

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of)
ST. FRANCIS MEDICAL CENTER)
To Amend the Agricultural Land Use)
District Boundary to the Urban)
Land Use District for Approximately)
23.812 acres at Honouliuli, Ewa,)
Oahu, Hawaii, Tax Map Key Nos.:)
9-1-17: 56 and 57)
_____)

Docket No. A92-675
ST. FRANCIS MEDICAL
CENTER

**This is to certify that this is a true and correct
copy of the Decision and Order on file in the office
of the State Land Use Commission, Honolulu Hawaii.**

JUL 02 1992 by *Ethel Lead*
Date Executive Officer

FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND DECISION AND ORDER

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LAND USE COMMISSION
STATE OF HAWAII

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FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND DECISION AND ORDER

ST. FRANCIS MEDICAL CENTER, a Hawaii eleemosynary corporation, (hereinafter "Petitioner") filed a petition on February 10, 1992, pursuant to Chapter 205, Hawaii Revised Statutes (hereinafter "HRS"), as amended, and Title 15, Subtitle 3, Chapter 15, Hawaii Administrative Rules (hereinafter "Commission Rules"), as amended, to amend the Land Use District Boundary to reclassify from the Agricultural District to the Urban District, approximately 23.812 acres of land at Honouliuli, Ewa, Oahu, Hawaii, identified as Oahu Tax Map Key Nos.: 9-1-17: 56 and 57 (hereinafter "Property"), for existing and expanded hospital and related facilities.

The Land Use Commission of the State of Hawaii (hereinafter "Commission"), having heard and examined the testimony, evidence and arguments of counsel presented during the hearings, Petitioner's findings of fact and conclusions of

law, and decision and order, the parties' stipulation and exceptions filed thereto, hereby makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

PROCEDURAL MATTERS

1. On February 10, 1992, Petitioner filed a petition for reclassification of approximately 23.812 acres of land from the Agricultural District to the Urban District.

2. On April 2, 1992, the Commission conducted a prehearing conference on this petition in the conference room of the Department of Business, Economic Development and Tourism, 11th Floor, Central Pacific Plaza, 220 South King Street, Honolulu, Hawaii. At the prehearing conference, lists of exhibits and witnesses were exchanged by all parties.

3. The Commission conducted a hearing on the petition on April 15, 1992 in conference rooms 322B and C, Third Floor, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Hawaii, pursuant to a notice published on March 6, 1992 in the Honolulu Star-Bulletin.

4. On March 19, 1992, the Commission received a letter from the Department of the Navy.

DESCRIPTION OF PROPERTY

5. The Property is located at the western edge of Waipahu Town, approximately one-fourth mile from the southwest corner of the Farrington Highway and the Fort Weaver Road intersection.

6. The Property is bound by the West Loch Estates residential subdivision to the east and south; Farrington Highway to the north; and the West Loch golf course to the west. The Property is contiguous to the Urban District at its northeastern, eastern and southern boundaries and to the Agricultural District at its western boundary.

7. The Property consists of approximately 23.812 acres and is composed of Parcels 56 and 57 of Oahu Tax Map Nos.: 9-1-17. Parcels 56 and 57 are composed of Land Court lots described as follows:

Land Court Application 1069

<u>TMK</u>	<u>Lot</u>	<u>Map</u>	<u>Area</u>
9-1-17:56	4029	408	0.384 acre
	4030	408	8.215 acres
	4033	408	0.499 acre
	4191	420	10.279 acres
9-1-17:57	4192	420	<u>4.435 acres</u>
			<u>23.812 acres</u>

8. The United States Department of Agriculture, Soil Conservation Service (SCS) Soil Survey of the Island of Oahu identifies the soils of the Property as Waipahu silty clay, 0-2 percent slopes (WzA) and Honouliuli clay, 0-2 percent slopes (HxA), with soil characteristics as follows:

a. The Waipahu silty clay, which covers approximately 95 percent of the Property, consists of well-drained soil on marine terraces. The soil, developed in old alluvium, is derived from basic igneous rock. The surface

layer is a dark grayish-brown silty clay about 12 inches thick. The soil is slightly acidic in the surface layer and subsoil. Permeability is moderately slow. Runoff is slow to very slow, and the erosion hazard is none to slight. This soil is used for sugarcane and homesites.

b. The Honouliuli clay, which covers approximately 5 percent of the Property, consists of well-drained soils on coastal plains. These soils are also developed in alluvium derived from basic igneous material. Permeability is moderately slow. Runoff is slow, and the erosion hazard is no more than slight. Workability is slightly difficult because of the very sticky and very plastic clay. The shrink-swell potential of the soil is high. This soil is used for sugarcane, truck crops, and pasture.

9. Rainfall in the area averages approximately 20 inches per year. The area is considered a semi-arid steppe under Thornwaite's scheme for climatic classification.

10. The Property is relatively flat with slopes between zero and two percent. The elevation of the Property is approximately 40 to 50 feet above mean sea level.

11. Northeast tradewinds predominate during much of the year. Low velocities of less than 10 miles per hour occur frequently and the normal northeasterly tradewinds tend to breakdown in the Fall giving way to more light, variable wind conditions through the winter and early spring.

12. According to the Flood Insurance Rate Map (FIRM), the Property is within Zones D and X. Zone D is an area in which flood hazards are undetermined, and Zone X is in an area determined to be outside the 500-year flood plain.

13. Petitioner is the fee simple owner of the Property which it purchased from Campbell Estate in 1985.

PROPOSAL FOR DEVELOPMENT

14. The existing St. Francis Medical Center-West complex located on a portion of the Property, consists of a full service acute care hospital, medical office building, renal dialysis center, helipad, and parking facilities. Petitioner proposes to develop expanded medical facilities and other related and accessory facilities (hereinafter "Proposed Development") as follows:

- a. Within 5 years:
 - o Research/family practice, a 5-story structure.
 - o Office Building No. 2, a 3-story structure.
 - o Power Plant/Laundry.
 - o 5-story skilled nursing facility No. 1 with approximately 240 beds.
 - o Day care center with a capacity for 100 children.

- o 1-story wellness/conference center for health-related education programs with an approximate floor area of 10,000 square feet.
 - o 10,000 square-foot building for staff quarters.
 - o 20,000 square-foot distribution center.
 - o Additional 366 parking stalls.
- b. Beyond 5 years:
- o 4-story lateral expansion of the Hospital.
 - o 5-story skilled nursing facility No. 2 with approximately 240 beds.
 - o Parking structures with 344 additional parking stalls.

15. Total cost of the Proposed Development is approximately \$35 million.

16. Estimated completion of the Proposed Development is approximately five to seven years after all State and county land use approvals are obtained by Petitioner.

PETITIONER'S FINANCIAL CAPACITY TO UNDERTAKE THE PROPOSED DEVELOPMENT

17. Petitioner's Exhibit 1 (Balance Sheet for June 30, 1991 and 1990) reflects total assets of \$81,778,002 for 1991:

Cash and Cash Equivalents	\$ 1,978,323
Current Portion Savings Deposits and Certificates of Deposit	2,784,023
Accounts Receivable	19,807,003
Due from St. Francis Healthcare Foundation of Hawaii	2,894,041
Due from St. Francis Medical Center West	8,135,707
Other Receivables	1,347,776
Inventories, at Cost	867,766
Prepaid Expenses	401,994
Net Property, Plant and Equipment	36,729,115
Unamortized Financing Cost	532,989
Assets which Use is Limited	6,099,046
Other Assets	200,219
TOTAL GENERAL FUNDS	\$81,778,002
Petitioner's Liabilities and Long-term Debt	31,514,553
FUND BALANCE	<u>\$50,263,449</u>

NEED FOR THE PROPOSED DEVELOPMENT

18. On July 11, 1983, the State of Hawaii Planning and Development Agency (hereinafter "SHPDA") issued a Certificate of Need to Petitioner for the construction of an acute care hospital and urgent ambulatory center pursuant to Certificate of Need Application: CON #83-03, St. Francis Hospital.

19. When the Certificate of Need application was reviewed by SHPDA in 1983, it was SHPDA's understanding that Petitioner intended to establish additional facilities and services on the Property.

20. According to SHPDA, the need for long-term care beds exists on Oahu, and there are significant advantages to having such facilities established on the grounds of an acute hospital.

21. Petitioner intends to lease a portion of the Property to Aloha Management Company, who will develop and operate a skilled nursing facility. An application for a Certificate of Need has been made to SHPDA by Aloha Management Company.

STATE AND COUNTY PLANS AND PROGRAMS

22. The Property is located within the State Land Use Agricultural District as reflected on State Land Use District Boundary Map O-5, Schofield Barracks and O-6, Ewa Beach.

23. The Development Plan of the City and County of Honolulu (hereinafter "City") designates 14.75 acres (Lot 4191 and Lot 4192) of the Property as Public Facility and the remainder of the Property as Agriculture.

24. The Property is zoned AG-1, Restricted Agricultural District according to the zoning map of the City.

25. On October 9, 1985, the City Planning Commission approved State Special Use Permit 85/SUP-1 (hereinafter "SUP"), which allowed for the development of a hospital and related medical facilities on an approximately 14.75 acre portion of the Property located within the Agricultural District.

26. Also on October 9, 1985, the City Council adopted Resolution No. 85-336 and issued a Plan Review Use (hereinafter "PRU") Permit to Petitioner for the development of a hospital and related facilities over a five-year period on approximately 14.75 acres, covering Lot 4191 and Lot 4192 of the Property. Portions of the proposed 5-year master plan have been

implemented to date on the SUP portion of the Property by the development of a 5-story hospital, a 3-story medical office building, a 1-story dialysis building, a thrift shop, helipad, and parking stalls. Lot 4033 was developed as a roadway lot which provides access to the Property from the Fort Weaver Road.

27. PRU approvals are established under the Land Use Ordinance (LUO), Chapter 21, Revised Ordinances of Honolulu, 1990, as amended. Under the LUO, hospitals are not a permitted use in any zoning district, but require approval of a PRU in all zoning districts. PRU uses include hospitals, colleges, prisons, airports and convention centers and are approved by resolution adopted by the City Council. A PRU approval also requires the preparation of a 5-year plan for a particular use.

28. Petitioner has filed an application for a new PRU covering the Property including the 14.75-acre portion which is currently covered under the existing PRU. The new PRU sought by Petitioner would replace the existing PRU. The Department of Land Utilization has reviewed the new PRU application and has recommended approval of Petitioner's five-year plan to the City Council where the matter is now pending.

IMPACT UPON RESOURCES OF THE AREA

Agricultural Resources

29. Approximately 95 percent of the Property consists of Waipahu silty clay, 0 to 2 percent slopes (WzA). This soil generally is used for cultivating sugarcane. The remaining 5 percent consists of Honouliuli clay, 0 to 2 percent slopes

(HxA). This soil can be used for sugarcane, truck crops and pasture. When irrigated, both soil types have few limitations that restrict their agricultural use.

30. The Property is rated as "Prime" agricultural land under the Agricultural Lands of Importance in the State of Hawaii (ALISH) classification system.

31. The University of Hawaii Land Study Bureau rates the overall productivity of nearly all of the Property as "A", which represents the class of highest productivity.

32. No agricultural activity exists on the Property. Until the mid-1980s, most of the Property was cultivated in sugarcane by Oahu Sugar Co. Ltd. (hereinafter "OSCo"). The Property was selected as a hospital site by Petitioner at the suggestion of OSCo, who felt the isolated parcel located at the edge of the plantation would have a minimal impact on their agricultural operations.

Historical/Archaeological Resources

33. An archaeological inventory survey of the Property was conducted by Petitioner's consultants, Hallett H. Hammatt, Ph.D. and David W. Shideler, M.A.

34. The archaeological survey revealed that the Property had been in sugarcane cultivation for several decades and that it has been extensively disturbed. The Property contains no surface structures or remains, and is unlikely to contain any subsurface deposits.

35. Water-rounded cobbles or pebbles were observed on the Property but are a common feature in the vicinity of the Property and are the result of natural erosional processes.

36. The Proposed Development will have no impact on archaeological resources, and no further archaeological work is recommended.

37. Petitioner represents that if it should find any significant archaeological resources during the development of the Property, it will stop work on the area of the Property affected and contact the Historic Preservation Division, State Department of Land and Natural Resources.

Flora and Fauna

38. A botanical survey of the Property was conducted by Petitioner's botanical consultant Winona P. Char of Char & Associates.

39. Landscaped and maintained lawns and plants surround the existing hospital facilities on the 14.714-acre portion of the Property.

40. The undeveloped portion of the Property is a weedy mixture of grasses and other species typical of "succession-type" vegetation found on fallowed fields of sugarcane. Of a total of 71 plant species inventoried on the Property, 67 (94.4%) are introduced or alien species, 1 (1.4%) is originally of Polynesian introduction, and 3 (4.2%) are indigenous (native to the Hawaiian Islands and elsewhere). No endemic (native only to the islands) species were found on the

Property. None of the plants found are officially listed as threatened or endangered species; nor are any proposed or a candidate for such status.

41. The Proposed Development on the Property is not expected to have a significant impact on the botanical resources.

42. A survey of the avifauna and feral mammals on the Property was conducted by Phillip L. Bruner, an environmental consultant on fauna.

43. Bird species observed or expected to frequent the Property include the Short-eared Owl, the Common Barn Owl, Pacific Golden Plover, Ruddy Turnstone, Zebra Dove, Japanese White-eye, Nutmeg Mannikin, Red-vented Bulbul, Ring-necked Pheasant, Northern Mockingbird, Japanese Bush-warbler, Common Waxbill, Java Sparrow, and Eurasian Skylark.

44. The only feral mammal observed during the survey was the Small Indian Mongoose.

45. The shorebirds that were observed during the survey were typical common migrants that frequent urban and agricultural areas. No native resident birds were recorded on the Property which is unsuitable for native birds, except for perhaps an occasional Pueo Owl.

46. The survey revealed no unusual mammal activity, no special or unique habitats, and no endangered species on the Property.

ENVIRONMENTAL QUALITY

Air Quality

47. An air quality impact report concerning the Proposed Development was prepared by Petitioner's consultant, J. W. Morrow.

48. Traffic generated by the Proposed Development will contribute to increased emissions levels along roadways serving the area of the Property; however, due to federal emissions control programs, overall ambient carbon monoxide (hereinafter "CO") levels are projected to decline.

49. Federal CO standards will be met, but there is a low probability that State CO standards may be exceeded in areas in close proximity (within 10 meters) to the Laulaunui Street-Fort Weaver Road intersection. State CO standards will be met beyond 20 meters from the road's edge.

50. Electrical demand resulting from the Proposed Development will cause an increase in county emissions amounting to less than 0.1 percent.

51. Burning of sugarcane fields prior to harvest results in the emission of particulates, carbon monoxide, and trace amounts of other organics. Agricultural field burning is generally infrequent--about every 18 months--and only lasts approximately 20 to 30 minutes. Burning is conducted by OSCo only when appropriate wind direction indicates least impact conditions to surrounding areas.

52. Agricultural field burning is expected to decline as urbanization replaces agriculture in the Ewa plain.

53. St. Francis Medical Center West has not experienced any problem from the infrequent agricultural field burning during the past two years of its operation on the Property. The hospital is enclosed for air conditioning which also serves to attenuate air quality impacts, if any, from the agricultural field burning.

54. The probability of emissions impact on the Property from activities at Campbell Industrial Park is low due to prevailing wind directions.

55. Construction activities on the Property will have short-term impacts on local air quality primarily due to vehicle activity and fugitive dust. These short-term impacts can be mitigated by compliance with State and County dust control requirements and frequent watering of exposed soil areas.

Aural Quality

56. A noise impact assessment for the Proposed Development was conducted by Trevor R. Nightingale, Ph.D., of Darby & Associates.

57. Noise at the Property is dominated by traffic noise from Fort Weaver Road and to a lesser extent, Farrington Highway. The traffic noise created as a result of the Proposed Development was estimated from the vehicle movement projections for roads near the Property. Typically, the traffic noise

increase due to the Proposed Development was estimated to be less than 0.2 decibel (dB), which will offer no impact to noise sensitive locations.

58. The 1989 Air Installation Compatible Use Zone (AICUZ) noise contours for the Barbers Point Naval Air Station and the 1992 Day-Night Average Sound Level (hereinafter "Ldn") noise contour maps for the Honolulu International Airport indicate that the Property will be exposed to noise levels of slightly less than 55 Ldn. Thus, the Property experiences yearly Ldn levels which are below the 60 Ldn recommendation for hospitals (without mitigative measures) as set by the State Department of Transportation, Airports Division.

59. On-site noise from stationary equipment and noise from construction equipment and activity are governed and regulated by the provisions of Chapter 43 and Chapter 42, respectively, of Title 11, Administrative Rules of the State Department of Health.

60. Emergency vehicles and helicopters used in connection with the activities on the Property generate noise but are exempt from State Department of Health noise regulations as they are regarded as being in the public interest.

Visual Impacts

61. The Property is separated from the West Loch of Pearl Harbor by Fort Weaver Road and the West Loch Estates

Subdivision. The Property is located significantly inland away from the shoreline, and is not expected to affect views of the coastline areas.

ADEQUACY OF PUBLIC SERVICES AND FACILITIES

Water Service

62. The Board of Water Supply (hereinafter "BWS") stated as follows:

a. The BWS water system is presently adequate to accommodate the proposed expansion of the Property, and the availability of water will be confirmed when the building permit application is submitted for BWS review and approval.

b. Campbell Estate has allocated 80,000 gallons per day (hereinafter "gpd") of water to the Petitioner's St. Francis Medical Center-West complex. Present consumption is approximately 55,000 gpd, leaving a balance of 25,000 gpd which may be used for the proposed expansion. Petitioner will be required to pay the BWS Water System Facilities Charges for daily storage in the use of the allocation.

c. Petitioner will also be required to pay the BWS Water System Facilities Charges for source transmission and daily storage for any additional water in excess of the remaining 25,000 gpd allocation required by Petitioner for the Proposed Development on the Property.

63. Future water demand for all proposed improvements on the Property is estimated to require an additional 110,000 gpd. Approximately 25,000 gpd of the requirement is currently

allocated, unused and available. The additional requirement of approximately 85,000 gpd will be available upon payment of the BWS Water System Facilities Charges for source transmission and daily storage.

Wastewater Treatment and Disposal

64. The Honouliuli Wastewater Treatment Plant (hereinafter "HWTP") currently services the existing development, which has a wastewater demand of approximately 43,675 gpd.

65. The Proposed Development under Petitioner's five-year master plan and beyond is estimated to require an additional 121,665 gpd of wastewater capacity. The total wastewater requirement for the existing and the Proposed Development is estimated at approximately 165,340 gpd.

66. The current wastewater allocation for the existing development on the Property is approximately 80,000 gpd of which approximately 43,675 gpd is currently being used. The unused wastewater allocation will be able to accommodate the smaller proposed improvements but will not be able to accommodate the major proposed improvements such as the skilled nursing facility and the research family practice facility.

67. The major improvements proposed for the Property cannot be served by the HWTP until the primary treatment capacity expansion from 25 million gallons daily (mgd) to 38 mgd is completed around mid-1993, or until the end of 1995 if secondary treatment is required.

68. Approximately 275 feet of an 8-inch line on Farrington Highway fronting the Waipahu Town Center will have to be relieved before the Proposed Development can be served.

Solid Waste

69. The total amount of solid waste generated by the existing development is approximately 3,500 pounds per week. The solid waste is transported by a licensed vendor to the H-Power plant for disposal by incineration.

70. The Proposed Development is expected to generate an additional 4,900 pounds per week of solid waste, which is proposed to be disposed of in the current manner at the H-Power plant. However, if the solid waste generated by the expansion cannot be deposited at the H-Power plant the Petitioner should work with the State Department of Health and the City Department of Public Works to implement alternative plans for disposal and recycling.

71. The State Department of Health is responsible for administering Chapter 342G, HRS, which requires the Department of Health and City Department of Public Works, to coordinate with the public and private sectors, where feasible, to provide waste evaluation services and assistance in developing recycling programs.

72. The activities of the existing hospital and related facilities generate medical/hazardous wastes of approximately 120 pounds per day. All medical/hazardous waste is identified with labels, double bagged, and placed in a

locked refuse container. The refuse container is transported by a private refuse contractor 6 times a week to Queens Hospital for disposal by incineration.

Drainage

73. The Property is generally level and is located within Flood Zones X and D, which are areas determined to be outside the 500-year flood plain, and where flood hazards are undetermined. Storm runoff will be collected and discharged into the existing drainage system on the Property which flows directly into the adjacent West Loch Golf Course retention ponds. Some runoff will sheet flow into Honouliuli Stream along the existing bluff at the western boundary of the Property.

Highway and Roadway Services and Facilities

74. A traffic impact study was conducted by Parsons Brinkerhoff Quade & Douglas, Inc.

75. Currently, the level of service at the intersection of Fort Weaver Road and Laulaunui Street operates at an acceptable level of service (hereinafter "LOS") C.

76. The Proposed Development will generally increase traffic volumes through Fort Weaver Road and Laulaunui Street but will account for less than 5 percent of total intersection traffic at Petitioner's private access road.

77. For the short term, based on projected traffic increases for 1994, the Proposed Development will require a second eastbound left turn lane on the private access road.

Restrictions on parking for at least 50 feet west of the intersection of the private access road and Fort Weaver Road are also recommended. These improvements will provide a LOS D which is considered adequate for urban arterials.

78. In the long range, if a second parallel North-South Road which has been proposed is not built:

a. Fort Weaver Road would need a width of six lanes to serve the projected peak-hour traffic demand at the intersection of Fort Weaver Road and Petitioner's private access road by the year 1999.

b. Also needed to serve projected traffic conditions in 1999 would be a second southbound left turn lane on Fort Weaver Road at Laulaunui Street, a free right turn on westbound Laulaunui Street, a westbound through lane to Laulaunui Street, and eastbound and westbound left turn phases at Fort Weaver Road and Laulaunui Street. These improvements would be needed with or without the Proposed Development on the Property. By these improvements, a LOS D would be achieved for 1999 traffic conditions.

79. The second southbound left turn on Fort Weaver Road at Laulaunui Street will most dramatically benefit the West Loch Estates development. The east-west left turn phasing would benefit both West Loch Estates and the Property. The third through lanes on Fort Weaver Road would benefit all developments, including through traffic from Ewa Beach and other areas.

80. If the proposed North-South Road is constructed, Fort Weaver Road would not necessarily need to be widened to six lanes at the Fort Weaver Road and Laulaunui Street intersection but would require the other improvements aforesaid. The North-South Road could cause a diversion of traffic from and relieve Fort Weaver Road of approximately 20 percent in 1994 and 30 percent in 1999 and result in a LOS C and D, respectively.

81. Programs to encourage carpooling and ridesharing could also mitigate traffic congestion. Petitioner represents that it will cooperate with the City's Department of Transportation in exploring alternatives to develop a transportation program to mitigate traffic impacts on Fort Weaver Road at the private access road. Petitioner should also participate in existing programs to encourage carpooling by employees.

Police and Fire Protection

82. The Property is included in District III, which extends from Red Hill to Kaena Point and Kipapa Ridge and is currently being serviced by the Pearl City Police Station located approximately 4.4 miles from the Property.

83. The Property is currently being serviced by the Ewa Beach Fire Station, which is scheduled to be relocated (within 6 years) closer to the Property. Backup service could be provided by the Waipahu (engine and ladder company) and the

Makakilo Fire Station, which is an engine company staffed by 5 persons per shift.

Power and Communication

84. Electricity will be provided by the Hawaiian Electric Company by the existing overhead power lines along Farrington Highway. On-site power distribution will be underground.

85. Telephone service will be provided by Hawaiian Telephone Company from the existing overhead telephone lines along Farrington Highway. Telephone lines on-site will be underground. Telephone service is considered adequate to serve the Proposed Development.

86. GASCO is presently providing service to the existing facilities, and will probably provide service for the Proposed Development.

Civil Defense

87. The State Office of Civil Defense has recommended that Petitioner have a warning system for the hospital complex. The Office of Civil Defense is proposing a small simulator that would be located in any 24-hour manned office. The siren system may momentarily impact hospital uses but would be needed in cases of emergency.

Other Public Services

88. A day care center will be provided on the Property for the children of the employees and for others on a space available basis.

SOCIO-ECONOMIC IMPACTS

89. The Property is located within the planning area of the City's Ewa Development Plan (hereinafter "DP") that is targeted to be Oahu's second urban center. Population is projected to be approximately 133,000 people by the year 2010, or over 3 times the 1989 population of approximately 40,000.

90. With the projected increased population, the St. Francis Medical Center-West project fulfills a need recognized by SHPDA for essential medical and hospital services for the growing communities in the Ewa DP area. The Proposed Development also provides employment within the area of population growth where employment is needed. Eighty-two percent of the employees at St. Francis Medical Center-West reside on Oahu's west side or on the North Shore.

91. Currently, under the existing development St. Francis Medical Center-West employs approximately 425 full-time equivalent (hereinafter "FTE") employees. From this total, 360 FTEs are assigned to the hospital, of which 190 FTEs are involved in direct patient care. The remaining 65 FTEs are employees of the medical office facility and the dialysis center.

92. After all improvements planned for the medical center are completed, employment at full operation is projected to reach approximately 1,000 FTE jobs. The skilled nursing facility will be the major generator of new jobs, resulting in nearly 1 FTE job per bed.

CONFORMANCE WITH THE HAWAII STATE PLAN

93. The reclassification of the Property generally conforms with the Hawaii State Plan, Chapter 226, HRS, as amended, including the following objectives and policies:

"Sec. 226-20 Objectives and policies for socio-cultural advancement--health.

- (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.
 - (2) Encourage improved cooperation among public and private sectors in the provisions of health care to accommodate the total health needs of individuals throughout the State."

94. SHPDA issued a Certificate of Need in 1983 for the construction of the present hospital located on a portion of the Property with the understanding that the remainder of the Property was intended for other hospital-related facilities in the future.

95. St. Francis Medical Center-West, approved by SHPDA for the Ewa area, services an area where growth is being directed by governmental policy.

CONFORMANCE TO STATE LAND USE URBAN DISTRICT STANDARDS

96. The Property abuts Fort Weaver Road, and is adjacent to the West Loch Estates residential subdivision located on Urban District land.

97. The Property is located at the western edge of Waipahu Town approximately one-fourth mile away within an area accessible to public infrastructure and support services.

98. The Property is adjacent to the Agricultural District at its western boundary where the West Loch golf course is located.

99. Approximately 14.75 acres of the Property is currently in use for hospital and related uses permitted under State SUP (85/SUP-1) issued by the County Planning Commission pursuant to Chapter 205-6, HRS, and also under PRU (85/PRU-1) approved on October 9, 1985 by the City Council under Resolution No. 85-336.

100. The topography of the Property is satisfactory with slopes of 0 to 2 percent. The Property is within zones outside the 500-year flood plain or where flood hazards are undetermined.

CONFORMANCE TO COASTAL ZONE POLICIES AND OBJECTIVES

101. The Property is located outside, and approximately 1,200 feet to the west of, the Special Management Area administered by the City.

102. The location of the Property is inland and approximately 2,000 feet from the shoreline, with the West Loch Estates lying in between so that disruption of coastal water ecosystems from the activities on the Property is indirect and minimal.

103. The proposed reclassification of the Property for the hospital and related medical facilities conforms to the policies and objectives of the Coastal Zone Management Program, Chapter 205A, HRS, as amended.

RULING ON PROPOSED FINDINGS OF FACT

Any of the proposed findings of fact submitted by Petitioner or other parties not already ruled upon by the Commission by adoption herein, or rejected by clearly contrary findings of fact herein, are hereby denied and rejected.

Any conclusion of law herein improperly designated as a finding of fact should be deemed or construed as a conclusion of law; any finding of fact herein improperly designated as a conclusion of law should be deemed or construed as a finding of fact.

CONCLUSIONS OF LAW

Pursuant to Chapter 205, HRS, as amended, and the Commission Rules, the Commission finds upon a preponderance of the evidence that the reclassification of the Property, consisting of approximately 23.812 acres, from the Agricultural Land Use District to the Urban Land Use District at Honouliuli, Ewa, Oahu, State of Hawaii, identified as Tax Map Key Nos.: 9-1-17: 56 and 57, for medical and hospital uses and other related and accessory uses subject to the conditions stated in the Order, conforms to the standards for establishing the Urban Boundaries, is reasonable, non-violative of Section 205-2, HRS,

as amended, and is consistent with the Hawaii State Plan as set forth in Chapter 226, HRS, as amended.

ORDER

IT IS HEREBY ORDERED that the Property, being the subject of this Docket No. A92-675 by St. Francis Medical Center, consisting of approximately 23.812 acres, situate at Honouliuli, Ewa, Island of Oahu, State of Hawaii, and identified as Tax Map Key Nos.: 9-1-17: 56 and 57, and approximately identified on Exhibit "A" attached hereto and incorporated by reference herein, for reclassification from the Agricultural District into the Urban District, shall be and is hereby approved, and the State Land Use District Boundaries are amended accordingly, subject to the following conditions:

1. Petitioner shall develop the Property for hospital and related medical uses as defined by the City's Land Use Ordinance (LUO), Chapter 21, Revised Ordinance of Honolulu (ROH) 1990, as amended.

2. Petitioner shall immediately stop work on the impacted area and contact the Historic Preservation Division, State Department of Land and Natural Resources, should any significant archaeological resources such as artifacts, shell, bones or charcoal deposits, human burial, or rock or coral alignments, paving or walls of historic or prehistoric significance be encountered during the development of the Property.

3. Petitioner shall fund, design, and construct Petitioner's private access road improvements and shall restrict parking for at least 50 feet on the private access road west of the intersection of the private access road and Fort Weaver Road as determined by the State Department of Transportation and the Department of Transportation Services of the City and County of Honolulu ("City").

4. Petitioner shall consult with the City Department of Transportation Services and the State Department of Transportation to develop a transportation program to mitigate the traffic impacts on Fort Weaver Road and at the Petitioner's private access road.

5. Petitioner shall participate in the Ewa Region Master Highway Plan to the extent that the Petitioner shall contribute its pro-rata share towards transportation improvements proposed for roadways abutting the Property in coordination with and on a schedule approved by the State Department of Transportation.

6. Petitioner shall consult with City and State Civil Defense agencies to develop an adequate civil defense program which shall take into consideration the public service nature of the uses of the Property.

7. Petitioner shall cooperate with the State Department of Health and the City Department of Public Works toward the achievement of the objectives of the City integrated

solid waste management plan pursuant to Chapter 342G, HRS, for the management of solid waste generated on the Property.

8. Petitioner shall develop the Property in substantial compliance with the representations made to the Commission. Failure to so develop the Property may result in reversion of the Property to its former classification or change to a more appropriate classification.

9. Petitioner shall give notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the Property, prior to further development of the Property.

10. Petitioner shall provide annual reports to the Land Use Commission, the Office of State Planning, and the City and County Department of General Planning in connection with the status of the subject project and Petitioner's progress in complying with the conditions imposed.

11. The Land Use Commission may fully or partially release these conditions as to all or any portions of the Property upon timely motion and upon the provision of adequate assurance of satisfaction of these conditions by Petitioner.

12. Petitioner shall record the conditions imposed by the Commission with the Bureau of Conveyances pursuant to Title 15, Chapter 15, Section 92, Hawaii Administrative Rules.

13. Within 7 days of the issuance of the Commission's Decision and Order for the subject reclassification, Petitioner shall (a) record with the Bureau of Conveyances a Statement to

the effect that the Property is subject to conditions imposed by the Land Use Commission in the reclassification of the Property, and (b) shall file a copy of such recorded statement with the Commission.

DOCKET NO. A92-675 - ST. FRANCIS MEDICAL CENTER

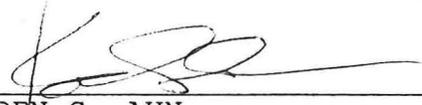
Done at Honolulu, Hawaii, this 2nd day of July 1992,
per motion on June 19, 1992.

LAND USE COMMISSION
STATE OF HAWAII

By 
RENTON L. K. NIP
Chairman and Commissioner

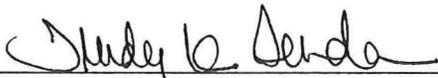
By ABSENT
ALLEN K. HOE
Vice Chairman and Commissioner

By ABSENT
ALLEN Y. KAJIOKA
Vice Chairman and Commissioner

By 
KAREN S. AHN
Commissioner

By ABSENT
EUSEBIO LAPENIA, JR.
Commissioner

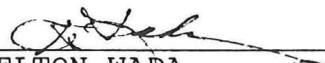
By 
JOANN N. MATTSON
Commissioner

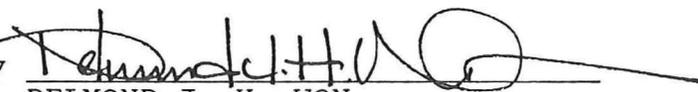
By 
TRUDY K. SENDA
Commissioner

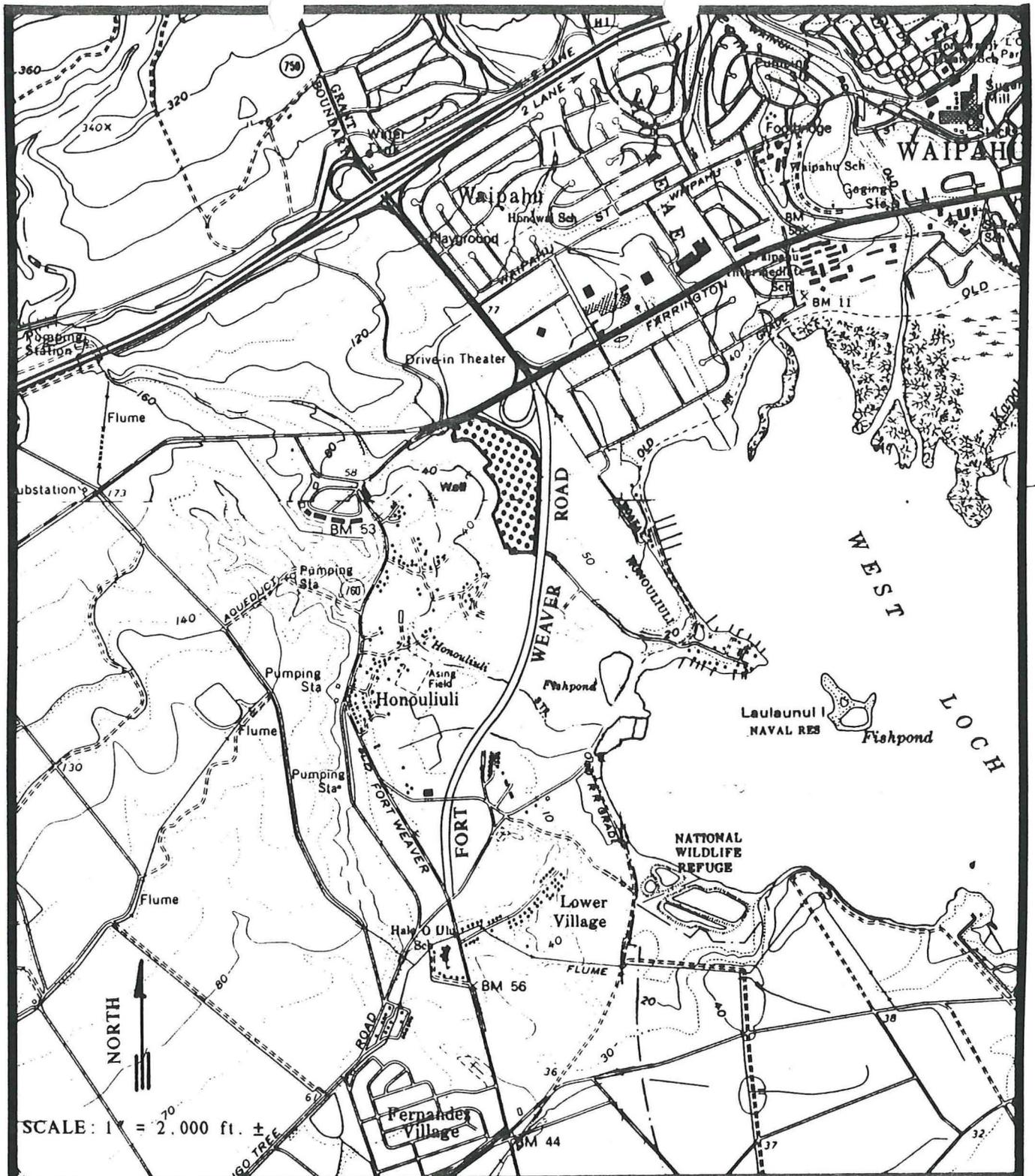
Filed and effective on
July 2, 1992

Certified by:


Executive Officer

By 
ELTON WADA
Commissioner

By 
DELMOND J. H. WON
Commissioner



DOCKET NO.: A92-675 / ST. FRANCIS
MEDICAL CENTER

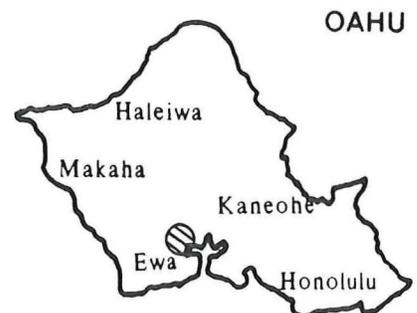
LOCATION MAP

TAX MAP KEY: 9-1-17: 56 & 57
HONOULIULI, EWA, OAHU



APPROVED AREA

EXHIBIT "A"



BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of) Docket No. A92-675
ST. FRANCIS MEDICAL CENTER) ST. FRANCIS MEDICAL
To Amend the Agricultural Land Use) CENTER
District Boundary to the Urban)
Land Use District for Approximately)
23.812 acres at Honouliuli, Ewa,)
Oahu, Hawaii, Tax Map Key Nos.:)
9-1-17: 56 and 57)
_____)

CERTIFICATE OF SERVICE

I hereby certify that a copy of the Findings of Fact, Conclusions of Law, and Decision and Order was served upon the following by either hand delivery or depositing the same in the U. S. Postal Service by certified mail:

HAROLD S. MASUMOTO, Director
Office of State Planning
P. O. Box 3540
Honolulu, Hawaii 96811-3540

CERT. BENJAMIN B. LEE, Chief Planning Officer
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City and County of Honolulu
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CERT. RONALD F. M. LEE, Vice-President
St. Francis Medical Center
P. O. Box 30100
Honolulu, Hawaii 96820-0100

DATED: Honolulu, Hawaii, this 2nd day of July 1992.



ESTHER UEDA
Executive Officer