

Probable Impacts and Other Considerations

Chapter 5

Probable Impacts and Other Considerations

5.1 Interrelationships and Cumulative Environmental Impacts

HAR Chapter 11-200.1, defines “cumulative impacts” as the “impact on the environment that results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes the other actions. Cumulative impacts may result from individually minor but collectively significant actions taking place over a period of time.” Past actions, which have already been implemented, are considered part of the existing or present conditions. A description of the existing environmental setting and an analysis of the probable impacts on the environment from the Master Plan Update is located in *Chapter 4*. Reasonably foreseeable actions include relevant Environmental Assessments (EAs) and EISs identified and are further described below.

- The State is proposing to move forward with the Master Plan for the Natural Energy Laboratory of Hawai‘i located near the Kona International Airport and plans to develop a new innovation center and a separate Hale Wawaloli Visitor Center. As described in the Final Environmental Assessment, the project is not related to other activities planned in the greater Kailua-Kona region and will not produce adverse cumulative effects.
- Kona Three LLC is proposing to develop the Royal Vistas Housing Project, which includes the construction of 450 multi-family residential units on approximately 70 acres of land near downtown Kailua-Kona. The project would require infrastructure service, including electrical, sewer connections, and water commitments, which have already been negotiated. A new unsignalized intersection off Queen Ka‘ahumanu Highway will be implemented to mitigate traffic related impacts from the project.
- The Kona Community Hospital is proposing to install a redundant wastewater treatment system with a capacity of 50,000 gallons-per-day to supplement its existing system. Because the existing system will need to be shut down to perform critical repair and maintenance, wastewater will be diverted to the redundant wastewater system to allow hospital operations to continue. The redundant wastewater system will serve as a backup system whenever future maintenance to the existing system is needed.

Reasonably foreseeable actions, including the Natural Energy Laboratory of Hawai‘i and the Royal Vistas Housing Project, received a Finding of No Significant Impact (FONSI), which means the proposed action will not have a significant effect on the environment. The proposed redundant wastewater treatment system for the Kona Community Hospital is not anticipated to result in significant adverse environmental effects and at this time it is anticipated a FONSI will be issued.

The Master Plan Update has been carefully designed to integrate U of Kona's campus expansion into the Kailua-Kona region. As described in *Chapter 4*, short-term construction related activity will involve land disturbing activities, including clearing, grading, and grubbing. Such activities could result in temporary increases in levels of soil erosion, stormwater runoff, and noise, but will be mitigated by the phasing of construction and the implementation of BMPs. Long-term mitigation measures to reduce impacts associated with the expansion of the Existing Campus are described in *Chapter 4*. With both the short- and long-term mitigation measures identified, it is not anticipated that the Master Plan Update will result in cumulative environmental impacts when considering past and reasonably foreseeable actions in the nearby vicinity of the Petition Area.

5.2 Potential Secondary Effects

According to HAR §11-200.1-2, "secondary or indirect impact or effect" means "an effect that is caused by the action and is later in time or farther removed in distance, but is still reasonable foreseeable in the future."

Upon completion of the Master Plan Update, the U of N Kona will have approximately 1,775 students and 1,100 staff members on campus, per quarter. Growth at the U of N Kona campus will increase the overall population in the North Kona District; however, it is not anticipated to substantially increase the population to an extent that would strain public facilities or services in the North Kona District. As part of the Master Plan Update, additional housing in the form of dormitories will be constructed for students, staff and their dependents. With the additional dormitories, it is anticipated that all students and most, if not all, staff and their dependents will reside at U of N Kona. Accordingly, it is not anticipated that the Master Plan Update will adversely affect the supply of market rate and affordable housing in the nearby vicinity or greater Kailua-Kona region.

The Master Plan Update also includes a new PK-12 school, athletic facilities, and meeting facilities. The planned recreational, athletic, and meeting facilities will provide much needed facilities in the greater Kailua-Kona community as the U of N Kona has full intentions on hosting various community events. The new PK-12 school will provide educational facilities not only for the children of U of N Kona's students and staff, but also to the children of the greater community. Additionally, as part of the Master Plan Update, a new well supplying potable water will be developed. An additional potable well will provide water for future growth and urban activities in the North Kona area, as a portion of the water from the well will be dedicated to the County.

In the long term, the Master Plan Update will expand urban growth in the Kailua-Kona region, consistent with the County's plans and policies guiding future urban development in Kailua-Kona. The development of the Master Plan Update and operation of the Expanded Campus will accommodate projected growth at the U of N Kona which in return will increase the demand for goods and services from other businesses in the Kailua-Kona region and across the state. An increase in goods and services will support jobs and increase expenditures in the County and the State.

5.3 Relationship Between Short-term Uses of the Environment and the Maintenance and Enhancement of Long-term Productivity

The relationship between the short-term use and long-term productivity of the environment primarily involves short-term impacts during construction and the long-term land use change of the Petition Area from an area overgrown with vegetation to an expansion of the Existing Campus.

Short-term impacts associated with construction include temporary noise, air, and soil erosion impacts from the clearing of vegetation and construction of facilities. As discussed in *Chapter 4*, BMPs will be employed during construction to mitigate potential short-term construction related impacts.

Prior to the start of ground disturbing activities, the Petition Area will be surveyed to ensure Hawaiian Hawk nests and tree tobacco, which the State listed Blackburn's Sphinx Moth (BSM) larvae feed on, are not present. If Hawaiian Hawk nests are identified at the Petition Area, construction activity will cease, and DLNR will be notified immediately. Should tree tobacco be present, DLNR DOFAW will be contacted to determine proper inspection for the presence of the BSM larvae.

To ensure the protection of identified archaeological sites, an archaeological monitoring plan will be prepared and submitted to SHPD for review and acceptance prior to the start of construction. A qualified archaeologist will ensure orange construction fencing is properly placed around archaeological sites identified for preservation. Construction will cease if any inadvertent archaeological finds are discovered and SHPD will be notified immediately. Construction related activity will also be limited to daylight hours to minimize impacts to neighboring residents during construction.

The Master Plan Update will maintain and enhance the long-term productivity of the Petition Area, which is currently underutilized. Expansion of the Existing Campus will enhance the learning environment at the U of N Kona. Additionally, as part of the Master Plan Update, the Petition Area will be equipped with a new PK-12 school, university-level classroom spaces, athletic facilities, meeting facilities, and housing for students and staff members. The additional recreational and athletic facilities at the Petition Area will provide much needed facilities in the greater Kailua-Kona community as the U of N Kona has full intentions on hosting various community events.

Trade-offs among short-term and long-term gains and losses

The short-term impacts caused by construction related activity include increased levels of noise, dust, and soil erosion. Upon completion, the Petition Area will serve as an extension of the Existing Campus equipped with a new PK-12 school, university-level classroom spaces, athletic facilities, meeting facilities, and dormitories for students and staff members, and will enhance the learning environment at the U of N Kona. The addition of a new PK-12 school and athletic and meeting facilities will provide the greater Kailua-Kona community with much needed recreational, educational, and gathering facilities. These long-term benefits are anticipated to significantly outweigh the relatively short-term impacts anticipated during construction.

Foreclosure of future options

Expansion of the Existing Campus is a reasonable and well-planned use of the underutilized Petition Area, but will foreclose other potential uses of the Petition Area as discussed in *Chapter 3*. However, the Master Plan Update is not anticipated to foreclose future options for the environment surrounding the Petition Area.

Narrowing the range of beneficial uses of the environment

The Master Plan Update will complement the existing environment surrounding the Existing Campus. As depicted in *Figure 1-4*, the area surrounding the Existing Campus is generally urban with various housing subdivisions and commercial uses. Alternative uses for the Petition Area described and analyzed in *Chapter 3* include agriculture and commercial or residential opportunities. Due to the soils covering the Petition Area, which are poorly suited for agricultural activities, agricultural productivity would be limited and could potentially create a nuisance to surrounding landowners. Although commercial or residential opportunities would generate additional profits for the U of N Kona in support of its educational activities, commercial or residential opportunities would intensify the use of the Petition Area and could result in increased impacts to noise, traffic, and public services and infrastructure. The Master Plan Update is not anticipated to narrow the beneficial uses of the environment given the conditions of the Petition Area and the existing environment surrounding the Existing Campus.

Long-term risks to health and safety

The Master Plan Update will not create long-term risks to health and safety. Staff will receive proper training to assist students and others on campus in the event of a natural disaster and standard operating procedures will be employed during the event of a natural disaster. Additionally, the U of N Kona may be utilized as a shelter in an emergency.

5.4 Irreversible and Irretrievable Commitments of Resources

Short-term construction related activity during the phased build out of the Master Plan Update will require the irreversible and irretrievable commitments of fiscal resources, labor, energy, construction materials, and various resources used to clear the Petition Area and construct new facilities. However, construction is temporary, and it is not anticipated that the irreversible and irretrievable commitments of these resources will result in significant impacts.

Strategic mitigation measures have been identified in *Sections 4.14-4.16* to protect and preserve the archaeological, historical, and cultural resources identified within the Petition Area. If all conditions and measures outlined in the 2003 Burial Treatment Plan, 2007 Archaeological Data Recovery Report, 2013 Preservation Plan, and 2019 Dismantling/Restoration Plan are adhered to and implemented, it is not anticipated the Master Plan Update will adversely affect archaeological, historical, or cultural resources, or infringe upon the descendant community's access to and care for their iwi kupuna. Accordingly, no irreversible or irretrievable commitments to archaeological and historic cultural resources are anticipated.

The Master Plan Update irreversibly and irretrievably commits to the development of lands once used for agriculture on the Island of Hawai'i. However, agricultural use of the Petition Area ceased long ago and the potential for agriculture was found to be very limited because the soils within the Petition Area are poorly suited for agricultural activity.

5.5 Adverse Environmental Effects that Cannot be Avoided

Unavoidable short-term and long-term impacts will be generated with the implementation of the Master Plan Update. Short-term effects are generally associated with construction and are therefore temporary. Long-term effects generally follow the completion of the Master Plan Update and relate to changes to the Petition Area with the completion of the expanded campus. Effects that are considered both adverse and unavoidable are discussed below.

Short-Term

- Temporary increases in soil erosion and stormwater runoff at the Petition Area may result from the clearing of vegetation from the Petition Area (*Section 4.2, 4.3, and 4.4*).
- Construction related activity is expected to generate short-term impacts to air quality, primarily from fugitive dust emissions. There will be a temporary increase in GHG emissions due to the clearing of vegetation from the Petition Area and equipment operated during construction (*Section 4.7*).
- Unavoidable but temporary noise impacts may occur during the construction period (*Section 4.9*).
- Potential for iwi kūpuna and/or cultural finds to be encountered during construction (*Section 4.15*).

Long-Term

- With any large-scale development, there is the potential for increased stormwater runoff due to increased impermeable surface areas. LID measures will be implemented throughout the Petition Area, where feasible, to mitigate the potential for increased stormwater runoff. LID measures may include xeriscape techniques and permeable pavements and sidewalks (*Section 4.4*).
- The Master Plan Update will result in an increase in water consumption, wastewater disposal, solid waste generation, and power and communication services. To meet the water consumption demand, U of N Kona is actively working with private well developers to secure water from wells developed off-site (*Section 4.10.1*). U of N Kona will continue to consult with the County to ensure the existing infrastructure and utility services have the capacity to service the Petition Area (*Section 4.10*).
- Growth at the U of N Kona will result in some increased traffic in the nearby vicinity. However, traffic conditions are anticipated to remain similar to conditions without the project and the project is not anticipated to significantly impact traffic in the nearby vicinity (*Section 4.12*). To ensure growth at the U of N Kona campus will not affect traffic in the nearby vicinity, an exclusive left-turn lane on the southbound approach and a striped south leg to accommodate a refuge lane serving westbound left-turn vehicles at the second driveway will be implemented. Additionally, a TMP will be prepared for special events at the U of N Kona campus. Although it is not anticipated the project will affect traffic in the long-term future, two intersections surrounding the U of N Kona campus will be evaluated before Phase 2 and Phase 3 are implemented to determine whether future improvements are necessary.

- Expansion of the campus is expected to result in some increase of GHG emissions. U of N Kona will continue implement measures to reduce GHG emissions produced at the U of N Kona (*Section 4.7*). Sustainable design measures and practices include, but are not limited to, solar PV panels on buildings and facilities, buildings designed to achieve LEED certification or objectives, implementation of low flow plumbing fixtures, and a campus-wide recycling program.
- Expansion of the campus will accommodate projected growth at the U of N Kona. Growth is in alignment with plans and policies guiding urban growth and development in the Kailua-Kona region as identified in the General Plan and the Kailua-Kona Community Development Plan. However, with an increase in students, staff, and faculty at the U of N Kona, it is anticipated there will be an increase in demand for goods and services from other businesses in the Kailua-Kona region and across the State. Although an increase in goods and services could theoretically increase competition for resources or result in potential shortages, such impacts are not anticipated from the Master Plan Update, and increases in demand for goods and services will increase expenditures and support jobs in the County and the State (*Section 4.13*).
- Expansion of the campus will increase noise levels in the nearby vicinity of the Petition Area. At the appropriate time, U of N Kona will evaluate constructing sound attenuating walls to mitigate noise impacts to neighbors directly south of the Petition Area, and will continue to maintain relationships with neighbors to notify them of events held at the U of N Kona (*Section 4.9*).
- Archaeological investigations reveal that the Petition Area contains significant historic and archaeological features. Three burial sites (Sites 23683, 23684, and 23685), one ceremonial site (Site 23681), and the Kuakini Wall (Site 6302) were identified during the AIS and were determined to be significant under multiple criteria in HAR §13-284-6. Based on these findings, an Archaeological Data Recovery Report, a Preservation Plan, and a Burial Treatment Plan were prepared and approved by SHPD. Sites 23683, 23684, and 23685 will be preserved in place. To provide long-term preservation for Sites 23683, 23684, and 23685 a 20 foot buffer zone will be established around each site. Beyond the 20-foot buffer zone defined by a stone wall, an additional 10-foot buffer zone will be established as a no construction zone. A long-term perpetual easement will be executed that would set forth requirements and restrictions related to physical improvements, signage, maintenance, and access by lineal or cultural descendants. Site 23681 will be preserved in place and a twenty-foot permanent preservation easement buffer will be established for avoidance and protection. Site 6032 will be preserved and stabilized. A Dismantling/Restoration plan to properly restore and stabilize a portion of Kuakini Wall has been prepared (*Section 4.15*).

5.6 Unresolved Issues

Pursuant to HAR § 11-200.1-24(q), the Draft EIS is to include a separate and distinct section that summarizes unresolved issues and contains either a discussion of how such issues will be resolved prior to the commencement of the action, or the overriding reasons there are for proceeding without resolving the issue. The following section summarizes unresolved issues and how such issues will be resolved prior to construction of the Master Plan Update.

DWS has indicated that U of N Kona will need to obtain a new water source to serve the Petition Area. As discussed in 4.5, U of N Kona has identified two potential well sites, and is in the process of finalizing an agreement with a private well developer. The developer will need to enter into a Water

Development Agreement with the Water Board to ensure the water source and supporting infrastructure will adequately meet the demand of operations. Subsequent permit applications will be filed with the Commission of Water Resource Management to test the well(s) for the availability of freshwater. If freshwater is available and water can be drawn at the proposed location, infrastructure to connect the well to the existing County water system will need to be designed and constructed. U of N Kona understands water will need to be secured prior to filing a change in zone application with the County.

Following completion of the environmental review process, U of N Kona will need to obtain approval for the Master Plan Update from the LUC and thereafter obtain a change in zoning from the County, both of which may be subject to additional unknown conditions. U of N Kona will be seeking to rezone the Petition Area to either the County's Project District or another appropriate zoning district. U of N Kona will continue to consult with the Planning Department to determine the zoning district suitable to support the Master Plan Update.

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Land Use Plans, Policies, and Controls



Chapter 6

Land Use Plans, Policies, and Controls

This chapter discusses the relationship of the Master Plan Update to the following Federal, State, and County land use plans, policies, and regulatory controls.

Federal

- Coastal Zone Management Act
- Title III of the Americans with Disabilities Act

State of Hawai'i

- Environmental Impact Statements
- Land Use Commission
- Hawai'i State Plan
- Hawai'i State Functional Plans
- Hawai'i 2050 Sustainability Plan
- Hawai'i Coastal Zone Management Program

County of Hawai'i

- County of Hawai'i General Plan
- Kona Community Development Plan
- Kailua-Kona Master Plan
- County of Hawai'i Zoning
- County of Hawai'i Water Use and Development Standards

6.1 Federal

6.1.1 Coastal Zone Management Act

In 1972, the Federal government enacted the Coastal Zone Management Act (CZMA) to effectively manage, use, protect, and develop coastal areas in the U.S. The CZMA was a government response to increasing and competing demands upon habitats and resources of coastal lands and waters. Such demands often resulted in a loss of living marine resources and wildlife; depleted nutrient-rich areas; shoreline erosion; diminished open space for public use; and permanent and adverse changes to ecological systems. Under the CZMA, states are authorized to work in a unified manner with Federal and local governments to develop programs, policies, evaluation criteria, and development standards that lend to the effective protection and prudent use of coastal lands and waters.

The enforcement authority for the Federal Coastal Management Program (Public Law 104-150, as amended in 1996), has been delegated to the State under HRS, Chapter 205A, Coastal Zone Management Program (State CZM Law). The State defines the coastal zone management area as the following:

“All lands of the State and the area extending seaward from the shoreline limit of the State’s police power and management authority, including the United States territorial sea.”

Discussion: *In Hawai‘i, the “coastal zone management area” means all land of the State, and therefore includes the Petition Area. However, the Petition Area is not within the Special Management Area. The Master Plan Update has been designed to conform to the goals, policies, and objectives of the State CZM Law. A full discussion of the Master Plan Update’s compatibility the State CZM Law is provided in Section 6.2.6.*

6.1.2 Title III of the Americans with Disabilities Act

In 1991, the Federal government enacted the American with Disabilities Act (ADA) to provide equal accessibility for persons with disabilities. Title III of the ADA Title covers businesses that are considered public accommodations. Public accommodations include private entities that own, lease, or operate facilities such as restaurants, retail stores, and hotels. Public accommodations must comply with basic nondiscrimination requirements that prohibit exclusion, segregation, and unequal treatment of persons with disabilities, as addressed in the ADA. They also must comply with specific requirements related to architectural standards for new and altered buildings; reasonable modifications to policies, practices, and procedures; effective and accessible communication; and other access requirements.

Discussion: *All buildings and facilities proposed in the Master Plan Update will be designed and constructed to applicable architecture standards to ensure they are ADA-compliant. Additionally, improvements to pedestrian facilities associated with the Master Plan Update will meet ADA requirements.*

6.2 State of Hawai‘i

6.2.1 Environmental Impact Statements

Under HRS Chapter 343, the State legislature found that the quality of humanity’s environment is critical to its well-being, and that human activities have broad and profound effects upon the interrelations of all components of the environment. Accordingly, the environmental review process is necessary to integrate the review of environmental concerns with existing planning processes of the State and counties. This process alerts decision makers to significant environmental effects that may result from the implementation of certain actions, and discloses proposed mitigation measures to address potential impacts. HRS Chapter 343 states that a process of reviewing environmental effects is important to enhance environmental consciousness, encourage cooperation and coordination, and invite community participation during the public comment period. As such, the State has established a system of environmental review to ensure that concerns are given appropriate consideration in decision-making, in addition to economic and technical considerations. This process alerts decision makers to significant environmental effects that may result from the implementation of certain actions, and discloses proposed mitigation measures to address potential impacts.

Discussion: *This Draft EIS has been prepared in compliance with requirements outlined in HRS Chapter 343 and HAR Chapter 11-200.1. As determined by the LUC, the Master Plan Update may have a significant effect on the environment, thus this Draft EIS has been prepared.*

An EISPN for the Master Plan Update was published by the Environmental Review Program in the March 8, 2021 edition of The Environmental Notice. Subsequently, a Public Scoping Meeting was held virtually on March 25, 2021 at 6:00 p.m. Comment letters received during the EISPN 30-day review period are attached as Appendix M. See responses to comments and further discussion in Chapter 8.0.

6.2.2 State Land Use Commission

State Land Use Districts are established by the LUC pursuant to HRS Chapter 205. The basic intent of the law is to regulate the classification and uses of lands in the State in order to accommodate growth and development as needed, and to retain and protect important agricultural and natural resource areas. All State lands are classified as Urban, Rural, Agricultural, or Conservation, with consideration given to county general and development plans in determining the classification.

Discussion: *In 2003, U of N Kona was granted a SLU District Boundary Amendment to reclassify the Petition Area from the Agricultural District to the Urban District (Appendix A) (Figure 1-3). Lands classified as Urban are characterized by “city-like” concentrations of people, structures, and services. This District also includes vacant areas for future development. The Master Plan Update for the Petition Area is consistent with Urban land usages as described in HRS Chapter 205 and will complement the surrounding urban area. U of N Kona acknowledges the Urban District designation of the Petition Area and the Master Plan Update contemplates relocating the existing small farm and research center to the Existing Campus.*

6.2.3 Hawai‘i State Plan

The Hawai‘i State Plan, codified as HRS Chapter 226, establishes a statewide planning system that sets forth goals, objectives, policies, and priority directions to provide for the wise use of Hawai‘i’s resources and guide the future long-range development of the State. Table 6-1 provides an evaluation and summary of the project’s compatibility with Hawai‘i State Plan.

Table 6-1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
Section 226-4: State Goals.						
In order to ensure, for 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 the fulfillment of the needs and expectations of Hawai‘i’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 Hawai‘i, that nourishes a sense of community responsibility, of caring, and of participation in community life.			X		

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
<p>Discussion: The Master Plan Update has been carefully designed to reflect the Kailua-Kona region. Upon completion of the buildout of the Petition Area, U of N Kona will be equipped with recreational and meeting facilities to help meet current and future space needs for its students and staff as well as the greater community. The buildout of the Petition Area will provide much needed facilities in the greater Kailua-Kona region to support various recreational and community activities.</p> <p>Construction for the buildout of the Petition Area will require the purchase of goods and services which inherently will help sustain a healthy economy in the State and the County. In the long-term, enrollment at the U of N Kona is projected to grow over the next 30 years. With an increase in enrollment and staff needed to support growth at the U of N Kona, it is anticipated there will be an increase in the demand of goods and services, which will help sustain a healthy economy in the State and the County.</p>						
Section 226-5: Objective and Policies for Population.						
(A) It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter;						
(B) To achieve the population objective, it shall be the policy of this State to:						
(1) Manage population growth statewide in a manner that provides increased opportunities for Hawai'i'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 Hawai'i's people to pursue their socioeconomic aspirations throughout the islands.						X
(4) Encourage research activities and public awareness programs to foster an understanding of Hawai'i's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawai'i's population.						X
(5) Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among 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					
<p>Discussion: As discussed in Section 4.13, construction for the buildout of the Petition Area will require the purchase of goods and services which inherently will help sustain a healthy economy in the State and the County. Fully built out, the Master Plan Update will allow for student growth at the U of N Kona. Growth in students and staff members will increase the demand for goods and services, which will help sustain a healthy economy in the State and the County.</p> <p>Although growth at the U of N Kona will increase the population in the North Kona District, it is not anticipated growth at the U of N Kona will strain public facilities and services in the greater North Kona District. Furthermore, growth at the U of N Kona is in alignment with the County's plans and policies guiding urban growth in the Kailua-Kona region. The County's General Plan LUPAG map designates the Petition Area as MDU, and the Kona Community Development Plan locates the Petition Area within the Kona Urban Area which is an area designated for future urban growth.</p>						
Section 226-6: Objectives and Policies for the Economy in General.						
(A) 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 Hawai'i's people.	X					
(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.	X					
(B) To achieve the general economic objectives, it shall be the policy of this State to:						
(1) Promote and encourage entrepreneurship within Hawaii by residents and nonresidents of the State.						X
(2) Expand Hawai'i'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 Hawai'i as an attractive market for environmentally and socially sound investment activities that benefit Hawai'i's people.						X
(4) Transform and maintain Hawaii as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.						X

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(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 Hawai'i business investments.						X
(7) Expand existing markets and penetrate new markets for Hawai'i's products and services.						X
(8) Assure that the basic economic needs of Hawai'i'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 Hawai'i'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 Hawai'i'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 Hawai'i's workers.						X
(16) Provide equal employment opportunities for all segments of Hawai'i's population through affirmative action and nondiscrimination measures.						X
(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 Hawai'i's economy.	X					
(19) Promote and protect intangible resources in Hawai'i, 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, potential growth industries in particular.						X
(21) Foster a business climate in Hawai'i - 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 Master Plan Update supports the State's objectives and policies for the economy in general. As discussed in Section 4.13, construction for the buildout of the Petition Area will require the purchase of goods and services, which will help sustain a healthy economy in the State and the County. Fully built out, the Master Plan Update will allow for growth in enrollment at the U of N Kona. Growth at the U of N Kona may increase the demand for goods and services, which will support jobs and increase expenditures in the County and the State.						
Section 226-7 Objectives and Policies for the Economy – Agriculture.						
(A) Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:						
(1) Viability of Hawai'i'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 Hawai'i's strategic, economic, and social well-being.						X
(B) To achieve the agriculture objectives, it shall be the policy of this State to:						
(1) Establish a clear direction for Hawai'i'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 Hawai'i's economy.						X
(6) Seek the enactment and retention of federal and state legislation that benefits Hawai'i's agricultural industries.						X

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawai'i's food producers and consumers in the State, nation, and world.						X
(8) Support research and development activities that strengthen economic productivity in agriculture, stimulate greater efficiency, and enhance the development of new products and agricultural by-products.						X
(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.						X
(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.						X
(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.						X
(12) In addition to the State's priority on food, expand Hawai'i'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 Hawai'i's agricultural self-sufficiency, including the increased purchase and use of Hawaii-grown food and food products by residents, businesses, and governmental bodies as defined under section 103D-104.						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 non-feasible agricultural production to economically viable agricultural uses.						X
(17) Perpetuate, promote, and increase use of traditional Hawaiian farming systems, such as the use of of loko i'a, māla, and irrigated lo'i, and growth of traditional Hawaiian crops, such as kalo, 'uala, and 'ulu.						X
(18) Increase and develop small-scale farms.						X
Discussion: The State's policies for the economy regarding agriculture are not directly applicable to or implicated by the Master Plan Update.						
Section 226-8 Objective and Policies for the Economy-- Visitor Industry.						
(A) 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 Hawai'i's economy.						
(B) To achieve the visitor industry objective, it shall be the policy of this State to:						
(1) Support and assist in the promotion of Hawai'i'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 Hawai'i's people.						X
(3) Improve the quality of existing visitor destination areas by utilizing Hawai'i's strengths in science and technology.						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 Hawai'i's people.						X
(6) Provide opportunities for Hawai'i'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 Hawai'i'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 Hawai'i's cultures and values.						X
Discussion: The State's policies for the economy regarding the visitor industry are not directly applicable to or implicated by the Master Plan Update.						
Section 226-9 Objective and Policies for the Economy-- Federal Expenditures.						
(A) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawai'i's cultures and values.						
(B) To achieve the federal expenditures objective, it shall be the policy of this State to:						
(1) Encourage the sustained flow of federal expenditures in Hawai'i that generates long-term government civilian employment;						X
(2) Promote Hawai'i's supportive role in national defense, in a manner consistent with Hawai'i's social, environmental, and cultural goals by building upon dual-use and defense applications to develop						X

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
thriving ocean engineering, aerospace research and development, and related dual-use technology sectors in Hawai'i's economy;						
(3) Promote the development of federally supported activities in Hawai'i that respect statewide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawai'i's environment;						X
(4) Increase opportunities for entry and advancement of Hawai'i's people into federal government service;						X
(5) Promote federal use of local commodities, services, and facilities available in Hawai'i;						X
(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawai'i; and						X
(7) Pursue the return of federally controlled lands in Hawai'i 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: <i>The State's policies related to economy and federal expenditures are not directly applicable to or implicated by the Master Plan Update.</i>						
Section 226-10 Objective and Policies for the Economy-- Potential Growth and Innovative Activities.						
(A) Planning for the State's economy with regard to potential growth and innovative activities shall be directed towards achievement of the objective of development and expansion of potential growth and innovative activities that serve to increase and diversify Hawai'i's economic base.						
(B) To achieve the potential growth and innovative activity objective, it shall be the policy of this State to:						
(1) Facilitate investment and employment growth in economic activities that have the potential to expand and diversify Hawai'i'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 Hawai'i 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 Hawai'i's capacity to attract and service international programs and activities that generate employment for Hawai'i's people;						X
(7) Enhance and promote Hawai'i'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 Hawai'i'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 Hawai'i's social, economic, physical, and environmental objectives;						X
(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 Hawai'i's ability to attract and develop economic activities of benefit to Hawai'i;				X		
(13) Foster a broader public recognition and understanding of the potential benefits of new or innovative growth-oriented industry in Hawai'i;						X
(14) Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawai'i's social, economic, physical, and environmental objectives;						X

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(15) Increase research and development of businesses and services in the telecommunications and information industries;						X
(16) Foster the research and development of nonfossil fuel and energy efficient modes of transportation; and						X
(17) Recognize and promote health care and health care information technology as growth industries.						X
Discussion: The Master Plan Update supports the State's objectives and policies for the economy, potential growth and innovative activities. U of N Kona offers formal and non-formal education for students who wish to seek higher education with a commitment to worshipping God in spirit and in truth. Students from around the world travel to train at the U of N Kona where they are offered courses in the arts, healthcare, linguistics, sports, communication, counselling, education, and science. Through the Master Plan Update, the U of N Kona will be equipped with state of the art learning and training facilities for emerging Christian leaders. The Master Plan Update will enhance the learning environment at the U of N Kona and its ability to produce citizens committed to contributing to society and the greater good.						
Section 226-10.5 Objectives and Policies for the Economy - Information Industry.						
(A) 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 Hawai'i as a leader in broadband and wireless communications and applications in the Pacific Region.						
(B) To achieve the information industry objective, it shall be the policy of this State to:						
(1) Promote efforts to attain the highest speeds of electronic and wireless communication within Hawai'i and between Hawai'i and the world, and make high speed communication available to all residents and businesses in Hawai'i;						X
(2) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawai'i to accommodate future growth and innovation in Hawai'i's economy;						X
(3) Facilitate the development of new or innovative business and service ventures in the information industry which will provide employment opportunities for the people of Hawai'i;						X
(4) Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or contractors to live in and work from Hawai'i, using technology to communicate with their headquarters, offices, or customers located out-of-state;						X
(5) Encourage greater cooperation between the public and private sectors in developing and maintaining a well-designed information industry;						X
(6) 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 Hawai'i's people;						X
(7) Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the information industry;						X
(8) Foster a recognition of the contribution of the information industry to Hawai'i's economy; and						X
(9) Assist in the promotion of Hawai'i as a broker, creator, and processor of information in the Pacific.						X
Discussion: The State's policies related to the economy and the information industry are not directly applicable to or implicated by the Master Plan Update.						
Section 226-11 Objectives and Policies for the Physical Environment - Land-based, Shoreline, and Marine Resources.						
(A) Planning for the State's physical environment with regard to land-based, shoreline and marine resources shall be directed towards achievement of the following objectives:						
(1) Prudent use of Hawai'i's land-based, shoreline, and marine resources.				X		
(2) Effective protection of Hawai'i's unique and fragile environmental resources.				X		
(B) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:						
(1) Exercise an overall conservation ethic in the use of Hawai'i'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 uses 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 Hawai'i.				X		

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(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		
<p>Discussion: The Master Plan Update is compatible with the urban environment surrounding the Petition Area and will confirm to the Urban Land Use Designation granted by the LUC. As discussed in Section 4.8, the Master Plan Update is not anticipated to impact rare or endangered plant or animal species or habitats native to Hawai'i.</p> <p>The Master Plan Update has been carefully designed to take into account the natural setting of the Petition Area and reflect the Kailua-Kona region, both its natural and cultural attributes. Much of the proposed design for the Petition Area reflects and capitalizes upon the beauty of the surrounding Kona region. The spaces between buildings are envisioned as either "outdoor rooms" functioning in concert with indoor spaces as venues for learning, gathering, and recreation, or as outdoor corridors. Outdoor open spaces or "outdoor rooms" linked through a pedestrian access network are envisioned to create outdoor learning environments that promote interaction between students and faculty. Additionally, a unified architectural theme will be established to reflect a distinct sense of place and landscaping elements will be selected to complement the Kailua-Kona region.</p>						
<p>Section 226-12 Objective and Policies for the Physical Environment - Scenic, Natural Beauty, and Historic Resources.</p> <p>(A) Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawai'i's scenic assets, natural beauty, and multi-cultural/historical resources.</p> <p>(B) To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:</p>						
(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 Hawai'i's ethnic and cultural heritage.				X		
(5) Encourage the design of developments and activities that complement the natural beauty of the islands.				X		
<p>Discussion: The Master Plan Update supports the State's objectives and policies related to the physical environment, scenic, natural beauty, and historic resources. The Master Plan Update has been carefully designed to reflect the Kailua-Kona, both its natural and cultural attributes. As discussed in Sections 4.15 – 4.17, the Petition Area has been surveyed and measures have been identified to protect, preserve, and restore significant historic, cultural, and archaeological resources. A unified architectural theme will be established to reflect a distinct sense of place. Furthermore, buildings have been relocated to integrate the natural topography of the site and to reduce the need for extensive grading. Through its careful design, it is not anticipated the Master Plan Update will impact views and vistas.</p>						
<p>Section 226-13 Objectives and Policies for the Physical Environment - Land, Air, and Water Quality.</p> <p>(A) Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:</p>						
(1) Maintenance and pursuit of improved quality in Hawai'i's land, air, and water resources.				X		
(2) Greater public awareness and appreciation of Hawai'i's environmental resources.				X		
(B) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:						
(1) Foster educational activities that promote a better understanding of Hawai'i's limited environmental resources.						X
(2) Promote the proper management of Hawai'i's land and water resources.				X		
(3) Promote effective measures to achieve desired quality in Hawai'i'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 Hawai'i'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 Hawai'i'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 Hawai'i's people, their cultures and visitors.				X		

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<p>Discussion: The Master Plan Update supports the State's objectives and policies related to the physical environment, land, air, and water quality. The Master Plan Update has been carefully designed to complement the existing Kailua-Kona region. Green building strategies will be implemented through the design of buildings and facilities, where feasible. Green building strategies may include, but not be limited to, solar PV panels on buildings and facilities and buildings designed to achieve LEED certification or objectives. LID measures are also planned to be implemented throughout the Petition Area and may include, but not limited to, xeriscape landscaping techniques and implementation of permeable pavements and sidewalks. Incorporating sustainable design measures will help reduce U of N Kona's carbon footprint.</p> <p>Two new potential wells that will draw from the Keauhou Aquifer System have been identified as potential water sources to support the Master Plan Update. Past and continued monitoring of DWS' inland potable wells have shown no adverse effects to basal groundwater and it is not anticipated withdrawal of water at either of the two identified locations will affect the flowrate and salinity of the brackish basal lens in the nearshore area due to the fresh water body at depth below salt water. Furthermore, due to the location of the two potential well sites, it is not anticipated the drawing of water at these two sites will affect freshwater flow to the coastline at Kaloko-Honokōhau National Park or within the nearby vicinity of the National Park. Through the implementation of LID measures identified in Section 4.4, it is not anticipated the Master Plan update will impact surface and nearshore waters.</p>						
<p>Section 226-14 Objective and Policies for Facility Systems - In General.</p> <p>(A) Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, sustainable development, climate change adaptation, sea level rise adaptation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.</p> <p>(B) To achieve the general facility systems objective, it shall be the policy of this State to:</p>						
(1) Accommodate the needs of Hawai'i'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
(5) Identify existing and planned state facilities that are vulnerable to sea level rise, flooding impacts, and natural hazards.						X
(6) Assess a range of options to mitigate the impacts of sea level rise to existing and planned state facilities.						X
<p>Discussion: The State's policies related to facility systems are not directly applicable to or implicated by the Master Plan Update.</p>						
<p>226-15 Objectives and Policies for Facility Systems - Solid and Liquid Wastes.</p> <p>(A) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:</p>						
(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.						X
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.						X
(B) To achieve solid and liquid waste objectives, it shall be the policy of this State to:						
(1) Encourage the adequate development of sewerage facilities that complement planned growth.						X
(2) Promote reuse 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
<p>Discussion: The State's policies related to solid and liquid waste are not directly applicable to or implicated by the Master Plan Update.</p>						
<p>226-16 Objective and Policies for Facility Systems - Water.</p> <p>(A) 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.</p> <p>(B) To achieve the facility systems water objective, it shall be the policy of this State to:</p>						
(1) Coordinate development of land use activities with existing and potential water supply.				X		

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	S	N/S	N/A
(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 Master Plan Update supports objectives and policies for facility systems, water. As discussed in Section 4.10.1, two locations have been identified for new well development. Water from a new well would be dedicated to the County and may support future urban growth in the Kailua-Kona region, in addition to the Master Plan Update. LID BMPs will be implemented to mitigate small stormwater runoff events; and drainage corridors are planned throughout the U of N Kona campus to mitigate larger stormwater events. Section 4.4 contains further details on the design strategy to mitigate stormwater runoff.			
226-17 Objectives and Policies for Facility Systems - Transportation.			
(A) Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:			
(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.			X
(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.	X		
(B) To achieve the transportation objectives, it shall be the policy of this State to:			
(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;			X
(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;	X		
(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;	X		
(4) Provide for improved accessibility to shipping, docking, and storage facilities;			X
(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;			X
(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;	X		
(7) Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;			X
(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;			X
(9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;			X
(10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawai'i'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

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<p>Discussion: A MAR was prepared in December 2023 in support of the Master Plan Update. Traffic conditions are anticipated to remain similar to conditions without the project and the Master Plan Update is not anticipated to significantly impact traffic in the nearby vicinity. Although the Master Plan Update is not anticipated to impact traffic in the nearby vicinity, to accommodate future growth at the U of N Kona an exclusive left-turn lane on the southbound approach and a striped south leg to accommodate a refuge lane serving westbound left-turn vehicles at the second driveway will be implemented. Intersections surrounding the Existing Campus will continue to be monitored and evaluated for improvements, should improvements be necessary. All students and most, if not all, staff members will be housed on-campus to reduce the need to commute to campus. Staff members, if any, living off-campus will continue to be encouraged to carpool and seek alternative modes of transportation. As part of this Draft EIS, HDOT and DPW will be provided the opportunity to comment on the Draft EIS and revised MAR.</p>						
<p>226-18 Objectives and Policies for Facility Systems – Energy.</p>						
<p>(A) 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:</p>						
(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 Hawai'i's dependence on imported fuels for electrical generation and ground transportation;						X
(3) Greater energy security in the face of threats to Hawai'i'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 Hawai'i's utility customers a priority.						X
<p>(B) To achieve the energy objectives, it shall be the policy of this State to ensure the short- and long-term provision of adequate, reasonably priced, and dependable energy services to accommodate demand. I) To further achieve the energy objectives, it shall be the policy of this State to:</p>						
(1) Support research and development as well as promote the use of renewable energy sources;	X					
(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;						X
(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;						X
(4) Promote all cost-effective conservation of power and fuel supplies through measures, including: (A) Development of cost-effective demand-side management programs; (B) Education; (C) Adoption of energy-efficient practices and technologies; and (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 uses 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, and 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 Hawai'i'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 Hawai'i.						X
<p>Discussion: The Master Plan Update is supportive of the State's policies and objectives related to facilities and energy. Green building strategies will be implemented through the design of buildings and facilities, where feasible. Green building strategies may include, but not be limited to solar PV panels on buildings and facilities and buildings designed to achieve LEED certification or objectives.</p>						

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226-18.5 Objectives and Policies for Facility Systems - Telecommunications.						
(A) Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.						
(B) To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand.						
(C) To further achieve the telecommunications objective, it shall be the policy of this State to:						
(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 State's policies related to facility systems about telecommunications are not directly applicable to or implicated by the Master Plan Update.						
226-19 Objectives and Policies for Socio-Cultural Advancement - Housing.						
(A) 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 Hawai'i's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more rental and for sale affordable housing is made available to extremely low-, very low-, lower-, moderate-, and above moderate-income segments of Hawai'i's population.						X
(2) The orderly development of residential areas sensitive to community needs and other land uses.						X
(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawai'i's people.						X
(B) To achieve the housing objectives, it shall be the policy of this State to:						
(1) Effectively accommodate the housing needs of Hawai'i's people.						X
(2) Stimulate and promote feasible approaches that increase affordable rental and for sale housing choices for extremely low-, very low-, lower-, moderate-, and above moderate-income 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 Hawai'i 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 Hawai'i.						X
Discussion: The Master Plan Update is supportive of the State's policies related to socio-cultural advancement for housing. Although not all of the above objectives and policies are directly applicable to the Master Plan Update, the construction of additional dormitories in each phase of the Master Plan Update will reduce the number of U of N Kona staff members currently living off-campus and therefore open additional housing opportunities for the people of the Kailua-Kona region.						
226-20 Objectives and Policies for Socio-Cultural Advancement - Health.						
(A) 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 Hawai'i's communities.						X
(3) Elimination of health disparities by identifying and addressing social determinants of health.						X
(B) To achieve the health objectives, it shall be the policy of this State to:						
(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					

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.						X
(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.						X
(5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.				X		
(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.						X
(7) Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code section 11702, and to reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data.						X
Discussion: The Master Plan Update is supportive of the State's policies related to socio-cultural advancement regarding health. Although not all of the above objectives and policies are directly applicable to the Master Plan Update, U of N Kona contributes to the health and wellness of the Kailia-Kona community in a number of ways, including by providing support to Aloha Kona Urgent Care and providing critical services to the homeless and other segments of the Kailua-Kona community. Students and staff at the U of N Kona also take part in various volunteer opportunities ranging from environmental cleanup to providing afterschool, recreational, and tutoring services for students, at local schools. The Master Plan Update will allow for an increase in enrollment at the U of N Kona and therefore increase U of N Kona's capacity to provide these services to the Kailua-Kona community. Wastewater and solid waste services will meet regulatory requirements to maintain public health standards (Section 4.10.2 and 4.14.6).						
226-21 Objective and Policies for Socio-Cultural Advancement – Education. (A) Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations. (B) To achieve the education objective, it shall be the policy of this State to:						
(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 Hawai'i's cultural heritage.				X		
(5) Provide higher educational opportunities that enable Hawai'i'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 Hawai'i's institutions to promote academic excellence.				X		
(9) Support research programs and activities that enhance the education programs of the State.						X
Discussion: The Master Plan Update is supportive of the State's policies related to government actions for socio-cultural advancement, social services. The U of N Kona offers formal and non-formal education for students who wish to seek higher education with a commitment to worshipping God in spirit and in truth. U of N Kona has been operating at its current campus for over 40 years. Students from around the world travel to train at the U of N Kona where they are offered courses in the arts, healthcare, linguistics, sports, communication, counselling, education, and science. The Petition Area will be equipped with state-of-the-art classrooms and labs for emerging Christian leaders. Upon completion of construction, the Master Plan Update will enhance the learning environment at the U of N Kona and continue to produce citizens committed to contributing to society and the greater good.						

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
226-22 Objective and Policies for Socio-Cultural Advancement - Social Services.						
(A) Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.						
(B) To achieve the social service objective, it shall be the policy of the State to:						
(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 Hawai'i's communities.					X
(4)	Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.					X
(5)	Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.	X				
(6)	Promote programs which assist people in need of family planning services to enable them to meet their needs.	X				
Discussion: The Master Plan Update is supportive of the State's policies for government actions for socio-cultural advancement, social services. U of N Kona supports social services in the Kailua-Kona community in a number of ways, including providing support to the State Department of Human Services, foster care programs, free childcare programs, support for the homeless, outreach and tutoring services, and community recreational programs. The Master Plan Update would expand U of N Kona's ability to provide these services and continued support to the community.						
226-23 Objective and Policies for Socio-Cultural Advancement - Leisure.						
(A) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.						
(B) To achieve the leisure objective, it shall be the policy of this State to:						
(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 Hawai'i'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 Hawai'i'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 Hawai'i's population to participate in the creative arts.	X				
(10)	Assure adequate access to significant natural and cultural resources in public ownership.	X				

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
<p>Discussion: The Master Plan Update is supportive of the State's policies for socio-cultural advancement, leisure. The Master Plan Update will meet current and projected space needs to accommodate future enrollment projections. Recreational facilities and meeting spaces planned for the Petition Area will be available for the greater Kailua-Kona community to utilize, as the U of N Kona has full intentions on hosting community events and allowing the community to utilize the campus. The Master Plan Update will enhance the learning and training center at the U of N Kona.</p> <p>Additionally, the Petition Area has been surveyed and measures have been identified to protect, preserve, and restore significant cultural, historic, and archaeological sites. Access to the identified burial site for appropriate cultural activities will be permitted to any lineal and/or cultural descendant who has been formally recognized by the Hawai'i Island Burial Council in accordance with the administration procedures contained within HAR §13-300-35.</p>						
<p>226-24 Objective and Policies for Socio-Cultural Advancement - Individual Rights and Personal Well-Being.</p> <p>(A) 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.</p> <p>(B) To achieve the individual rights and personal well-being objective, it shall be the policy of this State to:</p>						
(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					
<p>Discussion: The Master Plan Update is supportive of the State's policies for socio-cultural advancement, individual rights and personal well-being. The U of N Kona is a non-traditional, globally networked learning center offering learning opportunities for emerging Christian leaders. U of N Kona has been operating at its current campus for over 40 years. The Master Plan Update will enhance the learning and training center at the U of N Kona and continue to produce citizens committed to contributing to society and the greater good.</p>						
<p>226-25 Objective and Policies for Socio-Cultural Advancement - Culture.</p> <p>(A) 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 Hawai'i's people</p> <p>(B) To achieve the culture objective, it shall be the policy of this State to:</p>						
(1) Foster increased knowledge and understanding of Hawai'i's ethnic and cultural heritages and the history of Hawai'i.	X					
(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai'i'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 Hawai'i.						X
(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawai'i's people and visitors.	X					
<p>Discussion: The Master Plan Update is supportive of the State's policies for socio-cultural advancement, culture. The Master Plan Update has been carefully designed to reflect the Kailua-Kona region, in terms of both its natural and cultural attributes. The Petition Area has been surveyed and measures have been identified to protect, preserve, and restore significant cultural, historic, and archaeological sites. Access to the identified burial site for appropriate cultural activities will be permitted to any lineal and/or cultural descendant who has been formally recognized by the Hawai'i Island Burial Council in accordance with the administration procedures contained within HAR §13-300-35. Interpretive signage will be implemented to bring awareness to the significance of the historic archaeological sites at the Petition Area.</p>						
<p>226-26 Objectives and Policies for Socio-Cultural Advancement - Public Safety.</p> <p>(A) Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:</p>						
(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 Hawai'i's people.						X
(B) To achieve the public safety objectives, it shall be the policy of this State to:						
(1) Ensure that public safety programs are effective and responsive to community needs.						X

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226			
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
	S	N/S	N/A
(2) Encourage increased community awareness and participation in public safety programs.			X
(C) To further achieve public safety objectives related to criminal justice, it shall be the policy of this State to:			
(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
(D) To further achieve public safety objectives related to emergency management, it shall be the policy of this State to:			
(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 Master Plan Update supports the policies for government actions for socio-cultural advancement, public safety. However, the Master Plan Update is not directly applicable to these policies. As discussed in Section 4.14.3, on-campus security will extend their patrol and surveillance to the Petition Area to ensure the safety of students and staff members. The U of N Kona may also be utilized as an evacuation center in the event of natural or other disasters.			
226-27 Objectives and Policies for Socio-Cultural Advancement - Government.			
(A) 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
(B) To achieve the government objectives, it shall be the policy of this State to:			
(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 Hawai'i.			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 State's policies related to socio-cultural advancement, government are not directly applicable to or implicated by the Master Plan Update.			
Hawai'i State Plan - HRS Ch. 226 - Part III. Priority Guideline			
226-101 Purpose.			
The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.			
226-102 Overall Direction.			
The State shall strive to improve the quality of life for Hawai'i's present and future population through the pursuit of desirable courses of action in seven major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, principles of sustainability, and climate change adaptation.			
226-103 Economic Priority Guidelines.			
(A) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai'i'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.			
(a) Encourage investments which:			
(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;	X		
(vi) Demonstrate a commitment to provide management opportunities to Hawai'i residents; and			X

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(b) Encourage investments in innovative activities that have a nexus to the State, such as:						
(i) Present or former residents acting as entrepreneurs or principals;						X
(ii) Academic support from an institution of higher education in Hawai'i;				X		
(iii) Investment interest from Hawai'i 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 process for building and development permit and telecommunication infrastructure installation approval and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where scientific evidence indicates that 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 Hawai'i's small-scale producers, manufacturers, and distributors.						X
(7) Continue to seek legislation to protect Hawai'i from transportation interruptions between Hawai'i 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:						
(a) An industry that can take advantage of Hawai'i's unique location and available physical and human resources.				X		
(b) A clean industry that would have minimal adverse effects on Hawai'i's environment.						X
(c) An industry that is willing to hire and train Hawai'i'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 Hawai'i business.						X
(10) Enhance the quality of Hawai'i's labor force and develop and maintain career opportunities for Hawai'i's people through the following actions:						
(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 Hawai'i's people by encouraging firms doing business in the State to hire residents.						X
(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on-the-job training opportunities.						X
(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.						X
(B) Priority guidelines to promote the economic health and quality of the visitor industry:						
(1) Promote visitor satisfaction by fostering an environment which enhances the aloha spirit and minimizes inconveniences to Hawai'i'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 Hawai'i's significant natural, scenic, historic, and cultural resources.						X
(5) Develop and maintain career opportunities in the visitor industry for Hawai'i's people, with emphasis on managerial positions.						X

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226		S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable				
(6)	Support and coordinate tourism promotion abroad to enhance Hawai'i'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 Hawai'i.			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
(5)	Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawai'i's agricultural community.			X
(6)	Seek favorable freight rates for Hawai'i's agricultural products from inter-island 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 Hawai'i'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 non-potable 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:				
(1)	Encourage the development, demonstration, and commercialization of renewable energy sources.			X
(2)	Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.	X		
(3)	Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.	X		
(4)	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, with an emphasis on broadband and wireless infrastructure and capability, that will serve as the foundation of and catalyst for overall economic growth and diversification in Hawai'i.			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

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(3)	Encourage the development of small businesses in the information field such as software development; the development of new information systems, peripherals, and applications; data conversion and data entry services; and home or cottage services such as computer programming, secretarial, and accounting services.					X
(4)	Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.					X
(5)	Encourage research activities, including legal research in the information and telecommunications fields.					X
(6)	Support promotional activities to market Hawai'i'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
<p>Discussion: The Master Plan Update supports the Hawai'i State Plan Economic Priority Guidelines. Construction for the buildout of the Petition Area will require the purchase of goods and services which inherently will help sustain a healthy economy in the State and the County. In the long-term, enrollment at the U of N Kona is projected to grow over the next 30 years. With an increase in enrollment and staff needed to support growth at U of N Kona, it is anticipated there will be an increase in the demand of goods and services, which will support jobs and increase expenditures in the County and the State.</p> <p>As discussed in Section 4.10.1, two locations have been identified for new well development. An additional potable well will provide water for future growth and urban activities in the North Kona area, as a portion will be dedicated to the County.</p> <p>The Master Plan Update will implement green building strategies. Sustainable design measures and practices include, but are not limited to, solar PV panels on buildings and facilities, buildings designed to achieve LEED certification or objectives, implementation of low flow plumbing fixtures, and a campus-wide recycling program.</p> <p>U of N Kona is a non-profit religious organization which is guided by the foundational value of volunteerism. To the extent the concept of volunteerism is not supportive of business expansion and paid jobs, the implementation of the Master Plan Update diverges from the Hawai'i State Plan Economic priorities.</p>						
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 insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawai'i's people.	X				
(2)	Manage a growth rate for Hawai'i's economy that will parallel future employment needs for Hawai'i'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

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.				X		
(7) Pursue rehabilitation of appropriate urban areas.						X
(8) Support the redevelopment of Kaka'ako 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 Hawai'i 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 Hawai'i'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 Hawai'i's shoreline, open spaces, and scenic resources.				X		
<p>Discussion: The Master Plan Update supports the State's priority guidelines with regards to population growth and land resources. The Master Plan Update will provide current and projected space needs to accommodate future enrollment projections. Although the Master Plan Update will increase the enrollment and staff at the U of N Kona, it is not anticipated that the Master Plan Update will strain public facilities in the greater North Kona area.</p> <p>As discussed in Section 4.10.1, two locations have been identified for new well development. An additional potable well will provide water for future growth and urban activities in the North Kona area, as a portion will be dedicated to the County.</p> <p>The U of N Kona was granted a SLU District Boundary Amendment to reclassify the Petition Area from the State Agricultural District to the State Urban District. The petition for the boundary amendment was found to be reasonable and was not in violation of HRS Chapter 205. Furthermore, LSB ratings for the soils covering the Petition Area are rated "E", or very poorly suited for agricultural activity, and the LUC found the Petition Area suitable for reclassification to the State Urban District. The nearest ALISH-classified parcel is roughly three-quarters of a mile south of the Petition Area. The Master Plan Update is not anticipated to infringe upon agricultural lands that may be of importance to the State or the County.</p>						
226-105 Crime and Criminal Justice Priority Guidelines.						
(A) 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
<p>Discussion: The Master Plan Update does not directly implicate the priority guidelines related to crime and criminal justice. However, for the last ten (10) years, U of N Kona has allowed the Hawai'i County Police Department's S.W.A.T. team to conduct training exercises on the Existing Campus.</p>						
226-106 Affordable Housing Priority Guidelines.						
(A) Priority guidelines for the provision of affordable housing:						
(1) Seek to use marginal or nonessential agricultural land, urban land, and public land to meet housing needs of extremely low-, very low-, lower-, moderate-, and above moderate-income households.						X
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.						X
(3) Improve information and analysis relative to land availability and suitability for housing.						X

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(4)	Create incentives for development which would increase home ownership and rental opportunities for Hawai'i's low-, very low-, lower-, moderate-, and moderate-income households and residents with special needs.					X
(5)	Encourage continued support for government or private housing programs that provide low interest mortgages to Hawai'i'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 Hawai'i's residents and less priority to development of housing intended primarily for individuals outside of Hawai'i.					X
Discussion: The Hawai'i State Plan Priority Guideline Policy regarding affordable housing are not directly implicated by the Master Plan Update. However, the construction of additional dormitories in each phase of the Master Plan Update will reduce the number of U of N Kona staff members currently living off-campus and therefore open additional housing opportunities for the people of the Kailua-Kona region.						
226-107 Quality Education Priority Guidelines.						
(A) 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 workforce.	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.	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 Hawai'i'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 Master Plan Update is supportive of the State's Quality Education Priority Guidelines. The U of N Kona is a non-traditional, globally networked learning center offering learning opportunities for emerging Christian leaders. U of N Kona has been operating at its current campus for over 40 years. The Master Plan Update will provide current and projected space needs to support program operations and future enrollment projections. The Master Plan Update will provide another PK-12 school in the Kailua-Kona region. Upon completion of construction, the Master Plan Update will enhance the learning environment at the U of N Kona and continue to prepare Christian leaders around the world.						
226-107 Sustainability Priority Guidelines.						
(A) Priority guidelines to promote sustainability shall include:						
(1)	Encouraging balanced economic, social, community, and environmental priorities;	X				
(2)	Encouraging planning that respects and promotes living within the natural resources and limits of the State;	X				
(3)	Promoting a diversified and dynamic economy;	X				
(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)	Consider the principles of the ahupua'a system; and	X				
(7)	Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai'i.	X				

Table 6-1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
<p>Discussion: The Master Plan Update is supportive of the State's Sustainability Priority Guidelines. The Master Plan Update has been carefully designed to reflect the Kailua-Kona region, both its natural and cultural attributes. The Petition Area has been surveyed and measures have been identified to protect, preserve, and restore significant cultural, historic, and archaeological features. Interpretive signage will be implemented to bring awareness to the significance of the archaeological sites at the Petition Area.</p> <p>Green building strategies will be implemented through the design of buildings and facilities, where feasible. Green building strategies may include, but not limited to, water and energy saving features, PV panels, and green roofs. Buildings and facilities throughout the Petition Area will be designed to achieve LEED objectives or LEED certification. Furthermore, low flow plumbing fixtures will be implemented, and recycling bins and trash bins will be distributed throughout the Petition Area for students, staff, and faculty to properly discard waste.</p> <p>Over the long term, it is anticipated growth at the U of N Kona will increase the demand for additional goods and services from other businesses to support operations. Such goods and services may generate jobs and revenues in the greater Kailua-Kona region and across the State.</p>						
<p>226-109 Climate Change Adaptation Priority Guidelines.</p> <p>(A) 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:</p>						
(1) Ensure that Hawai'i'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 Hawai'i'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					
<p>Discussion: The Master Plan Update is sportive of Priority Guidelines related to climate change adaptation. As part of the Master Plan Update, a GHG analysis was conducted to project the amount of GHG emission that will be produced from the buildout of the Master Plan Update and long-term operations. It is not anticipated the Master Plan Update will substantially increase GHG emissions that may cause of contribute to any appreciable impact to local or regional air quality. Although the Master Plan Update is not anticipated to have an impact local or regional air quality, recognizing the threats of climate change and the effect the campus expansion may contribute towards rising GHG emissions, buildings and facilities throughout the Petition Area will be designed to achieve LEED objectives or LEED certification. Furthermore, low flow plumbing fixtures will be implemented and recycling bins and trash bins will be distributed throughout the Petition Area for students, staff, and faculty to properly discard waste.</p>						

6.2.4 Hawai'i State Functional Plans

The Hawai'i State Functional Plans implement the goals, objectives, policies and priority guidelines of the Hawai'i State Plan. The Functional Plans provide the connection between State programs and State policy. Twelve functional plans have been adopted by the State Legislature, including in the areas of agriculture, conservation lands, education, energy, health, higher education, historic preservation, housing, recreation, tourism, transportation and water resources. The State Functional Plans are designed to address issues pertaining to physical resource needs and development.

State Education Functional Plan

The State Education Functional Plan reflects the Department of Education's strategies to address the policies and priority guidelines of the Hawai'i State Plan, the goals of the Board of Education, and the concerns of the State Educational Functional Plan Advisory Committee. As such, it serves as a mechanism for implementing the Hawai'i State Plan as it relates to the directions of the Board of Education and the programs of the Department. The State Educational Functional Plan contains policies to improve educational curriculum throughout the State.

ACADEMIC EXCELLENCE

Policy: Emphasize quality educational programs in Hawai'i's institutions to promote academic excellence.

Implementing Action:

- (1)(b) Develop an articulated K-12 second language program that promotes multilingual and multicultural understanding and communication.
- (1)(e) Establish Learning Centers in all districts to expand educational opportunities for students with special talents and interests, to provide public school parents with new choices on the kinds and quality of education they want for their children, and to share as models of educational excellence in the community.

Discussion: *The U of N Kona is a non-traditional, globally networked learning center offering learning opportunities for emerging Christian leaders. U of N Kona has been operating at its current campus for over 40 years. Current courses are offered in such subjects as music education, creative media, counseling, education, stewardship & sustainability, community development. The Master Plan Update will provide current and projected space needs to support program operations and future enrollment projections, as well as a new K-12 school open to the Kailua-Kona community. The Master Plan Update will enhance the learning environment at the U of N Kona and increase its capacity to produce citizens committed to contributing to society and the greater good.*

BASIC SKILLS

Policy: Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.

Goal: Provide a curriculum that is broad but well-balanced and related to the times and to the needs of students.

Implementing Action:

- (2)(a) Promote the teaching of the basic skills of speaking, listening, reading, writing, computing, reasoning, and other life-role competencies in all program areas and obtain adequate resources to meet the needs of all learners.
- (2)(c) Strengthen and expand instructional services, facilities and equipment, including direct services, enrichment activities and opportunities to enhance science education, to help students meet future demands as they face an increasingly technological society.

Discussion: *The U of N Kona is a non-traditional, globally networked learning center offering learning opportunities for emerging Christian leaders. U of N Kona has been operating at its current campus for over 40 years. As part of the Master Plan Update, buildings and learning spaces to support the mission of the University will strengthen and expand learning opportunities for students. The Master Plan Update will provide an enhanced learning environment for U of N Kona's students.*

SERVICES AND FACILITIES

Policy: Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.

Goal: Provide facilities that are sufficient in number, functional, well-paced and compatible with the physical surroundings.

Implementing Action:

- (4)(a) Secure the resources necessary to implement and carry out a program to provide for safe and secure campus environments.
- (4)(k) Provide adequate facilities, equipment and transportation for specialized activities involving performance and media productions.

Discussion

The Master Plan Update has been carefully designed to serve as an extension of the Existing Campus. As previously discussed, the plan for the Petition Area has been redesigned to align with the mission of the U of N Kona. As part of the Master Plan Update, the U of N Kona will be equipped with the addition of a new PK-12 school, university-level classroom spaces, athletic facilities, meeting facilities, and dormitories for students and staff members. The addition of athletic and meeting facilities at the U of N Kona will provide the greater Kailua-Kona community with recreational facilities as the U of N Kona has full intentions on hosting various community and recreational events. The Master Plan Update will complement the existing urban environment surrounding the Petition Area.

PERSONAL DEVELOPMENT

Policy: Support education programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.

Goal: Make learning a lifelong experience that is affordable, effectively presented, and offered at convenient times and places.

Implementing Action:

- (4)(b) Assess the extent to which values/character education is being implemented and provide appropriate support to strengthen the implementation, including community/parental participation.
- (4)(h) Provide systematic opportunities for elementary students to develop leadership skills through a comprehensive K-12 student activities program and provide appropriate resources such as school activities coordinators.

Discussion

The U of N Kona is a non-traditional, globally networked learning center offering learning opportunities for emerging Christian leaders. U of N Kona has been operating at its current campus for over 40 years. As part of the Master Plan Update, the U of N Kona campus will be equipped with the addition of a new PK-12 school, university-level classroom spaces, athletic and meeting facilities, and dormitories for students and staff members. The Master Plan Update will enhance the learning environment at the U of N Kona and continue to produce citizens committed to contributing to society and the greater good.

6.2.5 Hawai'i 2050 Sustainability Plan

Updated in June 2021, the Hawai'i 2050 Sustainability Plan serves as the State's sustainability and climate strategic action plan; aligns the State's goals, policies, and actions with the United Nations (UN) Sustainable Development Goals (SDGs); and recommends sustainability and climate change actions for 2020–2030. The revised plan guides the coordination and implementation of Hawai'i's sustainability and climate adaptation goals, principles, and policies, pursuant to HRS, Section 226-65. It also provides recommendations for a sustainable and resilient economic recovery for Hawai'i.

The Hawai'i 2050 Sustainability Plan identifies eight focus areas with 38 strategies and more than 250 recommended actions toward a sustainable Hawai'i. The focus areas align with priorities identified through public and stakeholder engagement, as well as ongoing commitments the State has made. The Master Plan Update's consistency with the 2021-2030 Recommended Actions outlined in the Hawai'i 2050 Sustainability Plan are discussed in *Table 6-2*.

Table 6-2: Hawai'i 2050 Sustainability Plan HRS, Section 226-65 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
1. Promote a Sustainable Economic Recovery						
Strategy 1: Support farmer livelihoods.						X
Strategy 2: Support local markets for locally grown food.						X
Strategy 3: Promote sustainable & resilient farmland, practices, and infrastructure.						X
Strategy 4: Invest in green workforce development beginning with youth.						X
Strategy 5: Foster the development of jobs that can sustain families financially.						X
Strategy 6: Support diversification of the economy.				X		
Strategy 7: Reduce the environmental footprint of the tourism industry.						X
Strategy 8: Support native Hawaiian culture and reduce impacts of the tourism industry to local communities.				X		
Discussion: As discussed in Section 4.13, construction for the buildout of the Petition Area will require the purchase of goods and services, which inherently will help sustain a healthy economy in the State and the County. In the long-term, enrollment at the U of N Kona is projected to grow over the next 30 years. With an increase in enrollment and staff needed to support growth at the U of N Kona, it is anticipated there will be an increase in the demand of goods and which will support jobs and increase expenditures in the County and the State.						

Table 6-2: Hawai'i 2050 Sustainability Plan HRS, Section 226-65 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
2. Reduce Greenhouse Gas Emissions						
Strategy 9: Measure, manage, and plan for GHG emission reduction.				X		
Strategy 10: Incorporate climate change planning into decision-making processes.				X		
Strategy 11: Promote energy conservation and efficiency through outreach, communication, and community and public engagement.						X
Strategy 12: Continue to invest in the deployment of clean energy technologies to reduce reliance on fossil fuels.				X		
Strategy 13: Expand the adoption of zero emission vehicles.						X
Strategy 14: Promote alternative modes of transportation.				X		
Strategy 15: Reduce the generation of waste, including plastic waste.				X		
Strategy 16: Increase diversion of waste through recycling, reuse, and composting.				X		
Discussion: As part of the Master Plan Update, a GHG analysis was conducted to project the amount of GHG emission that will be produced from the buildout of the Master Plan Update and long-term operations. It is not anticipated the Master Plan Update will substantially increase GHG emissions that may cause or contribute to any appreciable impact to local or regional air quality. Although the Master Plan Update is not anticipated to have an impact local or regional air quality, recognizing the threats of climate change and the effect the campus expansion may contribute towards rising GHG emissions, buildings and facilities throughout the Petition Area will be designed to achieve LEED objectives or LEED certification. Furthermore, low flow plumbing fixtures will be implemented and recycling bins and trash bins will be distributed throughout the Petition Area for students, staff, and faculty to properly discard waste.						
3. Improve Climate Resilience						
Strategy 17: Integrate climate change adaptation and resilience considerations into planning and implementation.				X		
Strategy 18: Assess and communicate the impacts of climate change to residents, businesses, and communities most likely to be impacted.						X
Strategy 19: Implement actions that improve the State's resilience to climate change.				X		
Strategy 20: Increase the resilience of vulnerable populations to the impacts of climate change and other shocks and stressors.						X
Discussion: The Master Plan Update is supportive of the 2050 Sustainability Plan's strategies related to climate resilience. Although the Master Plan Update is not anticipated to have an impact on local or regional air quality, recognizing the threats of climate change and the effect the campus expansion may contribute towards rising GHG emissions, buildings and facilities throughout the Petition Area will be designed to achieve LEED objectives or LEED certification. Furthermore, low flow plumbing fixtures will be implemented, and recycling bins and trash bins will be distributed throughout the Petition Area for students, staff, and faculty to properly discard waste.						
4. Advance Sustainable Communities						
Strategy 21: Advance smart growth initiatives and multimodal transportation systems.						X
Strategy 22: Advance sustainability in school and university operations.				X		
Strategy 23: Integrate sustainable design principles into new and existing buildings.				X		
Discussion: The Master Plan Update is supportive of the 2050 Sustainability Plan's strategies related to sustainable communities. The Master Plan Update has been carefully designed to reflect the Kailua-Kona region, both its natural and cultural attributes. Open space areas will be preserved, and landscaping will be selected to reflect Kailua-Kona's agricultural past. LID features will be implemented and may include implementation of permeable sidewalks and parking areas. Xeriscape techniques will be implemented to complement the dry climate. Buildings and facilities throughout the Petition Area will be designed to achieve LEED objectives or LEED certification. Furthermore, low flow plumbing fixtures will be implemented, and recycling bins and trash bins will be distributed throughout the Petition Area for students, staff, and faculty to properly discard waste.						
5. Advance Equity						
Strategy 24: Strengthen broadband access to support digital learning and online solutions in rural areas.						X
Strategy 25: Continue to improve economic and social sustainability of individuals through access to affordable housing.						X
Strategy 26: Continue to implement strategies that reduce homelessness in Hawai'i to enhance livelihoods.						X
Strategy 27: Continue to advance opportunities for all, regardless of gender.				X		
Discussion: The Master Plan Update is supportive of the 2050 Sustainability Plan's strategies related to advancing equity. The U of N Kona is a non-traditional, globally networked learning center offering learning opportunities for emerging Christian leaders. U of N Kona has been operating at its current campus for over 40 years. The Master Plan Update will						

Table 6-2: Hawai'i 2050 Sustainability Plan HRS, Section 226-65 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
<i>enhance the learning and training facilities, so that U of N Kona can continue to provide opportunities for emerging Christian leaders regardless of gender identification.</i>						
6. Institutionalize Sustainability Throughout Government						
Strategy 28: Invest in staff and other resources to coordinate and advance sustainability goals across State agencies and local governments.						X
Strategy 29: Update State policies to reflect sustainability and climate change priorities.						X
Strategy 30: Incorporate sustainability into government operations.						X
Discussion: <i>The 2050 Sustainability Plan's strategies related to institutionalized sustainability throughout government are not directly applicable to or implicated by the Master Plan Update.</i>						
7. Preserve the Natural Environment						
Strategy 31: Improve water quality through reduced pollution and dumping.						X
Strategy 32: Support water reuse strategies to conserve water.				X		
Strategy 33: Establish policies to protect Hawai'i's unique marine ecosystems.						X
Strategy 34: Manage climate change impacts to marine resources.						X
Strategy 35: Protect and manage watersheds.				X		
Strategy 36: Continue to adopt strategies that protect land-based natural resources.						X
Strategy 37: Conserve working forest landscapes, protect forests from harm, and enhance public benefits from trees and forests.						X
Discussion: <i>The Master Plan Update is supportive of the 2050 Sustainability Plan's strategies related to preserving the natural environment. The implementation of BMPs and compliance with applicable State and County provisions will mitigate potential short- and long-term impacts to water quality due to stormwater runoff (Section 4.4 and 4.5). LID measures, such as permeable pavement and xeriscape techniques, will be integrated into design of the Master Plan Update where feasible.</i>						
8. Perpetuate Traditional Ecological Knowledge and Values						
Strategy 38: Ground climate and sustainability strategies in our cultural foundation.				X		
Discussion: <i>The Master Plan Update is supportive of the 2050 Sustainability Plan's strategies related to perpetuating traditional ecological knowledge and values. As part of the Master Plan Update, cultural, historical, and archaeological features have been identified at the Petition Area and measures to protect, preserve, and restore significant archaeological features have been crafted. Historic archaeological features will be preserved, and interpretive signage will be implemented to bring awareness to the cultural significance of such features.</i>						

6.2.6 Hawai'i Coastal Zone Management Program

The Coastal Zone Management Program (CZMP) is a comprehensive nationwide program that establishes and enforces standards and policies to guide the development of public and private lands within the coastal areas. In the State of Hawai'i, the CZMP is implemented through the State Coastal Zone Management Law, codified in HRS Chapter 205A (State CZM Law). The State CZM Law's objectives and policies address ten subject areas. These subject areas include recreational resources, historic resources, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, managing development, public participation, beach protection, and marine resources. Virtually all relate to potential development impacts on the shoreline, near shore, and ocean area environments.

The State CZM Law also requires each county to designate and regulate Special Management Areas (SMA) within the State's coastal areas. Any "development," as defined by the State CZM Law and county regulations, located within the SMA requires a SMA permit. The Petition Area is not within the SMA as delineated by the County. However, the State CZM Law requires all state and county agencies to enforce the objectives and policies as set forth in HRS §205A-2.

Table 6-3 provides an evaluation and summary of the project's compatibility with the objectives and policies established in the State CZM Law.

Table 6-3: Coastal Zone Management Program HRS Section 205 A-2: Objective and Policies S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
OBJECTIVES & POLICIES						
(1) Recreational resources;						
Provide coastal recreational opportunities accessible to the public.						
(A)	Improve coordination and funding of coastal recreational planning and management; and					X
(B)	Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:					
	(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;					X
	(ii) Requiring replacement of coastal resources having 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
	(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;					X
	(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;					X
	(v) 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
	(vi) 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				
	(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, artificial reefs for surfing and fishing; and					X
	(viii) 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
<p>Discussion: The Master Plan Update supports the State CZM Law's objectives regarding recreational resources. As discussed in Section 4.5, U of N Kona has identified two potential well sites that will draw water from the Keauhou Aquifer System to support the Master Plan Update. Any water drawn from the Keauhou Aquifer system must consider potential adverse effects to the downgradient brackish basal groundwater lens. Past and continued monitoring of DWS' inland potable wells has shown no adverse effects to the basal groundwater lens. It is not anticipated that drawing water from either of the two identified potential well sites will affect the flowrate and salinity of the brackish basal lens that may impact water flow to areas along the coast.</p> <p>During the short-term construction period, contractors will follow State DOH and County regulations to minimize the potential for increased stormwater runoff. An NPDES permit will be obtained prior to the start of construction. Furthermore, BMPs will be employed to mitigate the potential for increased stormwater runoff from the Petition Area. Upon completion of construction, LID measures will be implemented throughout the Petition Area to manage stormwater runoff. LID measures that may be implemented are detailed in Section 4.4. With LID measures in place, it is not anticipated the Master Plan Update will substantially increase stormwater runoff or result in impacts to nearshore waters along the coast.</p>						
(2) Historic resources;						
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.						
(A)	Identify and analyze significant archaeological resources;	X				
(B)	Maximize information retention through preservation of remains and artifacts or salvage operations; and	X				
(C)	Support state goals for protection, restoration, interpretation, and display of historic resources.	X				
<p>Discussion: The Master Plan Update supports the State CZM Law's objectives regarding historic resources. In support of the Master Plan Update, an Archaeological Inventory Survey, Cultural Impact Assessment, and Ka Pa'akai Analysis have been completed. Cultural, historic, and archaeological features have been identified within the Petition Area and measures to preserve, protect, and restore identified archaeological features have been incorporated into the design of the Master Plan Update (Sections 4.15 – Section 4.17). Protection, preservation, and restoration of identified archaeological features will include interpretive signage to bring awareness to the significance of each identified feature.</p>						

Table 6-3: Coastal Zone Management Program HRS Section 205 A-2: Objective and Policies S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(3) Scenic and open space resources;						
Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.						
(A)	Identify valued scenic resources in the coastal zone management area;			X		
(B)	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		
(C)	Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and			X		
(D)	Encourage those developments that are not coastal dependent to locate in inland areas.			X		
Discussion: The Master Plan Update supports the State CZM Law's objectives regarding scenic and open space resources. The Master Plan Update has been carefully designed to reflect the Kailua-Kona region, both its natural and cultural attributes. Buildings have been relocated to integrate the natural topography of the site and to reduce extensive grading. A unified architectural theme will be established to reflect a distinct sense of place and landscaping elements will be selected to complement the Kailua-Kona region. Furthermore, buildings and facilities will not impose upon mauka and makai viewplanes from Kuakini Highway and Queen Ka'ahumanu Highway. Buildings will not exceed the height of existing buildings at the Existing Campus, and the Master Plan Update maintains open spaces areas throughout the Petition Area. The campus expansion will be completed on the Petition Area adjacent to the Existing Campus, and no work is proposed in an area adjacent to the coast.						
(4) Coastal ecosystems;						
Protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes, from disruption and minimize adverse impacts on all coastal ecosystems.						
(A)	Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;					X
(B)	Improve the technical basis for natural resource management;					X
(C)	Preserve valuable coastal ecosystems of significant biological or economic importance, including reefs, beaches, and dunes;					X
(E)	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 Master Plan Update supports the State CZM Law's objectives regarding coastal ecosystems. As discussed in Section 4.4, construction of the Master Plan Update is planned in three phases, which will minimize the potential for increased stormwater runoff that may affect nearby surface waters. Additionally, BMPs will be implemented to mitigate the potential increase of stormwater runoff during construction. As part of the Master Plan Update, LID measures will be incorporated to minimize the potential for increased stormwater runoff with the Petition Area built out. With short- and long-term measures in place to mitigate an increase in stormwater runoff, it is not anticipated the Master Plan Update will affect nearby coastal waters.						
(5) Economic uses;						
Provide public or private facilities and improvements important to the State's economy in suitable locations.						
(A)	Concentrate coastal dependent development in appropriate areas;					X
(B)	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
(C)	Direct the location and expansion of coastal dependent developments to areas designated and used for that development and permit reasonable long-term growth at those areas, and permit coastal development outside the designated areas when: (i) Use of presently designated locations is not feasible; (ii) Adverse environmental effects and risks from coastal hazards are minimized; and (iii) The development is important to the State's economy.					X
Discussion: The State CZM Law's objectives and policies related to economic uses are not directly applicable to or implicated by the Master Plan Update.						
(6) Coastal hazards;						
Reduce hazard to life and property from coastal hazards.						
(A)	Develop and communicate adequate information about the risks of coastal hazards;			X		
(B)	Control development, including planning and zoning control, in areas subject to coastal hazards;					X

Table 6-3: Coastal Zone Management Program HRS Section 205 A-2: Objective and Policies S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(C) Ensure that developments comply with requirements of the National Flood Insurance Program; and				X		
(D) Prevent coastal flooding from inland projects.				X		
<p>Discussion: The Master Plan Update supports the State CZM Law's objectives regarding coastal hazards. As discussed in Section 4.6.7, the Petition Area is not located in an area that is subject to coastal hazards. Although the Petition Area is not directly impacted by coastal hazards, U of N Kona will implement LID features which may include implementation of permeable sidewalks and parking areas. Xeriscape techniques will be implemented to complement the dry climate. Buildings and facilities throughout the Petition Area will be designed to achieve LEED objectives or LEED certification. Incorporating sustainable design measures will reduce U of N Kona's carbon footprint which in return affects future climate conditions.</p> <p>A drainage plan has been designed to prevent flooding at the Petition Area and is further detailed in Section 4.4. Furthermore, the Petition Area is located in Flood Zone X (area of minimal flood hazard) and all facilities and buildings in the Master Plan Update will comply with requirements of the Federal Flood Insurance Program as discussed in Section 4.6.4.</p>						
(7) Managing development;						
Improve the development review process, communication, and public participation in the management of coastal resources and hazards.						
(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;						X
(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and						X
(C) 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
<p>Discussion: The State CZM Law's objectives regarding managing development is not applicable to or implicated by the Master Plan Update.</p>						
(8) Public participation;						
Stimulate public awareness, education, and participation in coastal management.						
(A) Promote public involvement in coastal zone management processes;				X		
(B) 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
(C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.						X
<p>Discussion: The State CZM Law's objectives for public participation are furthered through the HRS Chapter 343 environmental review process. Following the publication of the EISPN, a 30-day public comment period allowed the public to comment on the Master Plan Update and scope of this Draft EIS. Additionally, a public scoping meeting was held to allow input on the scope of the EIS. The publication of this Draft EIS will also commence a 45-day public comment period.</p>						
(9) Beach and coastal dune protection;						
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						
Coordinate and fund beach management and protection						
(A) 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		
(B) 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
(C) 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		
(E) 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		

Table 6-3: Coastal Zone Management Program HRS Section 205 A-2: Objective and Policies S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(F) 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.				X		
Discussion: The Master Plan Update supports the State CZM Law's objectives regarding beach and coastal dune protection. The Petition Area is not located in a coastal dependent area. Construction for the Master Plan Update will not involve ground disturbing activity along the public shoreline that may interfere with the public accessor coastal recreational activities.						
(10) Marine and coastal resources;						
Promote the protection, use, and development of marine and coastal resources to assure their sustainability.						
(A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;						X
(B) Coordinate the management of marine, coastal resources and activities to improve effectiveness and efficiency;						X
(C) 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
(D) 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		
(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.				X		
Discussion: The Master Plan Update supports the State CZM Law's objectives regarding marine and coastal resources. As part of this Draft EIS, the potential impacts of the Master Plan Update on climate change were analyzed (Section 4.6.7). Although the Petition Area is not directly impacted by coastal hazards, U of N Kona will implement LID features which may include implementation of permeable sidewalks and parking areas. Xeriscape techniques will be implemented to complement the dry climate. Buildings and facilities throughout the Petition Area will be designed to achieve LEED objectives or LEED certification. Incorporating sustainable design measures will reduce U of N Kona's carbon footprint, which in return affects future climate conditions. With the expansion of the campus, U of N Kona will continue to serve as an institution promoting research and new development towards a sustainable future.						

6.3 County of Hawai'i

6.3.1 County of Hawai'i General Plan

The County of Hawai'i's 2005 General Plan is the policy document for the long-range comprehensive development of the Island of Hawai'i. The General Plan is intended to guide the pattern of future development in the County based on long-term goals, while identifying and promoting the visions, values, and priorities important to its people.

A Draft General Plan 2045 was released by the County for public review and feedback in September 2023, with the public comment period ending on March 1, 2024. Since the Draft General Plan 2045 has not been adopted and remains subject to public comment and further revisions, the specific goals and policies in in 2005 General Plan that are pertinent to the Master Plan Update are discussed below.

ECONOMIC

Goals:

- (A) Provide residents with opportunities to improve their quality of life through economic development that enhances the County's natural and social environments.
- (B) Economic development and improvement shall be in balance with the physical, social and cultural environments of the Island of Hawai'i.

Policies:

- d. Require a study of the significant cultural, social and physical impacts of large developments prior to approval.
- f. Support all levels of educational, employment and training opportunities and institutions.
- 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.
- l. Identify and encourage primary industries that are consistent with the social, physical, and economic goals of the residents of the County.

Discussion: *The Master Plan Update supports the County's economic goals and policies. The U of N Kona is a non-traditional, globally networked learning center offering learning opportunities for emerging Christian leaders. U of N Kona has been operating at its current campus for over 40 years. The Master Plan Update will enhance the learning and training center at the U of N Kona and continue to offer learning opportunities for emerging Christian leaders.*

The Master Plan Update has been carefully designed to reflect the Kailua-Kona region, both its natural and cultural attributes. As part of the Master Plan Update, an Archaeological Inventory Survey, Cultural Impact Assessment, and Ka Pa'akai o Ka 'Āina Analysis have been prepared (Sections 4.15- 4.17). Significant archaeological sites have been identified and will be preserved and protected through the implementation of the Master Plan Update.

Over the long term, it is anticipated that growth at the U of N Kona will require additional goods and services from other businesses to support operations. An increase in goods and services will support jobs and increase expenditures in the County.

ENERGY

Goals:

- (A) Strive towards energy self-sufficiency.

Policies:

- a. Encourage the development of alternate energy resources.
- c. Encourage the expansion of energy research industry.
- d. Strive to educate the public on new energy technologies and foster attitudes and activities conducive to energy conservation.
- k. Strive to diversity the energy supply and minimize the environmental impacts associated with energy usage.
- n. Encourage energy-saving design in the construction of buildings.

Discussion: *The Master Plan Update supports the County's goals and policies related to energy. As part of the Master Plan Update, a GHG analysis was conducted to project the amount of GHG emission that will be produced from the buildout of the Master Plan Update and long-term operations. Although the Master Plan Update will contribute to an increase in GHG emissions, at a local and global scale, impacts of GHG emissions are inherently indirect and cumulative and it is not anticipated the Master Plan Update will substantially increase GHG emissions that may cause or contribute to any*

appreciable impact to local or regional air quality. Although the Master Plan Update is not anticipated to have an impact local or regional air quality, recognizing the threats of climate change, buildings and facilities throughout the Petition Area will be designed to achieve LEED objectives or LEED certification. Furthermore, low flow plumbing fixtures will be implemented, and recycling bins and trash bins will be distributed throughout the Petition Area for students, staff, and faculty to properly discard waste.

ENVIRONMENTAL QUALITY

Goals:

- (A) Define the most desirable use of land with the County that achieves an ecological balance providing residents and visitors the quality of life and an environment in which the natural resources of the island are viable and sustainable.
- (B) Maintain and, if feasible, improve the existing environmental quality of the land.

Policies:

- a. Take positive action to further maintain the quality of the environment.
- k. Require implementation of the management measures contained in Hawai'i's Coastal Nonpoint Pollution Control Program as a condition of land use permitting.

Discussion: *The Master Plan Update supports the County's goals and policies related to environmental quality. The Master Plan Update has been carefully designed to reflect the Kailua-Kona region, both its natural and cultural attributes. Temporary erosion control measures will be incorporated during the short-term construction period to minimize soil loss and erosion hazards. BMPs will be implemented for stormwater management to minimize adverse effects during the short-term construction period. BMPs may include temporary sediment basins, temporary diversion berms and swales to intercept runoff, silt fences, dust fences, inlet protection, temporary ground cover, stabilized construction entrances, and truck wash-down areas. Open space areas will be maintained, and landscaping will reflect Kailua-Kona's agricultural past. LID features will be implemented and may include permeable sidewalks and parking areas and xeriscape landscaping techniques to reduce a potential increase in stormwater runoff.*

FLOODING AND OTHER NATURAL HAZARDS

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.

Policies:

- b. Review land use policy as it relates to flood plain, high surf, and tsunami hazard areas.
- 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.
- r. Discourage intensive development in areas of high volcanic hazard.

Discussion: *The Master Plan Update supports the County's goals and policies related to flooding and other natural hazards. Section 4.6 contains a detailed discussion of natural hazards including earthquakes, lava hazards, hurricane and tropical storms, flooding, tsunami hazards, wildfire hazards, and threats of sea level rise. Due to the location of the Petition Area, which is in a low-risk area from natural hazards, the U of N Kona may be used as an evacuation site or a shelter in an emergency.*

Short-term construction related activity during the phased build out of the Master Plan Update will involve clearing, grading, excavation and grubbing that may increase runoff from the Petition Area. BMPs will be implemented for stormwater management to minimize adverse effects during the short-term construction period. BMPs may include temporary sediment basins, temporary diversion berms and swales to intercept runoff, silt fences, dust fences, inlet protection, temporary ground cover, stabilized construction entrances and truck wash-down areas. Grading, grubbing, and stockpiling permits will be obtained from the County Department of Public works prior to the start of construction. To reduce the potential increase in stormwater runoff with the full buildout of the Petition Area, LID features will be implemented and may include permeable sidewalks and parking area and xeriscape landscaping techniques.

HISTORIC SITES

Goals:

- (A) Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawai'i.
- (B) Appropriate access to significant historical sites, buildings, and objects of public interest should be made available.
- (C) Enhance understanding of man's place on the landscape by understanding the system of ahupua'a.

Policies:

- a. Agencies appropriate ordinances, either public or private, pursuing knowledge about historic sites should keep the public apprised of projects.
- c. Require both public and private developers of land to provide historical and archaeological surveys and cultural assessments, where appropriate, prior to the clearing or development of land when there are indications that the land under consideration has historical significance.
- d. Public access to significant historic sites and objects shall be acquired, where appropriate.
- f. Encourage the restoration of significant sites on private lands.
- g. Collect and distribute historic sites information of public interest and keep an inventory of sites.
- i. Signs explaining historic sites, buildings and objects shall be in keeping with the character of the area or the cultural aspects of the feature.
- o. Recognize the importance of certain natural features in Hawaiian culture by incorporating the concept of "cultural landscapes" in land use planning.

Discussion: *The Master Plan Update supports the County's goals and policies related to historic sites. As part of the Master Plan Update, an Archaeological Inventory Survey, Cultural Impact Assessment,*

and Ka Pa‘akai o Ka ‘Āina analysis were conducted (Sections 4.15-4.17). Based on the findings from the studies conducted, the Master Plan Update has been carefully crafted to preserve and protect significant cultural and historic archaeological sites. Easement buffers with narrow gated openings to facilitate access for site maintenance and appropriate visitation by cultural and/or lineal descendants will be established around archaeological sites for proper protection and preservation. Additionally, signage with information of the historic site will also be implemented to bring awareness to the historic significance of each site.

NATURAL BEAUTY

Goals:

- (A) Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.
- (B) Protect scenic vistas and view planes from becoming obstructed.
- (C) Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty.

Policies:

- f. Protect the views of areas endowed with natural beauty by carefully considering the effects of proposed construction during all land use reviews.
- g. Do not allow incompatible construction in areas of natural beauty.

Discussion: *The Master Plan Update supports the County’s goals and policies related to natural beauty. As discussed in Section 4.18, Mount Hualālai is identified as a natural beauty site in the North Kona District. Upon completion, the Master Plan Update is not anticipated to obstruct views of Mount Hualālai, nor will the Master Plan Update obstruct mauka and makai views from Kuakini Highway and Queen Ka‘ahumanu Highway. Buildings will not exceed the height of the current buildings located on the Existing Campus.*

NATURAL RESOURCES AND SHORELINE

Goals:

- (A) Protect and conserve the natural resources from undue exploitation, encroachment and damage.
- (B) Provide opportunities for recreational, economic, and educational needs without despoiling or endangering natural resources.
- (C) Protect and promote the prudent use of Hawai‘i’s unique, fragile, and significant environmental and natural resources.
- (D) Protect rare or endangered species and habitats native to Hawai‘i.
- (E) Protect and effectively manage Hawai‘i’s open space, watersheds, shoreline, and natural areas.
- (F) Ensure that alterations to existing land forms, vegetation, and construction of structures cause minimum adverse effect to water resources, and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation, or failure in the event of an earthquake.

Policies:

- a. Require users of natural resources to conduct their activities in a manner that avoids or minimizes adverse effects on the environment.
- i. Encourage an overall conservation ethic in the use of Hawai'i's resources by protecting, preserving, and conserving the critical and significant natural resources of the County of Hawai'i.
- p. Encourage the use of native plants for screening and landscaping.

Discussion: *The Master Plan Update supports the County's goals and policies related to natural resources and the shoreline. As discussed in Section 4.8, a natural resources survey was conducted in support of the Master Plan Update to identify Federal and State listed endangered or protected species. Although not detected, the Petition Area will be surveyed prior to construction to ensure Hawaiian Hawk nests and tree tobacco which are hostplants for larvae of the BSM to feed on are not present. Additionally, to mitigate impacts to seabirds, construction will be limited to daytime hours. If nighttime construction is needed, lighting will be shielded and placed high enough to allow lights to be pointed directly at the ground. Lighting installed throughout the Petition Area will be in compliance with Hawai'i County Code §14-50. Fully built out, the Master Plan Update will improve the landscape as it is currently overgrown with dense non-native vegetation. Landscaping throughout the Petition Area will be carefully selected to reflect the Kailua-Kona region. Xeriscape techniques may also be implemented to complement the dry climate.*

RECREATION

Goals:

- (A) Provide a wide variety of recreational opportunities for the residents and visitors of the County.
- (B) Maintain the natural beauty of recreation areas.
- (C) Provide a diversity of environments for active and passive pursuits.

Policies:

Coordinate recreational programs and facilities with governmental and private agencies and organizations. Innovative ideas for improving recreational facilities and opportunities shall be considered.

Discussion: *The Master Plan Update supports the County's goals and policies related to recreation. As part of the Master Plan Update, the U of N Kona campus will be equipped with a new PK-12 school, university-level classroom spaces, athletic facilities, meeting facilities, and dormitories for students, staff, and faculty members. The addition of athletic and meeting facilities will provide a significant resource to the greater Kailua-Kona community as the U of N Kona has full intentions on hosting various community and recreational events.*

LAND USE

The County of Hawai'i General Plan's accompanying LUPAG Map establishes the future land use patterns for the Island of Hawai'i, including the community of Kailua-Kona. The LUPAG Map designates the Petition Area "Medium Density Urban" (MDU) (*Figure 1-7*). This designation includes "village and neighborhood commercial and single family and multiple family residential and related functions (3-story commercial; multiple family residential – up to 35 units per acre)." The Petition Area retains the MDU designation in the proposed Draft General Plan 2045.

The following goals and policies are applicable to the Master Plan Update:

Goals:

- (A) Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.

Policies:

- f. Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical social environment.
- j. Encourage urban development within existing zoned areas already served by basic infrastructure, or close to such areas, instead of scattered development.

Discussion: *The Master Plan Update will adhere to the LUPAG Map's MDU designation for the Petition Area. The Master Plan Update will serve as an expansion of the Existing Campus located immediately adjacent to the Petition Area, providing the space needed to accommodate future enrollment projections. The Master Plan Update will enhance the learning and education center at the U of N Kona and complement the existing urban environment surrounding the Petition Area.*

6.3.2 Kona Community Development Plan

The Hawai'i County General Plan requires that Community Development Plans be adopted by the County Council for each judicial district in the County. The Kona Community Development Plan (Kona CDP), which the County Council adopted in September 2008 and amended in 2019, covers the judicial districts of North and South Kona. The Kona CDP establishes a framework for future growth by identifying the County's major policies concerning the type and location of future development. The Kona CDP delineates urban and rural areas where future growth should be directed. Most of the future growth in Kona will be directed to the defined "Urban Area" and compact villages located along proposed transit routes or Transit-Oriented Development zones. The "Rural Area" consists of the lands outside of the Kona Urban Area where limited future growth should be directed to the existing rural towns and villages in a way that revitalizes and enhances the existing rural lifestyle and culture of those communities.

The Kona CDP articulates the area residents' vision for Kona's future: *A more sustainable Kona characterized by a deep respect for the culture and the environment and residents that responsively and responsibly accommodate change through an active and collaborative community.*

In order to achieve this vision, the Kona CDP presents guiding principles that are the foundation for the goals, objectives, policies, and implementation actions for eight thematic "elements": 1) transportation; 2) land use; 3) environmental resources; 4) cultural resources; 5) housing; 6) public facilities, infrastructure and services; 7) energy; and 8) economic development.

The Existing Campus Site and the Petition Area are located in the Kona Urban Area (*Figure 1-8*). Specific Kona CDP guiding principles, goals, objectives, and policies most applicable to the Master Plan Update are discussed below.

GUIDING PRINCIPLES

1. Protect Kona's natural resources and culture.
2. Provide connectivity and transportation choices.
3. Provide housing choices.
4. Provide recreation opportunities.
5. Direct future growth patterns toward compact villages, preserving Kona's rural, diverse, historical character.
6. Provide infrastructure and essential facilities concurrent with growth.
7. Encourage a diverse and vibrant economy emphasizing agriculture and sustainable economies.
8. Promote effective governance.

LAND USE

Objective LU-1: Overall Growth Pattern. To identify areas where higher intensity growth areas should occur and areas where the rural character and open space along the shoreline should be preserved.

- **Policy LU-1.2: Urban Area.** The majority of future growth in Kona shall be directed to the Kona UA shown on the Official Kona Land Use Map, which spans from the Kona International Airport to Keauhou subject to the policies set forth under Objective LU-2.
- **Policy LU-1.4: Consistency with LUPAG.** The current LUPAG accommodates the vision and needs for the Kona CDP area planning horizon and should be amended only for compelling reasons. Any rezoning application shall be consistent with the LUPAG.

Discussion: *The Master Plan Update will adhere to Kona Urban Area land use designations in the Kona CDP. Upon completion, the expanded campus will provide space needed to accommodate future enrollment at the U of N Kona. Additionally, U of N Kona will file a zoning application with the County to rezone the Petition Area from the A-1a, Agricultural District and RD-3.75 and R-7.5, Residential Districts to the Project District, which is consistent with the LUPAG Map's MDU designation for the Petition Area.*

ENVIRONMENTAL RESOURCES

Objective ENV-1: Managing Impacts. In order to minimize impacts on the land, make use of best management planning practices for any land-based endeavor by balancing public and private rights, and taking advantage of an ever-improving knowledge of resource sensitivity and natural processes.

- **Policy ENV-1.5: Sensitive Resources.** In the context of Kona's ecology and history, the following natural and cultural resources shall be considered sensitive and therefore shall be inventoried, as part of any permit application to the County Planning Department.
 - Critical habitat areas as identified by the U.S. Fish and Wildlife or County General Plan;
 - Predominantly native ecosystems, which may not be considered endangered but are valued because of their nearly pristine condition;
 - Anchialine ponds subject to a management Program addressed in Policy ENV-1.10: Non-Degradation of Anchialine Ponds;

- High-level groundwater recharge area which shall initially be defined as all lands mauka of the 1,500 foot elevation and which may be refined by the Kona Mauka Watershed Management Program;
- Historic trails;
- Archaeological and historic sites subject to protection under HRS Chapter 6E; and,
- Enhanced Shoreline Setback (see Policy LU-1.5).

Discussion: *The Master Plan Update supports the County's objectives and policies related to environmental resources. As part of the Master Plan Update, a Natural Resources Survey (Section 4.8) was conducted. No critical habitats or waters under federal jurisdiction were identified at the Petition Area. Although the Master Plan Update will involve clearing the Petition Area, landscaping will be carefully selected to reflect the Kailua-Kona region. Xeriscape techniques may also be implemented to complement the dry climate, pay tribute to the region's agricultural past, and incorporate planting of native vegetation. Fully built out, the Master Plan Update will improve the landscape of the Petition Area as it is currently overgrown with dense non-native vegetation.*

An Archaeological Inventory Survey, Cultural Impact Analysis, and Ka Pa'akai o Ka 'Āina analysis were conducted in support of the Master Plan Update (Sections 4.15 – 4.17). Based on the findings from the studies conducted, the Master Plan Update has been carefully crafted to preserve and protect significant cultural, historic, archaeological sites. Easement buffers with narrow gated openings to facilitate access for site maintenance and appropriate visitation by cultural and/or lineal descendants will be established around archaeological sites for proper protection and preservation. Additionally, signage with information of the historic site will also be implemented to bring awareness to the historic significance of each site.

CULTURAL RESOURCES

Objective CR-1: Community-Based Program. Develop a community-based program to evaluate and to protect Kona's cultural resources. Kona is rich with historic and cultural resources, but organized, proactive processes to provide stewardship for these resources are lacking.

Objective CR-2: Funding of Kona Historic Resources Programs. In addition to budgeting general fund revenues, the County of Hawai'i shall seek and participate in programs that can provide resources serving to protect and enhance Kona's historic resources.

Objective CR-3: Preservation of Kanaka Maoli Culture and Island Values. Ensure that our Kanaka Maoli and island values and cultures are preserved and perpetuated.

- **Policy CR-3.1: Honor Kanaka Maoli culture and heritage.** The Kanaka Maoli culture is the foundation of Hawai'i's living culture. We must ensure that the Kanaka Maoli people are supported and that this part of our culture is perpetuated. The success of this endeavor will ensure that the way of the Kanaka Maoli will guide our actions and behaviors in the years ahead.
- **Policy CR-3.2: Preserve and perpetuate our Hawaiian and island cultural values by celebrating our cultural diversity and island way of life.** Our diversity likewise defines us. Ensuring that our cultural practices flourish through language, dance, song, and art is crucial to sustaining who we are as a people. We must protect and nurture all aspects of our diverse history, traditions and cultures.

- **Policy CR-3.3: Enable Kanaka Maoli and others to pursue traditional Kanaka Maoli lifestyles and practices.** We must provide opportunities to those who want to pursue and perpetuate the way of the Kanaka Maoli.
- **Policy CR-3.4: Provide support for subsistence-based businesses and economies.** We must create opportunities for the Kanaka Maoli practice of subsistence-based businesses and economies, and remove the hurdles to their start-ups and development. Such traditional cultural practices are an economic alternative to Western forms of trade and commerce. Subsistence fishing, gathering, hunting and farming are examples of subsistence-based economies that are viable.
- **Policy CR-3.5: Ahupua'a Resource and Management.** Integrate the values and principles of the traditional ahupua'a resource and management systems as a basis for a sustainable Hawai'i.

Discussion: *In support of the Master Plan Update, an Archaeological Inventory Survey, Cultural Impact Analysis, and Ka Pa'akai o Ka 'Āina analysis were conducted (Sections 4.15 – 4.17). Cultural and historic archaeological features have been identified and measures to protect, preserve, and restore significant features have been established. As such, the Master Plan Update has been designed to protect and preserve identified archaeological features. Protection and preservation measures includes the establishment of easement buffers with narrow gated openings to facilitate access for site maintenance and appropriate visitation by cultural and/or lineal descendants will be established around archaeological sites for proper protection and preservation. Additionally, signage with information of the historic site will also be implemented to bring awareness to the historic significance of each site.*

ECONOMIC DEVELOPMENT

Objective ECON-1: Strategic Public Facilities and Business Opportunities as Economic Stimuli. To optimize the potential of certain public facilities and policies to stimulate ancillary economic growth that is desirable because they are environmentally clean, diversify the economy (i.e., not visitor-dependent), pay decent wages, and demand skills and intellect that challenge Kona's existing and upcoming workforce.

Discussion: *The Master Plan Update supports the County's objectives related to economic development As discussed in Section 4.12, growth at the U of N Kona is anticipated to generate additional demand for goods and services from businesses in the Kailua-Kona region and across the State. An increase in demand for goods and services outside of the U of N Kona will support jobs and increase expenditures in the County and the State.*

6.3.3 Kailua-Kona Master Plan

The Kailua-Kona Master Plan was adopted in 1994 to help advise the Hawai'i County Planning Director and guide urban design in the Kailua Village area. The Kailua Village planning area is defined by the "Kailua Village Special District," as described in Chapter 25 of the County of Hawai'i Code (Zoning). The Kailua-Kona Master Plan defines goals, objectives and urban design guidelines for the Kailua Village Special District, including a designated land use master plan and urban design recommendations intended to preserve and enhance the "Village Core" and set reasonable limits on the spread of resort and commercial development. The Petition Area is located within the boundaries of the "Kailua Village Special District" and defined as "Low-Density Residential" by the Kailua-Kona Master Plan. The Master Plan Update must be consistent with the goals, objectives, and design

guidelines of the Kailua-Kona Master Plan and is required to obtain Plan Approval, which is reviewed by the Kailua Village Design Commission and approved by the Hawai'i County Planning Department.

Specific goals, objectives, and design guidelines of the Kailua-Kona Master Plan most applicable to the Master Plan Update are discussed below.

Goals of the Kailua-Kona Master Plan

2. To maintain and enhance the character identified as “The Kona Way of Life”
3. To be a guide for future development and redevelopment, decision making and plan implementation within the Kailua-Kona Master Plan area.

Objectives of the Kailua-Kona Master Plan

1. Preserve and enhance the natural environment by preserving natural assets/landscape and integrating them with pedestrian activities and new development.
8. Preserve and enhance cultural/historical/natural resources and sites to maintain local values and encourage visitor access.
9. Upgrade and expand infrastructure throughout the planning area
10. Improve and increase non-ocean oriented public facilities, especially recreation.
11. Provide the appropriate phased expansion of infrastructure and county services to support gradual growth in the master plan area.

Discussion: *The Master Plan Update has been carefully designed to reflect the Kailua-Kona region, both its natural and cultural attributes. Cultural and historic archaeological sites have been identified and will be protected and preserved with the implementation of the Master Plan Update. The Master Plan Update has been carefully designed to integrate the natural topography of the site and to reduce extensive grading. As part of the Master Plan Update, the Petition Area will be equipped with a new PK-12 school, university-level classroom spaces, athletic facilities, meeting facilities, and housing for students and staff members. The addition of athletic and meeting facilities at the U of N Kona campus will provide the greater Kailua-Kona community with a significant resource as the U of N Kona has full intentions on hosting various community events.*

As discussed in Section 4.10.1, U of N Kona is negotiating the development of a new water source with a private well developer and will be required to provide infrastructure services to the Petition Area. A new potable water source and infrastructure improvements will be dedicated to the County and will support urban growth and expansion in the Kailua-Kona region, in addition to the Master Plan Update.

Design Guidelines

The “Kona Way of Life” can be physically translated into design concepts, applicable concepts to the Master Plan Update include the following:

1. Integration of new development in the natural environment, while sustaining and enhancing the latter.
2. A respect for the local history, tradition and culture via the preservation of sites and structures while encouraging public understanding and access.
7. Opportunities for friendly gatherings in comfortable places.

Discussion: *The Master Plan Update has been carefully designed to reflect the Kailua-Kona region, both its natural and cultural attributes. The Master Plan Update has been carefully designed to integrate the natural topography of the site and to reduce extensive grading. Open space areas will be maintained to allow for casual outdoor gatherings. A unified architectural theme will be established to reflect a distinct sense of place and landscaping elements will be selected to complement the Kailua-Kona region.*

Cultural and historic archaeological sites have been identified and will be protected and preserved with the Master Plan Update. Easement buffers with narrow gated openings to facilitate access for site maintenance and appropriate visitation by cultural and/or lineal descendants will be established around archaeological sites for proper protection and preservation. Additionally, signage with information of the historic site will also be implemented to bring awareness to the historic significance of each site.

6.3.4 County of Hawai'i Zoning

The zoning regulations for the County of Hawai'i are prescribed in Chapter 25 of the Hawai'i County Code (Zoning Code) and applied and administered within the framework of the Hawai'i County General Plan and Kona CDP. Under the Zoning Code, various zoning districts are established to regulate the type of development and permitted uses of property and are depicted on zoning district maps. Most of the Petition Area is currently zoned A-1a (Agricultural District, one-acre minimum lot size) and a portion of the Petition Area is split zoned RD-3.75 and RS-7.5 (Residential Districts) (*Figure 1-4*).

Discussion: *U of N Kona will be filing a change in zoning application with the County upon completion of the environmental review process and approval of the Master Plan Update by the LUC, and prior to plan approval(s) and issuance of building permits. U of N Kona will be seeking to rezone the Petition Area to the Project District, which would provide flexibility in relocating elements within the Petition Area, or other appropriate district determined to be suitable in consultation with the Department of Planning. Further detail will be provided in the forthcoming zoning application.*

6.3.5 County of Hawai'i Water Use and Development Plan Update, Keauhou Aquifer System

The primary objective of the County of Hawai'i Water Use and Development Plan is to set forth the allocation of water to land uses. As required by the HAR Title 13, Chapter 170, Hawai'i Water Plan, each of the four counties is required to prepare a Water Use and Development Plan to include, but not be limited to, the following:

1. Status of county water and related land development including an inventory of existing water uses for domestic, municipal, and industrial users, agriculture, aquaculture, hydropower development, drainage, reuse, reclamation, recharge, and resulting problems and constraints;
2. Future land uses and related water needs; and
3. Regional plans for water developments including recommended and alternative plans, costs, adequacy of plans, and relationship to the water resource protection plan and water quality plan.

The County Council adopted the Hawaii County *Water Use and Development Plan Update* dated August 2010 (HWUDP), and the Commission on Water Resource Management granted approval in December 2011. As identified in the HWUDP, the Petition Area falls within the Keauhou Aquifer System Area (Keauhou ASYA) which, the HUWDP to be considered for further evaluation and detailed assessment. The Keauhou Aquifer System, *Hawai'i Water Use and Development Plan Update* (HWUDP Keauhou

Update), dated March 2017, now guides the County in an integrated approach to land use planning and water resource development and provides an estimate of anticipated future water demand projections based on County land use/zoning policies and water use rates for the Keauhou ASYA.

The HWUDP Keauhou Update promotes overall themes common to several other HWUDP components:

- Public Trust Doctrine – the State holds ownership over public water resources as a trustee for the benefit of the people of the State.
- Water is a most precious resource, shall be used wisely and conserved, not wasted.
- The highest quality water shall be used for the public's highest beneficial uses.
- Lower quality water (e.g. recycled water, surface water, brackish water) should be used whenever feasible.

Specific recommendations for the *Keauhou ASYA* are as follows:

1. Development of new ground water well sources is encouraged in areas within the high-level aquifer generally from the vicinity of the Hawaii Department of Water Supply (HDWS) Queen Lili'uokalani Trust Deepwell extending south into the Kealakekua ASYA.
2. Continue studies of the ground water hydrology in the Keauhou ASYA, particularly the mid-elevation deep water source, which potentially could be a long-term solution.
3. Water purveyors are encouraged to assist in the development of non-potable water resource enhancement measures that do not involve ground water, such as recycled water, to satisfy non-potable demands. This may reduce reliance on ground water sources.
4. State and County agencies and private entities with water interests in the Keauhou ASYA are encouraged to participate and/or coordinate with the Three Mountain Alliance major landowners (Kamehameha Schools, Division of Forestry and Wildlife, and National Park Service) to assist in the preservation and restoration of watersheds in the Keauhou ASYA which will ultimately protect and potentially augment the ground water resources.
5. State and County agencies are encouraged to develop and implement ground water well protection initiatives and to participate in the State of Hawai'i Department of Health, Safe Drinking Water Branch (SDWB) Wellhead Protection Financial Assistance Program.
6. HDWS will continue to work with 'Aha Moku to ensure that its proposed source development strategies are properly vetted for Traditional and Customary Native Hawaiian Rights (T&C) issues.

Discussion: *As discussed in Section 4.10.1, two locations have been identified for new well development. new potable water source and infrastructure improvements will be dedicated to the County and will support urban growth and expansion in the Kailua-Kona region, in addition to the Master Plan Update. U of N Kona remains committed to working with DWS to finalize a well and secure the infrastructure necessary to support the Master Plan Update. The private developer of the well will enter into a Water Development Agreement with the Water Board to ensure the water source and supporting infrastructure will adequately meet the demand of operations at U of N Kona.*

Determination and Rationale

Chapter 7

Determination and Rationale

This Draft EIS has been prepared in support of U of N Kona's Motion to Amend the 2003 Decision & Order to allow for the implementation of the Master Plan Update. As determined by the LUC, under HRS §343-5, due to the proposed use of County of Hawai'i lands for infrastructure improvements to support the Master Plan Update, U of N Kona must comply with HRS Chapter 343.

Often the environmental review process begins with the preparation of a draft environmental assessment and concludes in one of two ways. If the approving agency determines that a proposed action is not likely to have a significant effect on the environment, it issues a finding of no significant impact (FONSI) and directs the applicant to file the FONSI and a final EA with the Environmental Review Program. If, on the other hand, the approving agency determines that a proposed action may have a significant effect, it instructs the applicant to prepare an EISP and complete the environmental review process through the preparation and processing of an EIS.

However, as a result of the Hawai'i State Legislature's passage of Act 172 in 2012, an approving agency may authorize an applicant to proceed directly to the preparation of an EISP where the agency determines, through its judgment and experience, that an EIS is likely to be required. HRS §343-5(3)(e) provides that: "[I]f the agency determines, through its judgment and experience, that an environmental impact statement is likely to be required, the agency may choose not to prepare an environmental assessment and instead shall prepare an environmental impact statement that begins with the preparation of an environmental impact statement preparation notice as provided by rules." HAR §11-200.1-14(d) similarly permits an approving agency to authorize an applicant to proceed directly to the preparation of an EISP where the agency determines, through its judgment and experience, that an EIS is likely to be required.

To determine whether a proposed action may have a significant effect on the environment, and therefore require an EIS, an agency must review the proposed action under the significance criteria set forth in HAR §11-200.1-13(b). The following is an assessment of the Master Plan Update's impacts based on the 13 significance criteria established in HAR §11-200.1-13(b).

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

Discussion: A *Natural Resources Survey for the University of the Nations Expansion Property* was prepared by AECOS, Inc. in January 2020 (*Appendix F*) in support of the Master Plan Update. Plant species identified at the Petition Area are consistent with those found in urban environments, which are common non-native introduced species and scattered weedy growth. Clearing the Petition Area is not anticipated to adversely affect threatened or endangered plant species. Prior to the start of ground disturbing activities, the Petition Area will be surveyed to ensure Hawaiian Hawk nests and tree tobacco, which can serve as a food source for the BSM larvae, are not present. If Hawaiian Hawk nests are identified at the Petition Area, construction activity will cease and DLNR will be notified immediately. Should tree tobacco be present, DLNR DOFAW will be contacted to determine proper inspection for the presence of the BSM (*Section 4.8*).

An Archaeological Inventory Survey has been conducted to identify historic archaeological resources at the Petition Area. Based on the findings presented in the Archaeological Inventory Survey, a Burial Treatment Plan, Data Recovery Report, Preservation Plan, and Dismantling and Restoration Plan have been completed in support of the Master Plan Update (*Section 4.15*). The Master Plan Update has been carefully designed to protect and preserve identified archaeological features. Through the establishment of interim and permanent preservation buffers and cautionary signage, identified archaeological features will be preserved and protected. Measures to properly dismantle and restore portions of the Kuakini Wall to accommodate a new 40-foot wide gap have been identified to ensure the proper protection and restoration of the archaeological site. With preservation measures in place, the Master Plan Update does not involve a significant loss of archeological or cultural resources.

With identified preservation measures, the Cultural Impact Analysis and Ka Pa‘akai Analysis determined that the Master Plan Update will not impact valued cultural, historic, or archaeological resources, including traditional and customary native Hawaiian rights and practices (*Section 4.16 and 4.17*). An archaeological and/or cultural monitor will be present during ground-disturbing activities. In the event of an inadvertent discovery of ancestral remains, SHPD will be notified immediately, and all construction activity will cease until further mitigation is recommended. If for some reason, iwi must be moved or touched, an identified cultural monitor, or a lineal/cultural descendant of the area will be consulted to provide further mitigation and recommendation.

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

Discussion: The range of beneficial uses of the environment will not be significantly curtailed by the Master Plan Update. The Existing Campus has been preparing followers of Christ for service for over 40 years. The Master Plan Update will serve as an expansion of the Existing Campus, providing for the current and projected space needs at the U of N Kona. The Master Plan Update will allow the U of N Kona to expand their services in the greater Kailua-Kona area. Additionally, the Master Plan Update will provide much needed recreational facilities that the greater Kailua-Kona community will have access to. The Master Plan Update is consistent with plans and policies identified in the County of Hawai‘i General Plan and the Kailua-Kona Community Development Plan. The Master Plan Update will improve the existing environment as it is currently overgrown with dense vegetation.

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

Discussion: The Master Plan Update is consistent with and supportive of State and County long-term goals related to the environment, as discussed in *Chapter 6*. The Master Plan Update was designed to preserve and integrate the natural environment. Open space areas will be preserved, and landscaping will be selected to reflect Kailua-Kona’s agricultural past. Sustainable design measures and practices will be implemented throughout the design of the Master Plan Update. Sustainable design measures and practices include, but are not limited to, solar PV panels on buildings and facilities, buildings designed to achieve LEED certification or objectives, implementation of low flow plumbing fixtures, and a campus-wide recycling program.

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

Discussion: The Master Plan Update will have a positive benefit on the State’s economic welfare (*Section 4.13*). Upon completion of construction, the U of N Kona and its students, staff, and faculty will continue to purchase goods and services from in the Kailua-Kona region and across the state. An increase in goods and services will support jobs and increase expenditures in the County.

Although the 2003 CIA did not identify any specific past or ongoing traditional or customary practices occurring at the Petition Area (*Section 4.17*), concerns were expressed by those who were consulted regarding the presence of burials identified at the Petition Area, the possibility of encountering additional *iwi kupuna* during the buildout of the Master Plan Update, and the potential effects that the proposed development would have on the ability of the descendant community to care for those ancestral remains. Access to the burial site for appropriate cultural activities would be permitted to any lineal and/or cultural descendant who has been formally recognized by the HIBC in accordance with the administration procedures contained within HAR §13-300-35. A long-term perpetual easement will be executed that would set forth requirements and restrictions related to physical improvements, signage, maintenance, and access by lineal or cultural descendants.

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

Discussion: U of N Kona was granted a SLU District Boundary Amendment to reclassify the Petition Area from the Agricultural District to the Urban District. The Master Plan Update is consistent with the Urban land use designation and will not substantially affect public health. Solid waste and wastewater collection and disposal services will meet regulatory requirements to maintain public health standards. Long-term adverse impacts to air, water quality, and noise are not anticipated as a result of the Master Plan Update (*Sections 4.7, 4.5, and 4.9*).

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

Discussion: The Master Plan Update is intended to support future growth and enrollment at the U of N Kona. The projected growth at U of N Kona is in alignment with projected growth patterns in the North Kona District. Although U of N Kona will increase the population in the North Kona District, growth at the U of N Kona is not anticipated to substantially increase population to an extent that would strain public facilities and services (*Section 4.14 and Section 5.2*).

Growth at the U of N Kona is consistent with plans and policies guiding future urban opportunities in the Kailua-Kona region. The General Plan LUPAG Map designates the Petition Area as Medium Density Urban (MDU) and the Kailua-Kona Community Development Plan locates the Petition Area within the Kona Urban Area slated for future growth (*Section 4.13*). The Master Plan Update will also provide much needed recreational and learning spaces to support program operations and the greater Kailua-Kona community.

- (7) Involve a substantial degradation of environmental quality;

Discussion: The Master Plan Update will not involve a substantial degradation of environmental quality on-site or in the surrounding environment. Construction impacts related to noise and air quality are temporary and will be minimized by implementing construction and erosion control BMPs, as described throughout *Chapter 4*. Long-term significant impacts to air and water quality, noise, and natural resources are not anticipated. Sustainable design features, such as LID will be implemented, where feasible.

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

Discussion: The Master Plan Update is not anticipated to have substantial cumulative adverse impacts on the environment, as discussed in *Section 5.1*. Additionally, the Master Plan Update is not a commitment to a larger action or project by the U of N Kona. The Master Plan Update is intended to serve as an extension of the Existing Campus to support current and future space and facility needs.

The Master Plan Update is in alignment with plans and policies guiding urban growth in the Kailua-Kona region. The County of Hawai'i General Plan LUPAG Map designates the Petition Area as MDU and the Kailua-Kona Community Development Plan locates the Petition Area within the Kona Urban Area slated for future growth. The Master Plan Update will complement the existing urban setting surrounding the Petition Area.

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

Discussion: As discussed in *Section 4.8.2*, other than the State endangered Hawaiian Hawk (*Buteo solitarius*), which was observed flying over the Petition Area, no rare, threatened, or endangered species or critical habitats were detected within the Petition Area. Prior to the start of construction, the Petition Area will be surveyed to ensure Hawaiian Hawk nests and tree tobacco, which can serve as a food source for the BSM larvae, are not present. If Hawaiian Hawk nests are found, construction activity will cease, and the DLNR, DOFAW will be notified. Should tree tobacco be present, DLNR DOFAW will be contacted to determine proper inspection for the presence of the BSM. With surveying in place, it is not anticipated the Master Plan Update will have a substantial adverse effect on the endangered species.

Additionally, mitigation measures outlined in *Section 4.8.2* will be implemented to minimize the potential for impacts to seabirds that may occasionally fly over the Petition Area. No long-term impacts to rare, threatened, or endangered species or habitat are anticipated.

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

Discussion: An GHG analysis using the CalEEMod (*Appendix E*) and Acoustic Study (*Appendix G*) were conducted to assess the potential impacts to the environment as a result of the Master Plan Update. Temporary impacts associated with construction are identified throughout *Chapter 4*. Short-term effects on air, water quality/stormwater runoff, and ambient noise levels during construction will be mitigated through adherence to State and City regulations and mitigation measures, as summarized in *Table ES-1*.

No detrimental long-term impacts to air, water, or acoustic quality are anticipated from the Project.

- (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;

Discussion: The Petition Area is not located in an environmentally sensitive area that is likely to suffer damage from a flood, tsunami, sea level rise, erosion, or geological hazards. All buildings and facilities will be built in accordance with building code standards as defined in Chapter 5 of the Hawai'i County Code. Due to its location, the U of N Kona may also serve as a shelter in the event of a natural disaster (*Section 4.6*).

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

Discussion: The Master Plan Update will not have a substantial adverse effect on scenic vistas and viewplanes. The Master Plan Update has been carefully designed to integrate the Petition Area's natural topographic features and reduce extensive grading. Utilizing the natural topography of the Petition Area will preserve views of Mount Hualālai which the County General Plan identifies as a natural beauty site (*Section 4.18*).

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

Discussion: Construction related activity during the phased build out of the Master Plan Update is anticipated to generate short-term impacts to air quality. However, construction is temporary and will cease upon completion. Additionally, short-term construction related activity will comply with provisions of the State DOH's Ambient Air Quality Standards, HAR §11-59 relating to Ambient Air Quality Standards and HAR §11-60.1-33 relating to Fugitive Dust.

It is not anticipated the Master Plan Update will substantially increase GHG emissions that may cause or contribute to any appreciable impact to local or regional air quality. U of N Kona is committed to methods that will reduce GHG emissions produced from the Master Plan Update. Sustainable measures and practices include, but are not limited to, solar PV panels on buildings and facilities, buildings designed to achieve LEED objectives or LEED certification; implementing low flow plumbing fixtures; and a campus-wide recycling program (*Section 4.7*).

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Agencies and parties Consulted

Chapter 8

Agencies and Parties Consulted

The publication of the EISPN in the ERP's bi-monthly bulletin, on March 8, 2021 commenced the 30-day public review and comment period, which ran through April 7, 2021. The 30-day public comment period allows government agencies, community associations and organizations, elected officials, and individuals in the community to provide further guidance on the scope of the DEIS. *Table 8-1* lists those agencies, organizations, and individuals that received notification of the EISPN. A total of nine (9) agencies and individuals provided responses during the public comment period. Those listed in *Table 8-1* have also been notified of the publication of this Draft EIS.

Table 8-1: Consulted Parties			
Respondents and Distribution	Provided EISPN	Provided Comments on EISPN	Notified of Draft EIS
Federal Agencies			
U.S. Department of the Interior, U.S. Fish and Wildlife Service	X	X	X
U.S. Department of the Interior, Geological Survey	X		X
U.S. Environmental Protection Agency, Pacific Islands Office Region 9	X		X
Department of the Agriculture, Natural Resources Conservation Service	X		X
Department of Transportation, Federal Highways Administration	X		X
State of Hawai'i			
Department of Agriculture	X		X
Department of Business, Economic Development & Tourism, Land Use Commission	X		X
Department of Business, Economic Development & Tourism, Office of Planning	X		X
Department of Business, Economic Development & Tourism, Office of Planning, Statewide Sustainability Program			X
Department of Defense	X		X
Department of Education	X	X	X
Department of Hawaiian Home Lands	X	X	X
Department of Health, Clean Air Branch	X	X	X
Department of Health, Clean Water Branch	X		X
Department of Health, Office of Environmental Quality Control	X		X
Department of Health, Safe Drinking Water Branch	X		X

Table 8-1: Consulted Parties

Respondents and Distribution	Provided EISPN	Provided Comments on EISPN	Notified of Draft EIS
Department of Health, Solid and Hazardous Waste Branch	X		X
Department of Health, Wastewater Branch	X		X
Department of Land and Natural Resources, Commission on Water Resources Management	X	X	X
Department of Land and Natural Resources, Division of Forestry and Wildlife	X	X	X
Department of Land and Natural Resources, Engineering Division	X	X	X
Department of Land and Natural Resources, Land Division	X	X	X
Department of Land and Natural Resources, Office of Conservation Coastal Lands	X		X
Department of Land and Natural Resources, Historic Preservation Division	X		X
Department of Transportation, Highways Division	X	X	X
Office of Hawaiian Affairs	X		X
County of Hawai'i			
Civil Defense Agency	X		X
Department of Environmental Management	X		X
Department of Finance, Real Property Tax Division	X		X
Department of Housing and Community Development	X		X
Department of Parks and Recreation	X		X
Department of Planning, Planning Division	X		X
Department of Public Works, Engineering Division	X		X
Department of Public Works, Building Division	X		X
Department of Water Supply	X	X	X
Fire Department	X		X
Police Department	X	X	X
Elected Officials			
County of Hawai'i, Mayor Harry Kim	X		X
County of Hawai'i Councilmember, Rebecca Villegas, District 7	X		X
State House Representative, David A. Tarnas, District 7	X		X
State Senator, Dru Mamo Kanuha, District 3	X		X
The Honorable David Ige, Governor of the State of Hawai'i	X		X

Table 8-1: Consulted Parties			
Respondents and Distribution	Provided EISPN	Provided Comments on EISPN	Notified of Draft EIS
Utility Companies			
Hawai'i Electric Light Company, Inc.	X		X
Hawaiian Telecom, Inc.	X		X
Libraries			
Hawai'i State Library	X		X
Kailua-Kona Public Library	X		X
Kealahou Public Library	X		X
News Media			
Hawai'i Tribune Herald	X		X
West Hawai'i Today	X		X
Community Groups/Individuals			
Kailua Village Design Commission	X		X
Cultural Resources Commission	X		X
Kahu Wai'aha Community			X
Wai'aha Community Advisory Committee			X
Adjacent Landowners and Neighbors	X		X
Lois Hodges		X	

8.1 Scoping

Pursuant to HAR §11-200.1-23, the public scoping process provides for public and agency input through outreach and a public comment period. Scoping serves as an opportunity to obtain input from the community, agencies and other stakeholders regarding the issues and resources they would like to see addressed and analyzed throughout the EIS process. A public scoping meeting is required to be held during the 30-day EISPN comment period.

Notification of the public scoping meeting for the Master Plan Update was published in the ERP's bi-monthly bulletin on March 8, 2021, alongside publication of the EISPN and in local news media outlets. Due to public health concerns from the COVID-19 pandemic, in-person agency and public meetings were not held. As a result, a virtual public scoping meeting to obtain public feedback on the scope of this Draft EIS was held on March 25, 2021, from 6:00 – 7:30PM via Zoom. The meeting was facilitated by representatives from U of N Kona and G70. The project team shared courtesy rules for the online public scoping meeting notifying participants that the meeting would be recorded and a portion at the end of the presentation was reserved for participants to provide oral comments with regards to the scope of this Draft EIS. Additionally, the project team encouraged participants to submit written comments before the comment deadline on April 7, 2021. A copy of the scoping meeting presentation is attached in *Appendix L*, and the public scoping comments were recorded and submitted to ERP per HAR § 11-200.1-5(e)(5)(E).

8.1.1 Summary of Scoping Comments

The primary points of comments included: privacy for neighboring property owners, noise concerns, traffic and roadways, community outreach, and non-potable water. A summary of the comments received during the scoping process is provided below:

Privacy for Neighboring Property Owners

With existing residential housing development adjacent to the Petition Area's southern boundary, residential neighbors expressed concern for their privacy. Neighbors expressed the desire for the construction of walls/increasing the height of existing walls and building setbacks from the Petition Area's southern boundary line to ensure their privacy is maintained.

- A resident stressed concerns about an increase in day and evening noise. Neighboring residents are currently impacted by noise generated from the Existing Campus and are concerned that the expansion of the U of N Kona, which will be in closer proximity to existing residential housing, will increase the volume of noise.

Traffic and Roadways

- A resident shared that the roadways serving the Existing Campus are already congested. The intersection of Hualalai Road and Queen Ka'ahumanu Highway is of concern because heavy traffic exists at that intersection. The resident inquired about measures that will be taken to control traffic in the area with the proposed campus expansion.
- A resident shared that the County attempted to build a connector road running mauka to makai (from Hualalai Road to Kuakini Highway) but were unsuccessful after residents showed them the unsafe conditions in the proposed construction area. The resident requested that the U of N Kona keep them informed of any new roadway construction.

Non-Potable Water

- A participant asked if a non-potable water system will be developed to provide a source of water for landscaping within the Petition Area.

Community Outreach

- A participant noted that it would be appreciated if additional notification of the scoping meeting was made to neighboring property owners and residents. The resident stressed many neighboring residents were unaware of the proposed expansion of the U of N Kona, the public scoping meeting, and EISPN comment period.
- Neighboring residents requested better communication and outreach from the U of N Kona with regards to future meetings addressing the Master Plan Update. A resident stressed that there are over 100 homes in the adjoining Kona Hillcrest subdivision.

8.2 Summary of Comments

A total of nine (9) agencies and individuals provided comments during the 30-day public EISPN comment period. Copies of each comment letter are provided in *Appendix M*. A summary of comments received and associated responses is provided in *Table 8-2*. Comments are organized by major topics.

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
Air Quality		
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.	DOH CAB; April 6, 2021	U of N Kona recognizes construction for the buildout of the Petition Area may increase dust levels in the vicinity of the Petition Area. As such, a dust control management plan will be developed prior to the start of construction (<i>Section 4.7</i>).
Construction activities must comply with the provisions of Hawaii Administrative Rules, Chapter 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.	DOH CAB; April 6, 2021	As discussed in <i>Section 4.7</i> , construction activity will comply with HAR §11-60.1-33 relating to Fugitive Dust. To mitigate potential dust generating activities to neighboring property owners, dust-generating equipment will be located in areas of the least impact as much as possible.
<p>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:</p> <ul style="list-style-type: none"> 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 construction activities; and f) Controlling airborne, visible fugitive dust from debris being hauled away from the project site 	DOH CAB; April 6, 2021	As noted in <i>Section 4.7</i> , the U of N Kona is aware of the potential dust generating activities during the short-term construction period and has phased the Master Plan Update. Additionally, BMPs including those provided by DOH CAB will be implemented during the short-term construction period. BMPs will include but not limited to locating potential dust-generating equipment in areas of the least impact, minimizing airborne and visible fugitive dust from shoulders and access roads, and controlling airborne and visible fugitive dust from debris being hauled away from the Petition Area. Additionally, a Dust Control Management Plan will be prepared prior to the start of construction.

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
Biological Resources		
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/promor.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 Hawaii, we have also enclosed our biosecurity protocol for activities in or near natural areas.	USFWS; April 12, 2021 (File No. 01EPIF00-2021-TA0229)	We appreciate the reference to the species most likely to occur within the vicinity of the Petition Area and the recommended conservation measures to avoid or minimize adverse effects to federally protected species. In support of the Master Plan Update, a <i>Natural Resources Survey for University of Nations Expansion Property</i> has been conducted to identify both Federal and State listed endangered and protected species at the Petition Area. The survey outlines mitigation measures to avoid any adverse effects to Federal and State listed endangered and protected species. Further discussion of the findings from the <i>Natural Resources Survey</i> is located in <i>Section 4.8</i> .
The State listed Hawaiian Hawk or 'Io (<i>Buteo solitarius</i>) is known to occur in the project vicinity. DOFAW recommends surveying 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.	DLNR DOFAW; March 18, 2021 (File No. 3070)	Thank you for informing U of N Kona of the presence of the Hawaiian Hawk. As discussed in <i>Section 4.8.2</i> , a Hawaiian Hawk was observed flying over the Petition Area during the biological survey. The Petition Area will be surveyed prior to the start of construction to ensure no Hawaiian Hawk nests are present before vegetation is cleared. If Hawaiian Hawk nests are found, construction activity will cease, and DLNR DOFAW will be notified.
We note that artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. We appreciate the measures outlined in the permit application to minimize night time lighting impacts to seabirds such as fully shielding lights. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15 through December 15. This is the period when young seabirds take their maiden voyage to the open sea. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i please visit: https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf	DLNR DOFAW; March 18, 2021 (File No. 3070)	U of N Kona acknowledges the adverse impacts artificial lighting can have on seabirds that may flyover the Petition Area at night and have outlined mitigation measures to minimize potential impacts to seabirds. Measures include limiting construction to daytime hours to mitigate the need for nighttime lighting and shielding lighting should nighttime construction activity be needed. Lighting installed as part of the Master Plan Update will be shielded and in compliance with Hawai'i County Code § 14-50. Please see <i>Section 4.8.3</i> for further discussion on mitigation measures to minimize potential impacts to seabirds.

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
<p>The State listed Blackburn's Sphinx Moth (BSM; <i>Manduca blackburn</i>) has a historic range that encompasses the project area. Larvae of BSM feed on many nonnative hostplants that include tree tobacco (<i>Nicotiana glauca</i>) which grows in disturbed soils. We recommend contacting our Hawai'i Island DOFAW office at (808) 974-4221 for further information about where BSM may be present and whether a vegetation survey should be conducted to determine the presence of plants preferred by BSM. To avoid harm to BSM, DOFAW recommends removing plants less than one meter in height or during the dry time of the year. If you remove tree tobacco over one meter in height or disturb the ground around or within several meters of these plants they must be checked thoroughly for the presence of eggs and larvae.</p>	<p>DLNR DOFAW; March 18, 2021 (File No. 3070)</p>	<p>Thank you for informing U of N Kona of the presence of the BSM. Although the BSM and tree tobacco were not detected during the biological survey of the Petition Area (<i>Section 4.8.2</i>), prior to the clearing of non-native vegetation the area will be surveyed to ensure tree tobacco is not present. If tree tobacco is found to be present, DLNR DOFAW will be contacted to determine proper inspection for the presence of the BSM.</p>
<p>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, coconut rhinoceros beetles), 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.</p>	<p>DLNR DOFAW; March 18, 2021 (File No. 3070)</p>	<p>U of N Kona appreciates the recommended measures to minimize the introduction of invasive species to the Petition Area and greater Kailua-Kona Region.</p> <p>The plan for the Petition Area has been revised to meet the long-term vision of the U of N Kona and to reduce extensive grading. As much as possible, cut material from grading will remain on-site and the amount of cut and fill will be balanced to minimize the need to import fill or to export excavated material. Balancing cut and fill material will minimize the need to import soils from an off-site location that may contain invasive fungal pathogens, vertebrate and invertebrate pests, and invasive plant parts that could harm native species and ecosystems.</p> <p>As discussed in <i>Section 4.8.1</i>, construction equipment, materials, and personnel will be cleaned of excess soils and debris to minimize the risk of spreading invasive species.</p>

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
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 (https://sites.google.com/site/weedriskassessment/home) to determine the potential invasiveness of plants proposed for use in the project. We recommend that you refer to www.plantpono.org for guidance on selection and evaluation for landscaping plants.	DLNR DOFAW; March 18, 2021 (File No. 3070)	Thank you for providing guidance on native plants to incorporate into the landscape. Landscaping will be carefully selected to reflect the natural and cultural landscape of the Kailua-Kona Region, and will include the use of native plants. Xeriscape techniques may also be incorporated to complement the dry climate and pay tribute to the region's agricultural past.
Flooding		
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). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR 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 designations for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiiinfip.org/FHAT).	DLNR ENGR; March 30, 2021	Thank you for providing guidance on the National Flood Insurance Program. As discussed in <i>Section 4.6.4</i> and depicted in <i>Figure 4-8</i> , the Petition Area is located in Zone X. Areas designated as Zone X are not located within a Special Flood Hazard Area. The Master Plan Update will comply with applicable standards articulated in Chapter 27 of the Hawai'i County Code. Please see <i>Section 4.6.4</i> for further discussion regarding flooding and the Master Plan Update.
Surface Waters & Drainage		
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/	DLNR CWRM; April 1, 2021 (File No. RFD.5090.8)	Thank you for providing information on BMPs for stormwater management. As discussed in <i>Section 4.4</i> , BMPs will be incorporated during the short-term construction period and may include temporary sediment basins, temporary diversion berms or ditches, silt fences, dust screens, storm drain inlet protection, hydroseeding for temporary ground cover, stabilized construction entrances, and truck and equipment wash-down areas. Additionally, LID measures may be incorporated where feasible to minimize the potential for increased stormwater runoff upon full build out of the Master Plan Update.

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
Potable and Non-Potable Water		
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.	DLNR CWRM; April 1, 2021 (File No. RFD.5090.8)	A discussion of the Master Plan Update's compliance with the County's 2019 Water Use and Development Plan Update is located in <i>Section 6.3.5</i> . U of N Kona will continue to consult with DWS as it finalizes an agreement for the development of an off-site well. As noted in <i>Section 4.5</i> , the future water demand for the Keauhou ASYA includes the water needed to support the urban land use designation of the Petition Area, under the previous plan
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 .	DLNR CWRM; April 1, 2021 (File No. RFD.5090.8)	U of N Kona is committed towards a sustainable future. As discussed in <i>Section 4.7</i> , buildings and facilities planned for the Petition Area will be designed to achieve LEED certification or objectives. Additionally, the buildings and facilities planned for the Petition Area will be equipped with low flow plumbing fixtures.
6. We recommend the use of alternative water sources, wherever practicable.	DLNR CWRM; April 1, 2021 (File No. RFD.5090.8)	As noted in <i>Section 5.6</i> of the Draft EIS, DWS has indicated that U of N Kona will need to seek a new water source to serve the Master Plan Update, and water service is included as an unresolved issue in the Draft EIS. U of N Kona has identified two potential well sites and is in the process of negotiating an agreement with the developer of a private well to secure water for the Master Plan Update. As U of N Kona continues its efforts to secure a water source for the Master Plan Update, it will continue to assess the use of viable alternative water sources, where 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 .	DLNR CWRM; April 1, 2021 (File No. RFD.5090.8)	U of N Kona is committed towards a sustainable future and will look into participating in the Hawaii Green Business Program.

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
<p>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</p>	<p>DLNR CWRM; April 1, 2021 (File No. RFD.5090.8)</p>	<p>Thank you for sharing information on the landscape irrigation conservation BMPs endorsed by the Landscape Industry Council of Hawaii. BMPs identified in the landscape irrigation conservation BMPs that will be implemented through the Master Plan Update include but are not limited to installation of water meters to detect leaks and to monitor water consumption rates and integrating xeriscape landscaping techniques.</p>
<p>Regulation - pg. 4-7 of the document refers to Keauhou HWUDP encouragement of developing future high-level wells for the DWS system in areas generally between 1,500-feet and 1,800-feet ground elevations mauka of Māmalahoa Highway. It should be stated that the HWUDP document also discourages any new county development north of the Keahuolu QLT 1 4057-001 Well in that high-level aquifer and any new wells in the basal aquifer portions of the aquifer area. Also, it should be mentioned that there were 2 permitted basal wells the University was planning to drill that expired in May 2020 and the disposition of those wells should be mentioned. Dry wells are also a potential source of pollution to the aquifer which are under the water quality protection control of the Department of Health. All these issues should be evaluated for their impacts to ground water dependent ecosystems and consult with the Aha Moku Advisory Committee as well as the traditional & customary impacts.</p>	<p>DLNR CWRM; April 1, 2021 (File No. RFD.5090.8)</p>	<p>U of N Kona acknowledges the Keauhou HWUDP recommendation of developing future high-level wells for the DWS system in areas generally between 1,500 feet and 1,800 feet, and discourages any new development north of the Keahuolu QLT 1 4057-001 Well and any new wells in the basal aquifer portions of the aquifer area. As discussion in <i>Section 4.5</i> and <i>Section 5.6</i>, U of N Kona has identified two potential well sites and is in the process of negotiating an agreement with the developer of a private well to secure water for the Master Plan Update. Upon the completion of a negotiation with a private well developer, the developer will need to enter into a Water Development Agreement with the Water Board to ensure the water source and supporting infrastructure will adequately meet the demand of operations. Subsequent permit applications will be filed with the Commission of Water Resource Management to test the well(s) for the availability of freshwater and analyze the impacts on groundwater resources and traditional and customary practices. At this time, it is not anticipated the total increase in demand to support the Master Plan Update is not anticipated to affect the flowrate and salinity of the brackish basal lens in the nearshore area due to the fresh water body being at a depth below salt water.</p> <p>U of N Kona explored the potential to drill two basal wells on the Petition Area, however, is no longer pursuing wells on the Petition Area due to the basal lens insufficiency, potential sea water intrusion and environmental challenges.</p>

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
<p>Planning - The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified and the calculations used to estimate demands should be provided. A discussion of the potential impacts on water resources and other public trust uses of water should be included, and any proposed mitigations measures described. Water conservation and efficiency measures to be implemented should also be discussed.</p>	<p>DLNR CWRM; April 1, 2021 (File No. RFD.5090.8)</p>	<p>The projected potable and non-potable water demands were calculated, and enclosed in <i>Appendix C</i>. As discussed in <i>Section 4.5</i>, the total increase in demand to support the Master Plan Update is not anticipated to affect the flowrate and salinity of the brackish basal lens in the nearshore area due to the fresh water body being at a depth below salt water. Additionally, the total increase in demand is not anticipated to impact the total water availability for the County or the Department of Hawaiian Home Lands. To offset the increase in demand, water meters, similar to those installed throughout the Existing Campus, will be installed throughout the Petition Area to detect leaks and monitor water consumption rates. Xeriscape landscaping techniques will also be integrated into the landscape design.</p>
<p>1. The proposed action is situated in the Keauhou Aquifer System. The Department notes for the applicant that the Commission on Water Resource Management has reserved 3.389 MGD of groundwater from the Keauhou Aquifer System for future DHHL development needs. DHHL has concerns that the proposed action could potentially impact the Department's ability to provide water to our homesteads. Section 4.5 of the EISPN states that a new water source(s) will be needed to support the buildout of each phase and the expansion of the project area. The forthcoming Draft Environmental Impact Statement (DEIS) should identify the location of U of N Kona's future water development and detail the amount of water demand the applicant anticipates. Further there should be an analysis and discussion of how these water plans and projections impact DHHL's ability to develop water for our homestead lands. We would also like to remind the applicant that DHHL water use is one of four protected public trust uses of water under HRS 171, otherwise known as the State Water Code.</p>	<p>DHHL; April 8, 2021 (File No. PO-21-068)</p>	<p>As noted in <i>Section 5.6</i>, DWS has indicated that U of N Kona will need to seek a new water source to serve the Master Plan Update, and water service is included as an unresolved issue in the Draft EIS. U of N Kona has identified two potential well sites and is in the process of negotiating an agreement with the developer of a private well to secure water for the Master Plan Update.</p> <p>The potential well sites are situated within the Keauhou Aquifer System Area, which has a sustainable yield of 38 MGD (<i>Figure 4-5 and 4-6</i>). The Keauhou Aquifer System Area has been and continues to be carefully monitored. As of June 2022, the existing groundwater pumpage within the Keauhou Aquifer System Area is 14.452 million gallons per day (MGD), which constitutes approximately 38% of the total sustainable yield. As discussed in <i>Section 4.5</i>, the Master Plan Update is estimated to demand approximately .107 MGD, which will increase the total groundwater pumped within the Keauhou Aquifer System Area by less than 1%. Notably, the future water demand for the Keauhou ASYA includes the water needed to support the urban land use designation of the Petition Area, under the previous plan. The total increase in demand from the Master Plan Update is not anticipated to impact DHHL's ability to provide water to its homesteads. U of N Kona acknowledges that water for DHHL is a protected public trust use under the State Water Code.</p>

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
2. Groundwater flows within the Kaloko-Honokōhau National Historic Park are also connected to the Keauhou Aquifer System Area. DHHL also has concerns about future pumping activities in this basal aquifer, which may likely reduce the amount of freshwater flow to the coastline thereby impacting biota and Native Hawaiian traditional and customary practices that our beneficiaries may conduct in the vicinity of the park. The location of new ground water sources that will serve the campus development should be located in areas that will minimize impact to freshwater flow to the coastline. The DEIS should summarize the potential impacts to these environmental and cultural resources from construction activities, as well as the cumulative impacts of the proposed project as contemplated in the Master Plan Update.	DHHL; April 8, 2021 (File No. PO-21-068)	As discussed in <i>Section 4.5</i> of the Draft EIS, based on the amount of water needed to support the Master Plan Update, it is not anticipated that the drawing of water at these two sites will affect freshwater flow to the coastline at or near the National Park or impact biota and Native Hawaiian traditional and customary practices.
Please be informed that the existing campus is supplied by two existing services. One from the 325 feet service area connected to an existing 8-inch waterline along Kuakini Highway and the other from 601 feet service area connected to an existing 12-inch waterline along Hualālai Road. It should be noted that the current usage exceeds the total water allotment for Parcel 3 and Parcel 85. Also, there is an outstanding item from Phase 1-B and there are existing water system facilities within Parcel 85.	DWS; April 6, 2021	<i>Section 4.10.1</i> discusses the use of the waterlines and service areas serving the Existing Campus. Water meters were installed on approximately 17 buildings and 21 irrigation zones throughout the Existing Campus. The water meters identified leaks contributing to the overall rate of water consumed at the U of N Kona. The identified leaks have been fixed and U of N Kona is currently in conformance with the amount of water allocated from DWS. U of N Kona is aware there are existing water system facilities on Parcel 85 and may be utilized to support the Master Plan Update.
Currently, the Department's existing water system facilities are unable to support the proposed development. As stated in the subject EISPN, the Department's existing water system facilities are unable to support the proposed development. As stated, in the subject EISPN, the Department's existing water system lacks adequate source and transmission capacity to provide the anticipated amount of water needed. In addition, the developer will also be required to construct the necessary storage facilities to provide for the estimated maximum daily water usage for the development.	DWS; April 6, 2021	As noted in <i>Section 5.6</i> of the Draft EIS, U of N Kona understand that it will need to seek a new water source to serve the Master Plan Update, and water service is included as an unresolved issue in the Draft EIS. U of N Kona has identified two potential well sites and is in the process of negotiating an agreement with the developer of a private well to secure water for the Master Plan Update. U of N Kona understands that new transmission and storage facilities will be required to supply water to the Petition Area.
In addition to the Water Supply Study, the Department would request a conceptual water master plan for the necessary off-site water system improvements, including any proposed phasing of the project, to better determine the scope of water system improvements that will be required. All uses of water would need to be factored when calculating water demand for a project.	DWS; April 6, 2021	U of N Kona is in the process of negotiating an agreement with an off-site private well developer to supply water to the Petition Area. Once the final well site is determined and the agreement with the well developer is finalized, a conceptual water master plan will be prepared and submitted to the DWS.

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
The Department of Water Supply acknowledges that potable water is Hawai'i Island's most precious resource and encourages our communities to promote water conservation and reserve the highest quality of water for the most valuable end use, which is the sustenance of life. The Department requests the developer address the non-potable demand of water or irrigation by using alternate methods (i.e. reclaimed or reused water).	DWS; April 6, 2021	Fully built out, it is anticipated approximately 107,500 gallons of water per day will be needed to support the Master Plan Update. The total projected water demand includes the projected demand for irrigation purposes. U of N Kona submitted a request to DWS to obtain all water, including potable and non-potable from the DWS public water system.
Noise		
I believe that your assessment of the noise impact in item 4.10 of your report is an incomplete and incorrect assessment. I would like to request that you restudy this issue at a time when the University of the Nations is holding a large assembly/revival or other group gathering where there is amplified music involved. With Covid impact these loud gatherings do not seem to be as frequent but in non-pandemic times they are much too frequent and much too loud. The music is amplified so that it carries down into the Alii Drive & Walua Road area. During the summer there are week long gatherings and the noise continues from early morning until 10 p.m. There is not only music and singing but loud cheering, hooting, hollering and sounds similar to what one would expect to hear from an NFL Football stadium only for many hours longer than a football game.	Lois Hodges; March 31, 2021	In support of the Master Plan Update, an Acoustic Study has been conducted and is attached in <i>Appendix G</i> . Please see <i>Section 4.9</i> for further discussion on noise associated with the Master Plan Update. The Acoustic Study found that potential noise from activities associated with the Master Plan Update could disturb neighboring residences along the southern boundary of the Petition Area, although it is not anticipated noise levels will exceed the acceptable 55 DNL level. U of N Kona will notify neighbors that efforts are being made to control noise and ensure the community is aware of any events that may generate noise.
The University has been made aware of both verbally and in writing that the amplification is a nuisance to the area. They seem to have no regard for the mental health of the neighborhood. Their representative indicated that having a "radical man of Jesus" in town was the cause and also indicated that there will be joyful noise in heaven which seems to make it acceptable to have joyful noise in the neighborhood.	Lois Hodges; March 31, 2021	We understand your concerns with noise generated at the U of N Kona. The U of N Kona is aware of operations that may disturb neighboring homeowners. In support of the Master Plan Update, an Acoustic Study has been conducted and is attached in <i>Appendix G</i> . U of N Kona remains committed to being good neighbors and will remain vigilant of the noise generated by events held on campus and the impact it may have on neighboring residents. Furthermore, the U of N Kona will notify neighboring homeowners if any large event will be held in the late afternoon extending into the night.

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
I request that you restudy the noise issue by contacting people who live in the condo complexes of Kona Pacific, Kona Mansions, & Alii Cove where we often have to tolerate the stadium effect for hours on end, particularly in the summer. I also request that you recommend a limitation of the amplification of the sound emitted from the campus as I am concerned that their proposed 4000 sq. ft. chapel, located closer to residential areas will be a source of further noise nuisance to the neighborhood.	Lois Hodges; March 31, 2021	In support of the Master Plan Update, an Acoustic Study has been conducted is attached in <i>Appendix G</i> . Please see <i>Section 4.9</i> for further discussion on noise associated with the Master Plan Update. U of N Kona will notify neighbors that efforts are being made to control noise and ensure the community is aware of any events that may generate noise.
Traffic		
1. We find that the MAR lacks detailed conclusions on traffic improvements and recommendations to be made for local and regional impacts by development. Therefore, the HDOT recommends that the MAR should be revised.	DOT; April 5, 2021 (Log No. DIR 0248 HWY-PS 2.5394)	The MAR has been revised to analyze future operations at the U of N Kona for each phase of the Master Plan Update (<i>Appendix H</i>). In general, the MAR concluded that the Master Plan Update will not result in direct impacts to the nine intersections that were evaluated. For the intersection at Kuakini Highway and the Existing Campus entrance, the revised MAR recommends that the south leg be restriped and a refuge lane for westbound left turning traffic be provided with Phase 1. Additionally, the MAR recommends that prior to the buildout of Phases 2 and 3, the intersections of Queen Ka'ahumanu Highway and Kuakini Highway, and Queen Ka'ahumanu Highway and Hualālai Road be evaluated to determine whether a traffic signal is warranted.
1.1 The MAR should be revised to include the development's specific recommendations on mitigation measures on traffic impacts identified or provide additional studies to address each of the following findings in the study: 1.1.1 In Section 1.2 Phase 1 (2030) Plus Project Intersection Level of Service, it states that "the addition of project traffic would cause operations at each location to degrade further."	DOT; April 5, 2021 (Log No. DIR 0248 HWY-PS 2.5394)	The MAR has been revised to analyze future operations at the U of N Kona with the Master Plan Update (<i>Appendix H</i>). The Master Plan Update is not anticipated to increase traffic in the nearby vicinity and at this time it is not anticipated that any traffic signals are warranted. To mitigate traffic related impacts from the Master Plan Update at the intersection of Kuakini Highway & North Campus Entrance, the south leg will be restriped and a refuge land for westbound left turning traffic will be implemented.
1.1.2 In Section 1.2 Future Phase 2 and Phase 3 Assessment it states that "Intersection conditions (for Queen Kaahumanu Highway and Nani Kailua Drive) would likely continue to degrade with the addition of ambient and project-related traffic in Phase 2."	DOT; April 5, 2021 (Log No. DIR 0248 HWY-PS 2.5394)	Additionally, prior to the buildout of Phase 2 and 3 the intersection of Queen Ka'ahumanu Highway & Kuakini Highway and Queen

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
1.1.3 In Section 7.2 Phase 2 Hot Spot Assessment relating to the Queen Kaahumanu Highway/Hualalai Road and Queen Kaahumanu Highway/Kuakini Highway, it states that "The Phase 2 campus development is anticipated to contribute additional traffic and exacerbate the delay in intersection movements."	DOT; April 5, 2021 (Log No. DIR 0248 HWY-PS 2.5394)	Ka'ahumanu Highway & Hualalai Road will be evaluated to determine if a traffic signal is warranted.
1.1.4. In Section 7.2 Phase 2 Hot Spot Assessment relating to the Queen Kaahumanu Highway and Nani Kailua Drive, it states that "The anticipation of intersection conditions would likely continue to degrade with the addition of ambient and project-related traffic in Phase 2."	DOT; April 5, 2021 (Log No. DIR 0248 HWY-PS 2.5394)	
<p>2. We have initially reviewed the MAR and an Environmental Planning Report (EPR) included in the Motion to Amend the Decision and Order, which was received on April 13, 2020 from the Office of Planning. Our review comments for the MAR on April 27, 2020 sent to them remain applicable as follows:</p> <p>2.1 Although the proposed land use trips generated and access points to the petition area have changed in the interim, the 2003 Decision and Order conditions remain relevant to the 2020 Master Plan as follows:</p> <p>2.2 Condition 9. Transportation: Petitioner shall participate in the pro-rata funding and construction of local and regional transportation improvements and programs necessitated by the proposed development in designs and schedules accepted and determined by HDOT and County of Hawaii Department of Public Works (DPW). Agreement between the Petitioner and the DOT and DPW as to the level of funding and participation shall be obtained prior to the Petitioner obtaining County zoning, or prior to the Petitioner securing County building permits if County zoning is not required.</p>	DOT; April 5, 2021 (Log No. DIR 0248 HWY-PS 2.5394)	U of N Kona acknowledges the conditions related to traffic improvements imposed by the LUC under the 2003 Decision & Order. As part of approving the Master Plan Update, U of N Kona anticipates that the LUC will impose a new or amended condition related to participation in the pro-rata funding and construction of local and regional transportation improvements and programs, including the requirement for UNK to enter into an agreement with HDOT and County DPW for the level of funding and participation. U of N Kona will comply with all conditions that may imposed by the LUC in approving the Master Plan Update.
2.3 Condition 10. Traffic: Petitioner shall, prior to the Petitioner obtaining County zoning, submit a revised Traffic Impact Analysis Report for the review and approval of the HDOT and DPW, which shall include an analysis of the entire development of the existing/proposed University of the Nation-Kona, Hualalai Village project, and the Cultural Center, as well as existing and potential future developments in the immediate area as required by the HDOT and DPW.	DOT; April 5, 2021 (Log No. DIR 0248 HWY-PS 2.5394)	As noted above, U of N Kona acknowledges the conditions related to traffic improvements imposed by the LUC under the 2003 Decision & Order. U of N Kona anticipates that the LUC will impose new or amended conditions related to traffic when approving the Master Plan Update. U of N Kona will comply with all conditions that may imposed by the LUC in approving the Master Plan Update.

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
2.4 The MAR appears to be consistent with Condition 10 and addresses the potential impacts of traffic generated by the entire development area (3 parcels), not just the petition area. However, the estimates of students and staff living on-campus versus off-campus for 2030 appears to differ between the EPR (Page 2-15) and the MAR (Table 5-1). Clarify the population/enrollment assumptions for the phases. For example, Phase I appears to fully build-out the Discipleship Learning Center and partially build-out the lower school campus. Will all enrollment in 2030 be adult or will enrollment include lower school children that require drop-off and pick-up during peak traffic hours?	DOT; April 5, 2021 (Log No. DIR 0248 HWY-PS 2.5394)	The student and staff estimates for each phase have been reviewed and revised, where necessary, in the MAR and Environmental Planning Report, and are summarized in the <i>Section 4.12</i> of the Draft EIS. The enrollment projections and assumptions used for preparation of the revised MAR included enrollment and traffic generated at the lower school campus.
2.5 Clarify the need for 2 parallel internal east-west roads (MAR, Page 6), one of which would extend east to a new University of the Nations drive way on Hualalai Road and the other would extend to Hualalai Village Road, which intersects with Hualalai Road. The EPR does not include this discussion. The Preliminary Infrastructure Assessment, included in the EPR, includes a figure (Attachment 2) that identifies the central "Spine" Road Phase 1, but no further details are shown.	DOT; April 5, 2021 (Log No. DIR 0248 HWY-PS 2.5394)	As noted in <i>Section 4.12</i> and the MAR, the spine road (east-west campus roadway) will conjoin the Existing Campus and the Petition Area. The spine road will extend from the western edge of the U of N Kona to the roadway serving Hualālai Village Apartments. The access point at the Hualālai Village Apartments will operate as an emergency access. A new internal roadway
2.6 Minor edit: MAR Page 29, Section 5.1, second paragraph, first sentence, change one of the 2 "off-campus" to "on-campus."	DOT; April 5, 2021 (Log No. DIR 0248 HWY-PS 2.5394)	Thank you for pointing this error out. It has been corrected.
2.7 The 3 phases of implementation span 20 years or more. An updated MAR shall be prepared before county zoning (Condition 9), prior to executing each phase, and when there is a significant change in the proposed land use, trip generation, or roadway network.	DOT; April 5, 2021 (Log No. DIR 0248 HWY-PS 2.5394)	As noted above, U of N Kona will comply with all conditions imposed by the LUC in approving the Master Plan Update, including conditions related to traffic. As also noted above, the revised MAR recommends that prior to the buildout of Phases 2 and 3, the intersections of Queen Ka'ahumanu Highway and Kuakini Highway, and Queen Ka'ahumanu Highway and Hualālai Road be evaluated to determine whether a traffic signal is warranted. In light of the MAR being revised, U of N Kona looks forward to additional comments from HDOT during the public comment period for the Draft EIS. U of N Kona will respond to all comments provided.

Table 8-2: EISPN Summary of Comments and Responses

Comments	Commenter and Date of Comment Letter	Responses
2.8 We appreciate the consideration of impacts to multimodal transportation. The MAR includes recommendations that are not directly relevant to HDOT roadways and we defer to others for comment. However, we recommend the 2020 Master Plan include a conceptual plan identifying opportunities for internal campus paths to connect with the existing and proposed public roadway routes in the vicinity, as well as adjacent residential communities. The demand for bicycle and pedestrian routes will increase with each phase of development.	DOT; April 5, 2021 (Log No. DIR 0248 HWY-PS 2.5394)	Thank you for your recommendation. <i>Section 4.12</i> includes an expanded discussion of opportunities to connect on-site and off-site pedestrian and bicycle pathways and outlines measures the U of N Kona will take to improve the safety for pedestrians and bicyclists.
Consultation		
3. DHHL strongly encourages the applicant to consult with DHHL beneficiaries in the Kona region during the EIS process.	DHHL; April 8, 2021 (File No. PO-21-068)	The publication of the Draft EIS triggers a forty-five day comment and review period. DHHL will be notified of the publication of the Draft EIS and U of N Kona welcomes comments on the Master Plan Update from all interested DHHL beneficiaries.
Permit Review and Approvals		
11. A Well Construction Permit(s) is (are) required before the commencement of any well construction work.	DLNR CWRM; April 1, 2021 (File No. RFD.5090.8)	U of N Kona and its potential private well developer understand and acknowledge that a Well Construction Permit will be required prior to the commencement of any well construction work. All necessary permits will be obtained.
12. A pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.	DLNR CWRM; April 1, 2021 (File No. RFD.5090.8)	U of N Kona and its potential private well developers understand and acknowledge that a Pump Installation Permit is required before ground water is developed as a source of water supply for the Master Plan Update. All necessary permits will be obtained.
The developer will also be required to enter into a Water Development Agreement with the Water Board, which will establish the necessary off-site water system improvements required to support the development and the allocation of water commitments from any new source(s) developed. Water service within the proposed development will not be granted until the necessary off-site and on-site water system improvement are completed and accepted by/dedicated to the Water Board.	DWS; April 6, 2021	U of N Kona understands and acknowledges that it and/or the well developer will be required to enter into a Water Development Agreement with the Water Board that will establish the necessary off-site improvements and allocation of water commitments from the new well. U of N Kona also acknowledges that water service will not be provided for the Master Plan Update until the necessary off-site and on-site water system improvement are completed and accepted by and/or dedicated to the Water Board. U of N Kona will continue to consult with DWS as it works to secure a new water source for the Master Plan Update.

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List of References

Chapter 9

List of References

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Chapter 10

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