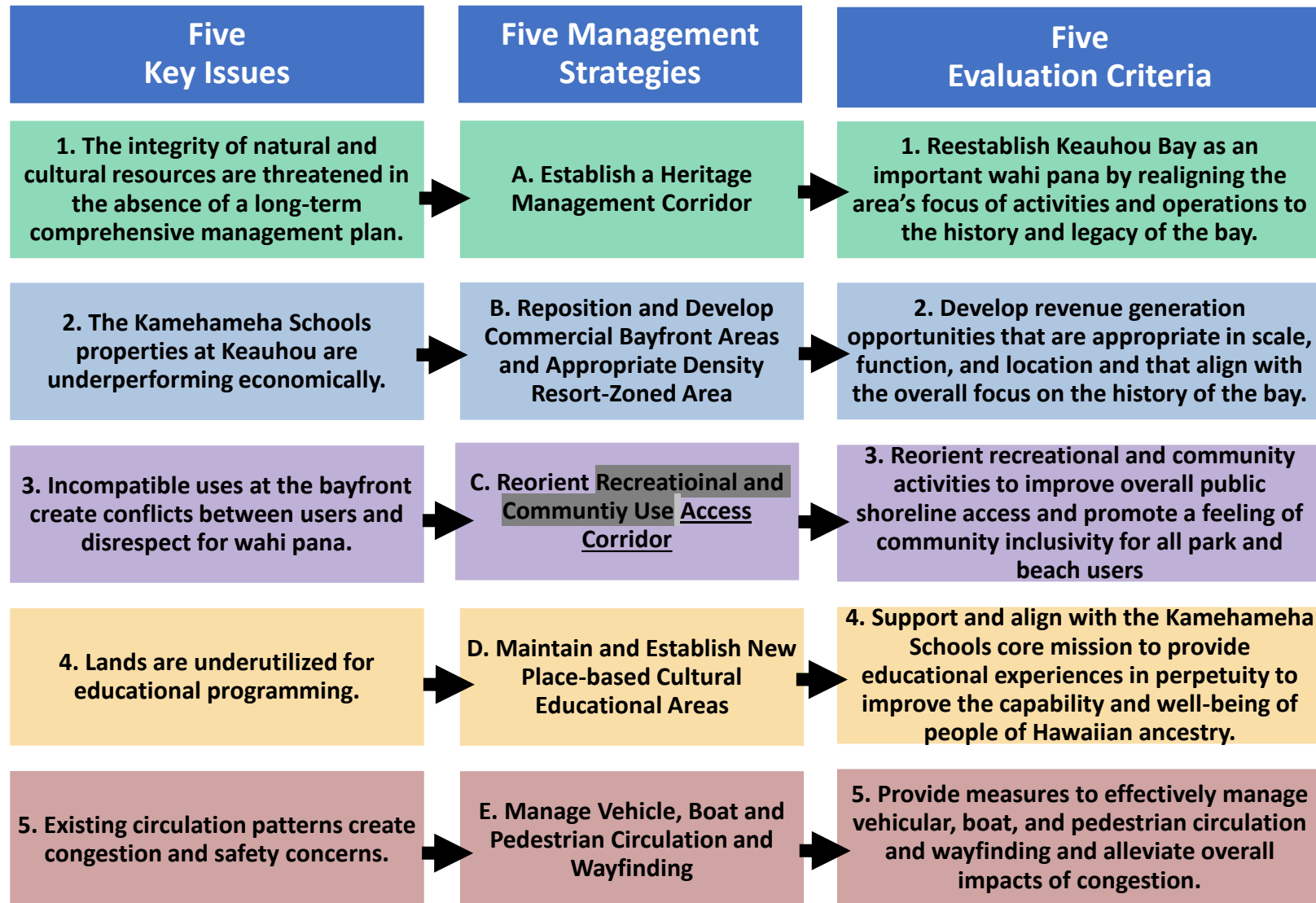


Figure 2-4

Key Issues, Management Strategies, and Evaluation Criteria

Table 2 1: Evaluation Criteria for Proposed Action and Alternatives

Rating	Natural and Cultural Resource Management	Revenue Generation Opportunities	Public Shoreline Access and Inclusivity	Educational Experiences	Circulation and Congestion
GOOD	Action provides long-term protection and stewardship for natural and cultural resources.	Action generates enough revenue for the Project Area to economically sustain itself.	Action improves access, opportunities for recreation, open space, and ensures inclusivity.	Action creates a new educational opportunity.	Action is likely to have beneficial impacts on traffic, circulation, and pedestrian access.
FAIR	Action likely to have no effect on natural and cultural resources.	Action breaks even financially with modest gains or losses.	There is no change to access, recreation, open space, and the bayfront retains a sense of exclusivity.	There is no change to educational opportunities.	Action likely to have no effect on traffic, circulation, and pedestrian access.
POOR	Action may have negative impacts on natural and cultural resources.	Action causes financial losses forcing Kamehameha Schools to shift money from its endowment to steward the land.	Action impedes access, limits opportunities for recreation, reduces open space, or further contributes to a sense of exclusivity.	Action removes an educational opportunity.	Action may have negative impacts on traffic, circulation, and pedestrian access.

Attachment B

**County of Hawai'i Planning Department
Confirmation of FEIS Acceptance**

C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante, Jr.
Managing Director

West Hawai'i Office
74-5044 Ane Keohokālole Hwy
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County of Hawai'i

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July 14, 2026

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, in its capacity as the accepting authority, was informed that six pages were inadvertently omitted from the Final Environmental Impact Statement (FEIS) as published for public review. Based on representations provided by the applicant, the omission resulted from a document preparation or publication error and did not reflect a substantive revision to the FEIS submitted to and accepted by the County.

The County confirms that the omitted six pages were included in the FEIS submitted to the County for review and acceptance and formed part of the FEIS considered by the County in making its acceptance determination. The County further understands that the omitted material was also included in the Draft Environmental Impact Statement ("DEIS") made available during the environmental review process. Accordingly, the omission was limited to the published version of the FEIS and did not alter the materials before the County in connection with its acceptance determination.

Director Mary Alice Evans
Environmental Review Program
Office of Planning and Sustainable Development
PL-ENV-2024-000019
July 14, 2026
Page 2

The County further confirms that the omission of the six pages from the published FEIS does not alter or change the County's acceptance determination. The County's decision to accept the FEIS was made after review of the complete FEIS, including the omitted pages.

The County concurs that publication of this Errata is an appropriate means of correcting the published record and ensuring that the FEIS as published accurately reflects the FEIS that was reviewed by the County during the acceptance process. Based on the foregoing, the Errata does not constitute new information or revisions of a nature that would warrant preparation of a supplemental environmental review document, nor does it consider the omission and subsequent incorporation of the omitted pages through this Errata to require reopening or restarting the environmental review process. The County further concludes that neither incorporation of the omitted pages through this Errata nor the revisions reflected between the DEIS and FEIS affect the County's acceptance determination.

Accordingly, the County's acceptance of the FEIS remains unchanged and in full force and effect.

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

[Jeffrey W. Darrow \(Jul 14, 2026 12:23:08 HST\)](#)

JEFFREY W. DARROW
Planning Director

AJR:rl

cc via email: Cody Winchester, G70
Kawika McKeague, G70

Attachment C

Participant Notification Letter



111 S. King Street July 16, 2026

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Final Environmental Impact Statement Errata
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Keauhou, Island of Hawai'i, Hawai'i

Dear Participant:

On behalf of Kamehameha Schools, G70 is providing this courtesy notice regarding the publication and availability of an errata to the Final Environmental Impact Statement (FEIS) for the Keauhou Bay Management Plan, located in Keauhou, Hawai'i Island, Hawai'i. The FEIS was published in *The Environmental Notice* on September 8, 2025. The County of Hawai'i Planning Department, serving as the accepting authority, published its notice of acceptance of the FEIS on September 23, 2025.

Notice of this errata will be published in *The Environmental Notice* on July 23, 2026. The errata will be available on the Environmental Review Program's website at the link below:

[The Environmental Notice | Environmental Review Program](#)

The errata corrects a clerical error in the published version of the FEIS, in which six pages from Chapter 2, *Purpose and Need for the Project*, were inadvertently omitted. Those pages are reproduced in full as part of the errata and incorporated into the public record.

The inadvertently omitted pages were included in the Draft Environmental Impact Statement (DEIS) and were available to the public for review and comment during the 45-day DEIS public comment period. There were no substantive changes to these six pages between the DEIS and FEIS.

The omitted six pages were also included in the FEIS submitted to the County of Hawai'i Planning Department for review and acceptance and formed part of the FEIS considered by the County in making its acceptance determination. Accordingly, incorporation of these pages into the public FEIS record does not alter the environmental analysis, mitigation measures, findings, conclusions, or acceptance of the FEIS.

July 16, 2026

Page 2 of 2

Thank you for your participation throughout the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC., dba G70

A handwritten signature in black ink, appearing to read 'Mark McKeague', with a stylized flourish at the end.

Mark Kawika McKeague, FAICP
President

cc:

Mr. Alex Roy, Planning Department