

HAWAII HEALTH SYSTEMS CORPORATION

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March 27, 2024

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

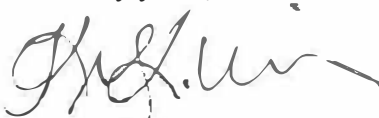
Dear Ms. Evans:

**Subject: Hilo Medical Center New Administrative Services Building Draft Environmental Assessment and Anticipated Finding of No Significant Impact, TMK (3rd): 2-3-027:002 (por.), South Hilo District, Hawai'i Island**

The Draft EA (DEA) assesses the potential effects of constructing and operating the proposed project. Hilo Medical Center, as the proposing and approving agency, anticipates that the proposed action is not likely to have a significant effect and therefore is issuing a notice of an Anticipated Finding of No Significant Impact, subject to the public review provisions of HAR Section 11-200.1-20. Please publish a notice of the DEA and AFONSI in the next edition of The Environmental Notice. Please contact me at 808-932-3802 if you have any questions.

We are also providing a pdf copy of the Draft EA, the action summary, significance criteria, and other required information via the Environmental Notice online submittal platform. Please contact our project consultant, Ron Terry of Geometrician Associates, at (808) 997-5239, if you have any questions concerning the submittal.

Sincerely yours,



Sincerely,  
Kris Wilson  
Assistant Hospital Administrator  
East Hawaii Region  
[kwilson@bhsc.org](mailto:kwilson@bhsc.org)  
808-932-3802 (office)

**From:** [webmaster@hawaii.gov](mailto:webmaster@hawaii.gov)  
**To:** [DBEDT OPSD Environmental Review Program](#)  
**Subject:** New online submission for The Environmental Notice  
**Date:** Thursday, March 28, 2024 8:59:29 AM

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**Action Name**

Hilo Medical Center New Administrative Services Building

**Type of Document/Determination**

Draft environmental assessment and anticipated finding of no significant impact (DEA-AFNSI)

**HRS §343-5(a) Trigger(s)**

- (1) Propose the use of state or county lands or the use of state or county funds

**Judicial district**

South Hilo, Hawai'i

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

(3) 2-3-027:002

**Action type**

Agency

**Other required permits and approvals**

Hawai'i County Building Division Approval Hawai'i County Planning Department Plan Approval Hawai'i State Department of Health DCAB Approval

**Proposing/determining agency**

Hilo Medical Center Hawaii Health Systems Corporation

**Agency contact name**

Kris Wilson

**Agency contact email (for info about the action)**

[kwilson@hhsc.org](mailto:kwilson@hhsc.org)

**Email address or URL for receiving comments**

[kwilson@hhsc.org](mailto:kwilson@hhsc.org)

**Agency contact phone**

(808) 932-3802

**Agency address**

1190 Waianuenue Avenue  
Hilo, HI 96720  
United States  
[Map It](#)

**Is there a consultant for this action?**

Yes

**Consultant**

Geometrician Associates

**Consultant contact name**

Ron Terry

**Consultant contact email**

[hiloronterry@gmail.com](mailto:hiloronterry@gmail.com)

**Consultant contact phone**

(808) 987-5239

**Consultant address**

10 Hina Street  
Hilo, HI 96720  
United States  
[Map It](#)

**Action summary**

Hilo Medical Center proposes a new 2-story, ~15,000 sf Administrative Services Building on the site of the former West Wing Building. Design includes private office, open office and common areas for administrative, nursing, marketing and contracts staff, as well as 35 physician residents. The architectural style follows the “New Formalism” style of contemporary healthcare buildings. It would support existing functions and staff and would not increase staff, vendors, patients or traffic. This addition is essential to improve the efficiency of medical services delivery. No sensitive biological, hydrological, archaeological, cultural or other resources are present on the cleared, graded site.

**Reasons supporting determination**

Chapter 11-200.1-13, Hawai'i Administrative Rules, outlines those factors agencies must consider when determining whether an Action has significant effects:

(a) In considering the significance of potential environmental effects, agencies shall consider and evaluate the sum of effects of the proposed action on the quality of the environment.

(b) In determining whether an action may have a significant effect on the environment, the agency shall consider every phase of a proposed action, the expected impacts, and the proposed mitigation measures. In most instances, an action shall be determined to have a significant effect on the environment if it may:

1. Irrevocably commit a natural, cultural, or historic resource. No valuable natural or cultural resource would be committed or lost at the fully graded project site through construction and use of additional administrative and medical facilities at Hilo Medical Center.
2. Curtail the range of beneficial uses of the environment. Only a small area that was the site of a demolished building and its immediate surroundings would be affected, and no restriction of beneficial uses would occur.
3. Conflict with the State's environmental policies or long-term environmental goals established by law. The State's long-term environmental policies are set forth in Chapter 344, HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. The project is minor and environmentally beneficial, and it fulfills aspects of these policies calling for an improved social environment. It is thus consistent with all elements of the State's long-term environmental policies.
4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the

community and State. The project would improve the social welfare of the community and State by improving medical care for the Big Island community and the State of Hawai'i.

5. Have a substantial adverse effect on public health. The project would affect public health and safety in only beneficial ways by providing expanded, improved and more efficient medical care for the Big Island community and the State of Hawai'i.

6. Involve adverse secondary impacts, such as population changes or effects on public facilities. No adverse secondary effects are expected to result from the proposed action, which would simply provide a facility to improve the efficiency of medical care at Hilo Medical Center.

7. Involve a substantial degradation of environmental quality. The project is minor and environmentally benign and would not contribute to environmental degradation.

8. Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions. Various reasonably foreseeable projects are present in the general area. In terms of cumulative traffic, the project will support existing functions for staff and would not lead to any measurable increase in staff, vendors, patients or other visitors that could increase traffic to and from HMC. Due to various factors including distance and resource health, only existing and upcoming activities located on the HMC campus have any potential to interact with the impacts of the Administrative Services Building for the resource areas of noise, air quality, scenery and HMC campus traffic and parking. HMC officials will be able to coordinate tasks to ensure that if there is schedule overlap, minimal disruption to traffic and staging logistics and parking will occur. Nearly all permanent impacts from the proposed project are so small as to be negligible, with no measurable effects on ecosystems or rare species; erosion, sedimentation and water quality; historic properties; noise and air quality; and all other measures.

9. Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat. The project site is a small, graded area with no natural vegetation or habitat. Impacts to rare, threatened or endangered species of flora or fauna will not occur.

10. Have a substantial adverse effect on air or water quality or ambient noise levels. No adverse effects on these resources would occur. Mitigation of construction-phase impacts will preserve water quality receptors in the vicinity. Hilo Medical Center will ensure that the construction contractor consults with the Department of Health. If applicable, Hilo Medical Center will obtain a permit per Title 11, Chapter 46, HAR (Community Noise Control) prior to construction that may include various mitigation measures for construction noise.

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. Although the project is located in an area with volcanic and seismic risk, the entire Island of Hawai'i shares this risk, and the project is not imprudent to construct. There is only minimal flood hazard in this area and no risk from sea level rise.

12. Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans or studies. No scenic vistas and viewplanes will be adversely affected by the project.

13. Require substantial energy consumption or emit substantial greenhouse gases. Negligible amounts of energy input and greenhouse gas emissions would be required for construction and occupation of the facility. The facility would meet or exceed all applicable commercial building energy efficiency standards. The building was designed using the 2018 International Energy Conservation Code. Reduction of the building's carbon footprint is achieved by increasing the R value of all exterior walls and roof, and by increasing the solar heat gain coefficient of all the windows. A commercial grade weather-barrier will be installed to all exterior walls to control air leakage into and from the interior of the building. HVAC equipment performance is very efficient with multiple-zone controls and automatic off-hour thermostat

controls. All ducts, plenums and piping will be insulated. All lighting will have high efficiency lamps, and occupancy sensors will be installed in all rooms. Exterior lighting is minimal and mostly used for path finding and safety.

#### **Attached documents (signed agency letter & EA/EIS)**

- [Draft-EA-Hilo-Medical-Center-Administrative-Services-Building.pdf](#)
- [AFONSI-Letter-HMC-Admin.pdf](#)

#### **Action location map**

- [HMC-Admin-Services-TMK.zip](#)

#### **Authorized individual**

Ron Terry

#### **Authorization**

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

# **DRAFT ENVIRONMENTAL ASSESSMENT**

## **Hilo Medical Center New Administrative Services Building**

TMK (3<sup>rd</sup>): 2-3-027:002  
Pi'ihonua, South Hilo District, Hawai'i Island, State of Hawai'i

April 2024

Prepared for:

Hilo Medical Center  
Hawaii Health Systems Corporation  
1190 Waiianuenue Avenue  
Hilo, Hawai'i 96720



# **DRAFT ENVIRONMENTAL ASSESSMENT**

## **Hilo Medical Center New Administrative Services Building**

TMK (3<sup>rd</sup>): 2-3-027:002

Pi‘ihonua, South Hilo District, Hawai‘i Island, State of Hawai‘i

**PROPOSING/  
APPROVING AGENCY:**

Hilo Medical Center  
Hawaii Health Systems Corporation  
1190 Waiuanue Avenue  
Hilo, Hawai‘i 96720

**CONSULTANT:**

Geometrician Associates LLC  
10 Hina Street  
Hilo, Hawai‘i 96720

**CLASS OF ACTION:**

Use of State Land and State Funds

This document is prepared pursuant to:

The Hawai‘i Environmental Protection Act,  
Chapter 343, Hawai‘i Revised Statutes (HRS), and  
Title 11, Chapter 200.1, Hawai‘i Department of Health Administrative Rules (HAR)



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## **SUMMARY OF THE PROPOSED ACTION, ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Hilo Medical Center (HMC), a State agency, proposes to build an approximately 15,000-square foot, two-story, climate-controlled structure that would house approximately 120 to 150 staff in private office, open office and common areas. HMC was recently obliged to demolish the old two-story “West Wing” Administration building, which was built in 1950 and had serious deficiencies that prevented its continued use or rehabilitation. Though eliminating long-used floor space, this action also opened up an area on the campus for a new, modern facility. Such a facility is needed for current personnel now housed in other parts of the campus, including administrative, nursing, marketing and contracts staff, and approximately 35 physician residents, as well as learning and simulation spaces. Modern facilities in an adequately sized space will improve the ability of HMC to efficiently deliver medical services critical for the Island of Hawai‘i. Unlike several recent new facilities on the HMC campus, the new structure would support existing functions for staff and would not lead to any measurable increase in staff, vendors, patients or other visitors who could increase traffic to and from HMC.

The building footprint and construction staging areas have already been affected by previous campus uses, and no undisturbed land will be affected. No sensitive biological, hydrological, archaeological, cultural or other resources are present. In the highly unlikely event that archaeological resources are encountered during excavation or grading, work in the immediate area of the discovery will be halted and the State Historic Preservation Division will be contacted. The only sensitive noise receptors in the vicinity are associated with nearby medical center and rehabilitation center uses. HMC will ensure that the construction contractor consults with the Department of Health. If applicable, the contractor will obtain a permit per Title 11, Chapter 46, HAR (Community Noise Control) prior to construction that may include various mitigation measures for construction noise.

## **PART 1: PROJECT DESCRIPTION, PURPOSE AND NEED AND ENVIRONMENTAL ASSESSMENT PROCESS**

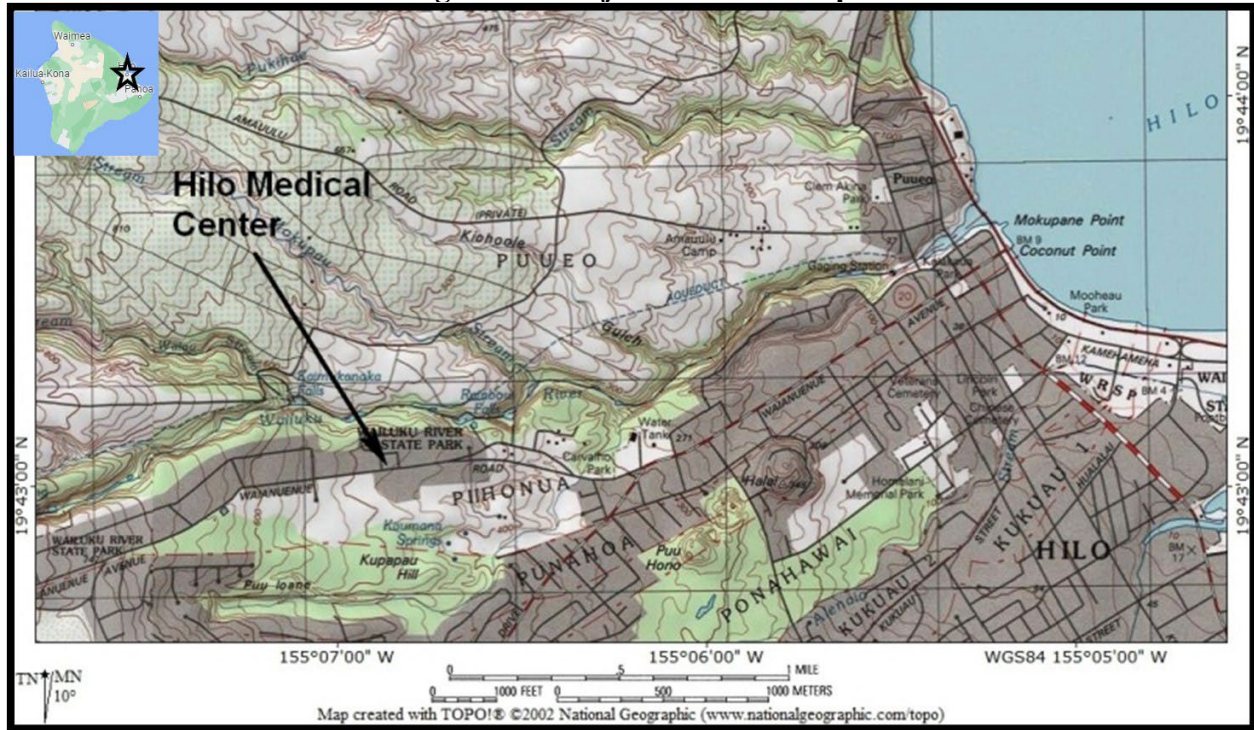
### **1.1 Project Description and Location**

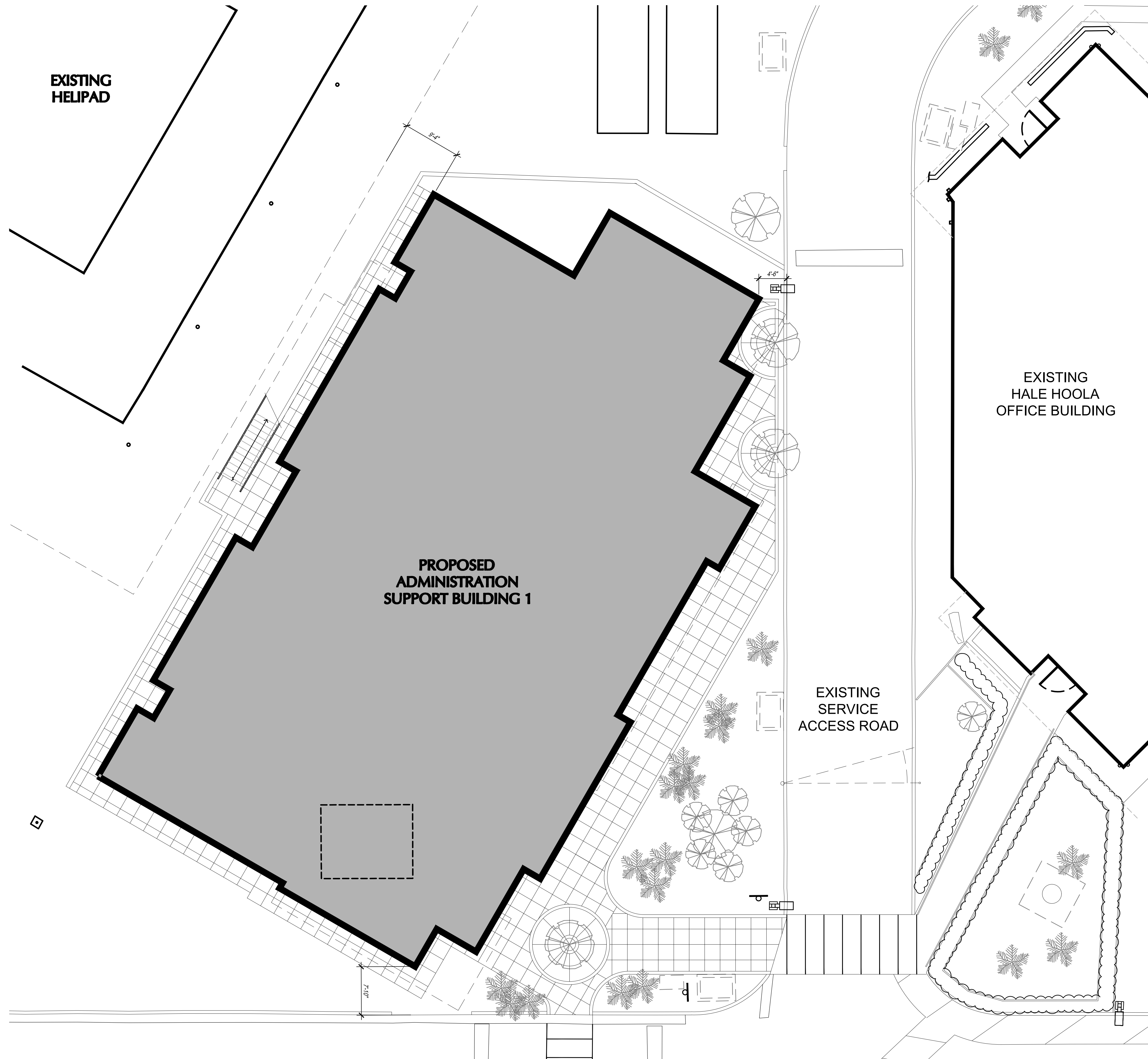
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The architectural design for this project generally follows the “New Formalism” style of contemporary administration and healthcare buildings. It is a self-contained, freestanding block, with visually simple exterior elevations, glazing where appropriate for function and aesthetics, and a level skyline. Wall surfaces are smooth with ornamentation mostly in the form of colored surfaces, metal panels and public art. Landscaping will be flatwork for the continuation of walking paths and connectivity to surrounding buildings and simple grassing due to the project’s proximity to the existing hospital helipad. The building footprint and construction staging areas have already been affected by previous campus uses, and no undisturbed land will be affected.

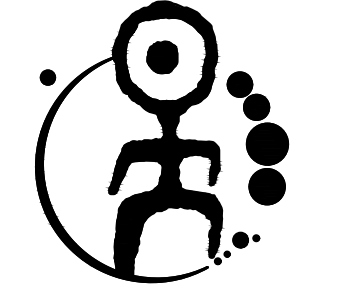
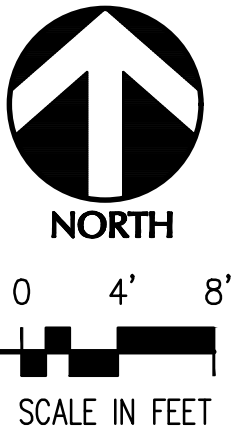
The cost of the improvements, which are scheduled to begin in 2025 and be complete by mid-2026, is currently estimated at \$10.5 million.

**Figure 1. Project Location Map**





**1** SITE PLAN  
SCALE: 1/8" = 1'-0"



**FLEMING & Associates, LLC**  
557 MANONO STREET  
HILO, HAWAII



EXP. DATE: 04/30/2024  
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION AS DETAILED IN CHAPTER 18-15 OF THE HAWAII ADMINISTRATIVE RULES, DEPT. OF COMMERCE AND CONSUMER AFFAIRS, ENTITLED PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS.

**HILO MEDICAL CENTER  
ADMINISTRATION SUPPORT BUILDING 1  
CONCEPT DESIGN**  
1190 WAIANUENUE AVENUE  
HILO, HAWAII, 96720  
TAX MAP KEY: (3) 2-3-027: 002

CONSULTANT:

REVISIONS

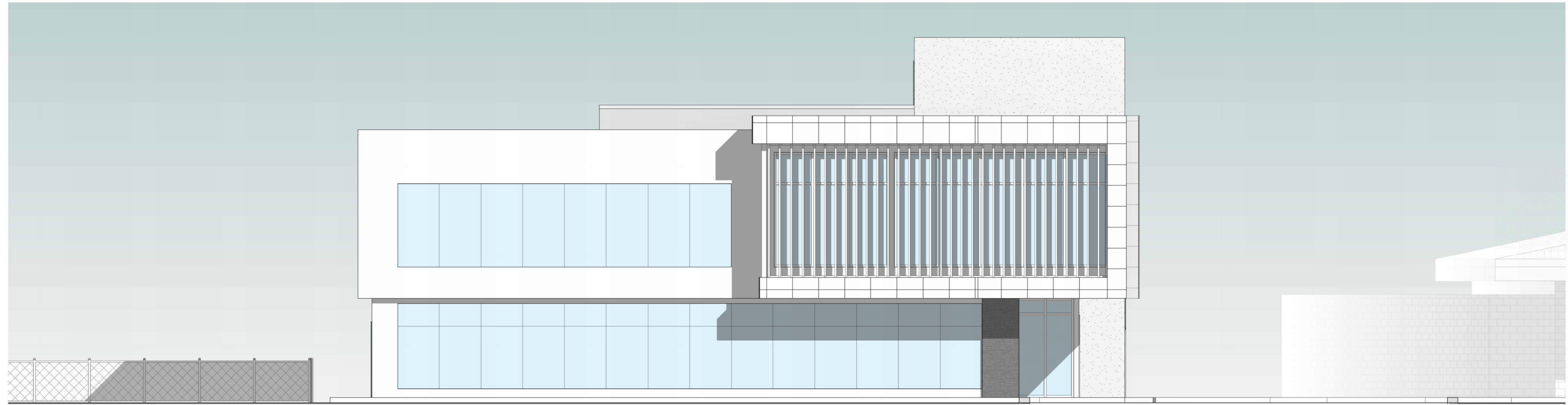
Rev	Description	Date

PROJECT NO.: 23001.00  
PROJECT ARCH.: SF  
PROJECT PLANS:

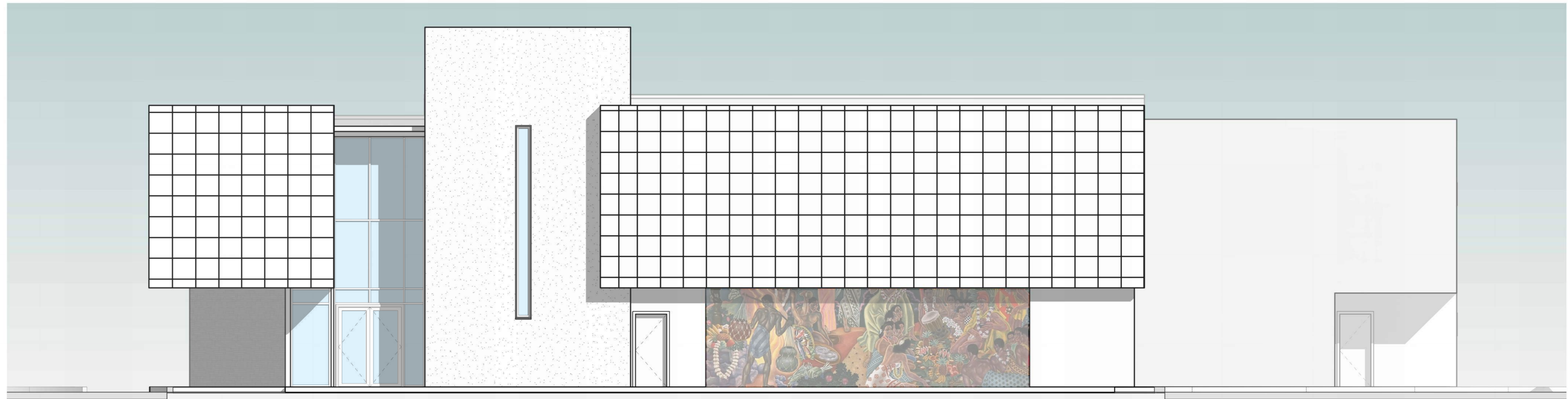
SHEET CONTENTS:  
SITE PLAN

DATE: MARCH 20 2024

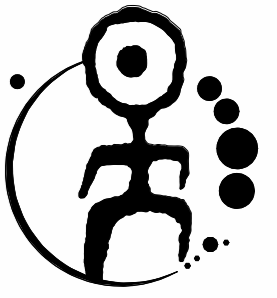
SHEET:  
**A01**



SOUTH  
3/16" = 1'-0"



EAST  
3/16" = 1'-0"



FLEMING &  
Associates, LLC  
557 MANONO STREET  
HILO, HAWAII



EXP. DATE: 04/30/2024  
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION AND SUPERVISION AS DETAILED IN CHAPTER 10 OF THE HAWAII ADMINISTRATIVE RULES, DEPT. OF COMMERCE AND CONSUMER AFFAIRS, ENTITLED PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS.

HILO MEDICAL CENTER  
ADMINISTRATION SUPPORT BUILDING 1  
CONCEPT DESIGN  
1190 WAIANUENUE AVENUE  
HILO, HAWAII, 96720  
TAX MAP KEY: (3) 2-3-027-002

CONSULTANT:

REVISIONS:

Rev	Description	Date

PROJECT NO.: 23001.00  
PROJECT ARCH: SF  
PROJECT PLANS:

SHEET CONTENTS:  
EXTERIOR  
ELEVATIONS

DATE: FEB 2024

SHEET:  
A0.5

**Figure 3. Project Site Photos**



2a, Above: Site from south. 2b, Below: Site from north.





## **1.2 Purpose and Need**

A new facility is needed for current personnel now housed in other parts of the campus, including administrative, nursing, marketing and contracts staff, and approximately 35 physician residents, as well for as learning and simulation spaces. Modern facilities in an adequately sized space will improve the ability of HMC to efficiently deliver medical services critical for the health and well-being of the residents of the Island of Hawai‘i.

It should be noted that the proposed project will overlap in time with two planned projects: the Hilo Medical Center New Medical Office Building (HMC 2022), planned for construction in late 2025-2026 across Waianuenue Avenue, as well as the Hilo Medical Center Expansion project, which is located adjacent to the main hospital building and will be implemented in two phases beginning in 2024 (HMC 2023). The new Medical Office Building will be a two-story, 18,750-square foot building adjacent to the new Hawaii Pacific Oncology Center Addition and Rural & Telehealth Center Unit for a variety of out-patient medical services. Phase 1 of the Medical Center Expansion will consist of a two-story structure to be built above the current physician and visitor parking and will house an ICU containing an expansion of up to 18 beds. The Phase 2 addition will consist of a three-story structure also located above the existing visitor parking. Planned facilities include a 12-bed Family Birthing Center. Both additions will connect to the existing HMC building via enclosed pedestrian bridges. These three independent projects – the New Medical Office Building, Hilo Medical Center Expansion and Administrative Services Building – have been conducted separately because they have unrelated functions, one focused on out-patient medical services, another on ICU and birthing facilities, and the other primarily on administrative and maintenance services. Although their adverse impacts have limited overlap, their joint impacts are considered together in the cumulative impacts analysis (Section 3.4)

## **1.3 Environmental Assessment Process**

The project involves the use of State of Hawai‘i funds and land and thus requires compliance with Chapter 343, Hawai‘i Revised Statutes (HRS), the Hawai‘i Environmental Policy Act. The Hilo Medical Center, a unit of the Hawaii Health Systems Corporation, is the proposing and approving agency for this Environmental Assessment (EA).

This EA process is being conducted in accordance with Chapter 343. This law, along with its implementing regulations, Title 11, Chapter 200.1, of the Hawai‘i Administrative Rules (HAR), is the basis for the environmental impact process in the State of Hawai‘i. According to Chapter 343, an EA is prepared to determine impacts associated with an action, to develop mitigation measures for adverse impacts, and to determine whether any of the impacts are significant according to thirteen specific criteria.

Part 4 of this document states the finding (anticipated in the Draft EA) that no significant impacts are expected to occur, based on HMC’s findings for each significance criterion. In the EA process, if the approving agency determines after considering comments to the Draft EA that no significant impacts would likely occur, then it issues a FONSI (Finding of No Significant

Impact), and the action is permitted to proceed to necessary permits. If the agency concludes that significant impacts are expected, then an Environmental Impact Statement (EIS) is prepared.

#### **1.4 Public Involvement and Agency Coordination**

The following agencies and organizations were consulted in the development of the Environmental Assessment.

State:

Department of Health	Office of Hawaiian Affairs
Department of Land & Natural Resources, Land Division, DOFAW, Engineering	

County:

Police Department	Department of Public Works
Department of Environmental Management	Department of Water Supply
Fire Department	Planning Department
County Councilmember Jen Kagiwada	

Organizations and Individuals:

Hawai'i Island Chamber of Commerce	Sierra Club
Kalona Properties LLC	Hale Anuenue Restorative Care Ctr.
Hawaii Electric Light Co. Inc.	

Copies of communications received during early consultation are contained in Appendix 1a.

### **PART 2: ALTERNATIVES**

#### **2.1 No Action**

Under the No Action Alternative, no new Administrative Services Building would be built. The functions enabled by the new space would continue but with less efficiency. Administrative and maintenance personnel would be required to double up in already inadequate space and/or construct temporary buildings to conduct key hospital functions. The needed space for up to 35 physicians in the resident phase of their training would not be provided, hampering the ability to host these physicians and the critically needed services they provide to the Hawai'i Island community.

#### **2.2 Alternative Locations**

During early phases of recent campus planning, HMC officials examined and analyzed a number of locations in the general area for the various new and expanded facilities. The Administrative Services Building needed to be adjacent to the central area of Hilo Medical Center (and the planned expansion facility) in order to efficiently and fully meet the project's purpose and need. There are very few locations on or directly adjacent to the heavily utilized HMC campus that

could provide this adjacency and accommodate the proposed services, and none that have a superior location. After full consideration, HMC determined that the proposed site would provide the best overall location for the required function. The proposed site also has the advantage of being State property and will thus be available to the HMC for no cost, and property acquisition will therefore not impose a financial burden on the public.

As there do not appear to be any environmental or other disadvantages associated with the proposed site, and no other vacant and suitable land is available nearby, no alternative sites have been advanced for study in the Environmental Assessment.

### **PART 3: ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES**

#### *Basic Geographic Setting*

The property upon which the project facility would be built is referred to throughout this EA as the *project site*. The term *project area* is used generally to describe the Hilo Medical Center campus, associated facilities, and the surrounding neighborhood.

The project site is located at approximately 485 feet in elevation on the HMC campus, mauka of the main buildings of HMC and makai of the helipad (see Figs. 1-2). The project area has been extensively modified by sugar cane agriculture, grazing and later medical facility construction, including parking lots.

The project area is primarily occupied by medical facilities and support facilities, including in addition to those mentioned above the Hale Anuenue Restorative Care and the Yukio Okutsu State Veterans Home, a long-term care facility. To the north is open space associated with the gulch of the Wailuku River.

### **3.1 Physical Environment**

#### **3.1.1 Geology, Soils and Geologic Hazards**

##### *Environmental Setting*

Geologically, the project site is located on the lower flank of Mauna Loa near Wailuku Stream (commonly called the Wailuku River). The surface consists of weathered ash soils on Pleistocene-era (greater than 10,000 years old) lava flows from Mauna Loa. The project site soil is classified by the U.S. Natural Resources Conservation Service (formerly Soil Conservation Service) as Hilo hydrous silty clay loam, which forms on layers of volcanic ash. Permeability is rapid, runoff moderate, and erosion hazard slight to moderate (U.S. Soil Conservation Service 1973).

The entire Big Island is subject to geologic hazards, especially lava flows and earthquakes. Volcanic hazard as assessed by the U.S. Geological Survey in this area of Hilo is 3 on a scale of ascending risk 9 to 1 (Heliker 1990:23). The high hazard risk is based on Mauna Loa being an active volcano. Volcanic hazard zone 3 areas have had 1-5 percent of the land area covered by lava or ash flows since the year 1800, and are at lower risk than zone 2 areas because of their greater distances from recently active vents and/or because the local topography makes it less likely that flows will cover these areas.

The Island of Hawai‘i experiences high seismic activity and is at risk from earthquake damage (USGS 2000), especially to structures that are poorly designed or built, as the 6.7-magnitude quake of 2006 and the 6.9-magnitude quake of 2018 demonstrated. The project site does not appear to be subject to subsidence, landslides or other forms of mass wasting.

### *Impacts and Mitigation Measures*

In general, geologic conditions impose no constraints on the proposed project and it is not imprudent to implement.

### **3.1.2 Climate, Drainage, Water Features and Water Quality**

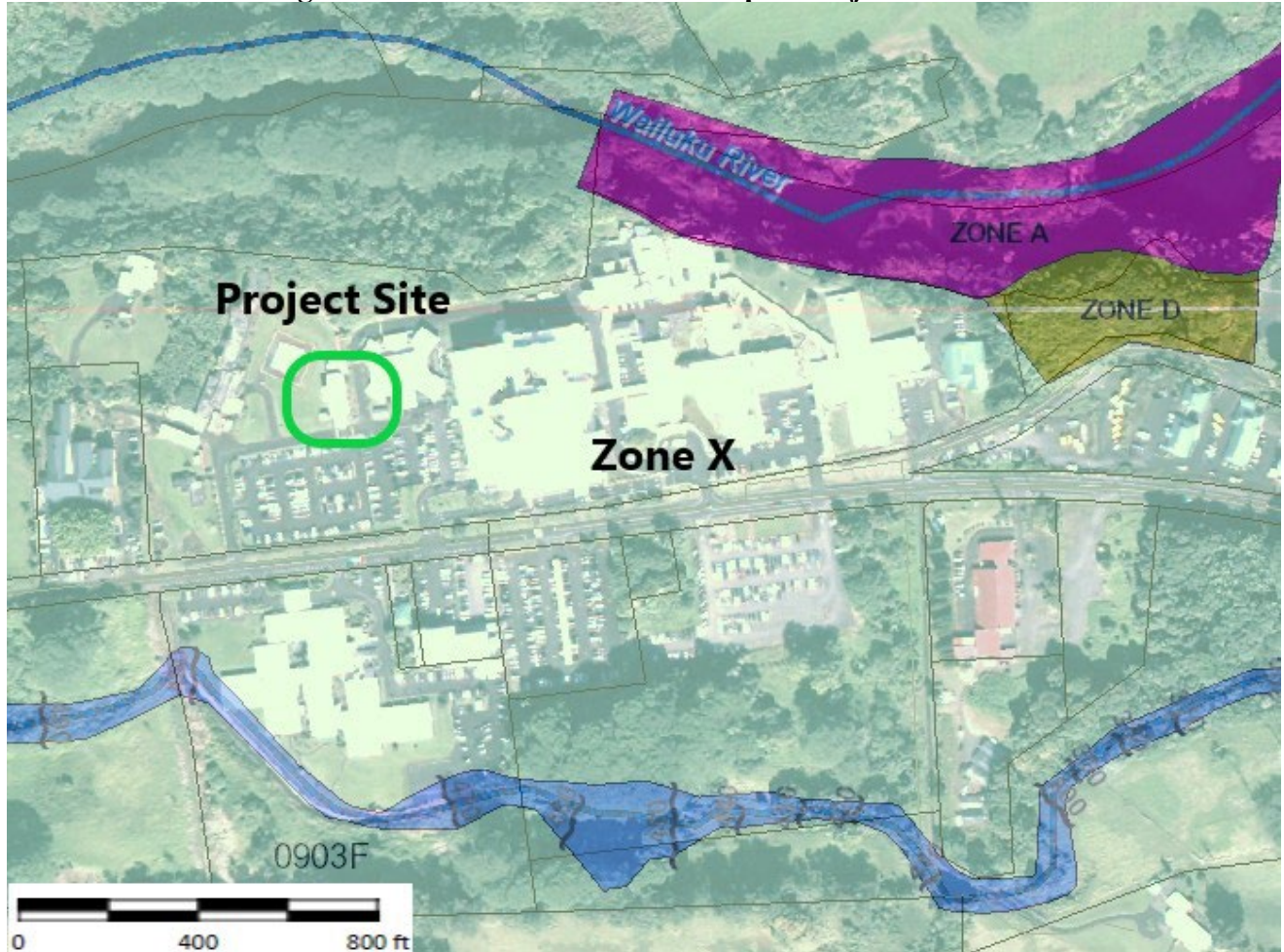
#### *Existing Environment*

The average maximum daily temperature in the project area is approximately 75 degrees F., with an average minimum of 65 degrees, and annual rainfall averages approximately 200 inches (U.H. Hilo-Geography 1998:57).

The Pi‘ihonua district has a number of surface water bodies, including the Wailuku River, which is located about 0.1 miles north of the project site (see Figure 1). No streams or springs are present on or within 500 feet of the fully developed site itself. The *Hawai‘i Stream Assessment* (Hawai‘i State CWRM 1990) inventoried streams statewide (including over a hundred on the Hilo/Hamakua coast) for their water quality/supply, habitat, cultural and recreational resource value. Streams are ranked in various resources categories. Of particular importance are the *Candidate Streams for Protection*, which meet the criteria for either diversity of outstanding resources or “blue-ribbon resources.” Four such streams are present on the Hamakua/Hilo coast: Waikoloa, Kolekole, Honoli‘i, and Wailuku. The Wailuku River is listed as a candidate owing to its scenic and recreational characteristics.

No stream poses a flooding hazard to the project site. The Flood Insurance Rate Map (FIRM) 880C (9/16/88) maps the project site within Zone X, outside the 500-year floodplain (Figure 3).

**Figure 3 Flood Insurance Rate Map of Project Site**



Source: Hawai'i State Department of Land and Natural Resources: <http://gis.hawaiiinfip.org/fhat/>

### *Impacts and Mitigation Measures*

Because of the scale of the proposed project and the environmental setting, very little potential for impacts to water quality exist. The project will disturb much less than one acre and no National Pollutant Discharge Elimination System permit will be required. However, in order to minimize the potential for sedimentation and erosion, the contractor shall perform all earthwork and grading in conformance with Chapter 10, Erosion and Sediment Control, Hawai'i County Code. Construction plans that are currently under development will require the contractor to implement an extensive array of Best Management Practices), including but not limited to the following:

- All grading work shall conform to Chapter 10 of the Hawai'i County Code. Should a grading permit be required, no grading work shall commence until the Department of Public Works approves a grading permit.
- The contractor shall remove all silt and debris deposited in drainage facilities, roadways

and other areas resulting from his work.

- The contractor shall keep the project and surrounding areas free from dust nuisances. The work shall be in conformance with the air pollution control rules of the State Department of Health, HAR 11-60.1, “Fugitive dust”.
- All grading operations shall be performed in conformance with the applicable provisions of the Hawai‘i Administrative Rules, Title 11, Chapter 55, Water Pollution Control and Chapter 54, Water Quality Standards, and to the Erosion and Sedimentation Control Standards and Guidelines of the Department of Public Works, County of Hawaii.
- The contractor shall inform the Department of Public Works of the locations of the disposal and/or borrow site(s) required for this project, if any, when an application for a grading permit is made. The disposal and/or borrow site(s) must also fulfill the requirements of the grading ordinance.

The improvements will continue to utilize the drainage infrastructure constructed in association with the former West Wing building. Surface runoff will be directed to the surrounding service drives, which will route it to existing drywells. No new drywells, retention areas or other drainage facilities are required. The Hawai‘i County Department of Public Works is being consulted as part of design, and all applicable regulations, in particular Chapter 27, Drainage, and Chapter 10, Erosion and Sedimentation Control, will be adhered to. Based on the context and mitigation measures, there should be no additional impact to water quality.

There is a scientific consensus that the earth is warming due to manmade increases in greenhouse gases in the atmosphere, according to the United Nations’ Intergovernmental Panel on Climate Change (UH Manoa Sea Grant 2014). Global mean air temperatures are projected to increase by at least 2.7°F by the end of the century. This will be accompanied by warming of ocean waters, expected to be highest in tropical and subtropical seas of the Northern Hemisphere. Wet and dry season contrasts will increase, and wet tropical areas in particular are likely to experience more frequent and extreme precipitation. For Hawai‘i, where warming air temperatures are already quite apparent, accelerating sea level rise is expected. Not only is the equable climate at risk but also agriculture, ecosystems, the visitor industry and public health. It is possible, and even likely, that larger and more frequent tropical storms and hurricanes will affect the Hawaiian Islands in the future.

Guidance to federal agencies for addressing climate change issues in environmental reviews was released in August 2016 by the Council on Environmental Quality (US CEQ 2016). The guidance urged that agencies should consider: 1) the potential effects of a proposed action on climate change as indicated by assessing greenhouse gas emissions in a qualitative, or if reasonable, quantitative way; and 2) the effects of climate change on a proposed action and its environmental impacts. It recommends that agencies consider the short- and long-term effects and benefits in the alternatives and mitigation analysis in terms of climate change effects and resiliency to the effects of a changing climate.

The State of Hawai‘i in Hawai‘i Revised Statutes §226-109 encourages a similar analysis, and Title 11-200.1-13 includes significance criteria that consider greenhouse gas emissions and the hazardousness of sea level rise.

As illustrated in Figure 4, the location of the project site at 485 feet above sea level, 1.7 miles from the shoreline, will preclude direct effects of sea level rise under any expected scenario. In order to deal with the potential for larger and more frequent tropical storms that could be part of a changing climate, the structure will be designed with walls, windows and gutters that can withstand hurricane force winds and torrential rains.

Negligible amounts of energy input and greenhouse gas emissions would be required for construction and occupation of the facility. The facility would meet or exceed all applicable commercial building energy efficiency standards. The building is being designed using the 2018 International Energy Conservation Code. Reduction of the building’s carbon footprint is achieved by increasing the R value of all exterior walls and roof, and by increasing the solar heat gain coefficient of all the windows. A commercial grade weather-barrier will be installed to all exterior walls to control air leakage into and from the interior of the building. HVAC equipment performance is very efficient with multiple-zone controls and automatic off-hour thermostat controls. All ducts, plenums and piping will be insulated. All lighting will have high efficiency lamps, and occupancy sensors will be installed in all rooms. Exterior lighting is minimal and mostly used for path finding and safety.

### **3.1.3 Flora and Fauna**

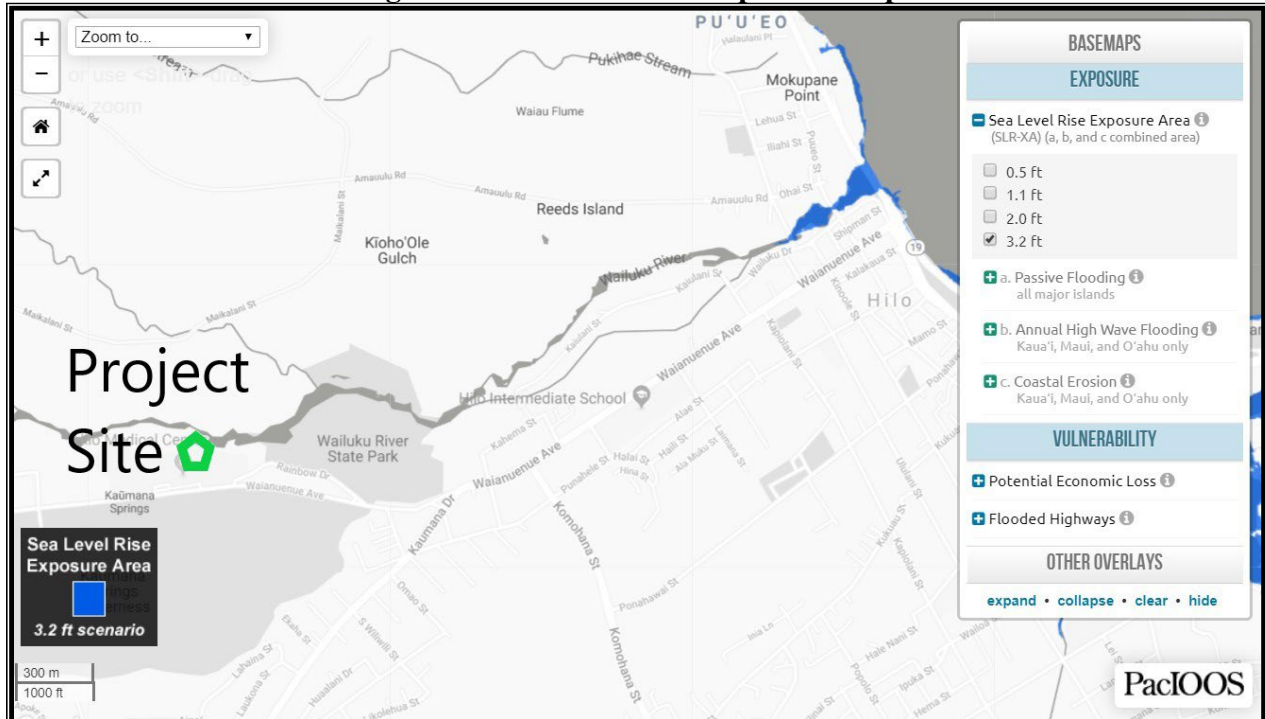
#### *Existing Environment*

The natural vegetation of this part of Hilo was most likely lowland rain forest dominated by ‘ōhi‘a (*Metrosideros polymorpha*) and koa (*Acacia koa*) (Gagne and Cuddihy 1990). These original communities have been destroyed or heavily degraded by sugarcane cultivation, cattle grazing, and clearing for farms and residences. The vegetation of the project area is now either managed vegetation (i.e., farms, pasture or landscaped grounds) or adventive “communities” of various alien weeds.

As shown in Figure 3, the entire project site is graded and grassed or graveled. Weedy herbs and grasses border the gravel area. A few ti (*Cordyline fruticosa*) and corn plant (*Dracaena fragrans*) are adjacent to the site, but no tall shrubs or trees are present.

No listed, candidate or proposed endangered plant species were found or would be expected to be found on the project site. In terms of conservation value, no botanical resources requiring special protection are present.

**Figure 4. Sea Level Rise Exposure Map**



Source: <https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/>

The graded and grassed or graveled area with few plants is not suitable habitat for feeding, nesting or most other bird activities, although a few common non-native birds such as common myna (*Acridotheres tristis*) and Japanese white-eyes (*Zosterops japonicus*) may fly over the area. During several brief field visits no birds were observed on or near the project site.

Hawaiian hawks (*Buteo solitarius*), which were delisted as federal endangered species in 2019 but are still listed by the State of Hawai‘i, nest in tall trees between March and October. Endangered Hawaiian hoary bats (*Lasiurus cinereus semotus*) are commonly observed in many parts of East Hawai‘i. Bats roost in woody vegetation taller than 15 feet, and female bats are extremely vulnerable to disturbance while caring for their young in summer months. No vegetation suitable for hawk nests or bat roosts is present on or near the project site.

The endangered Hawaiian petrel (*Pterodroma sandwichensis*), the endangered band-rumped storm petrel (*Oceanodroma castro*), and the threatened Newell’s shearwater (*Puffinus auricularis newelli*) may overfly the general project area. The primary cause of mortality for these seabirds in Hawai‘i is predation by alien mammalian species at the nesting colonies, followed by collision with man-made structures. Nocturnally flying seabirds, especially fledglings on their way to sea in the summer and fall, can become disoriented by exterior lighting. Disoriented seabirds may collide with manmade structures and, if not killed outright, become easy targets of predatory mammals.



### *Impacts and Mitigation Measures*

Because of the lack of native ecosystems or threatened or endangered plant species, no adverse impacts to botanical resources would occur as a result of clearing and improvements. Because of the extremely limited vegetation, no Hawaiian hawk nests or Hawaiian hoary bats roosts are present, and the project presents no impacts to these species. All lighting installed for either construction or operation of the facility will be required to be shielded in conformance with the Hawai'i County Outdoor Lighting Ordinance (Hawai'i County Code, Article 9), and will also be low-blue spectra and low-light emitting, in order to reduce the risk that seabirds may be attracted to and then disoriented by the lighting. Additionally, no nighttime, lighted, outdoor construction work will be allowed during the seabird-fledging season, which runs from September 15 through December 15 each year. Best Management Practices to prevent sedimentation and erosion to be required during construction will prevent offsite impacts to water quality and aquatic habitat.

#### **3.1.4 Air Quality, Noise, and Scenic Resources**

##### *Environmental Setting*

Air pollution in East Hawai'i is minimal. When Kilauea Volcano is active it emits sulfur dioxide, which converts into particulate sulfate and produce a volcanic haze (vog) that occasionally blankets the district. Even then, persistent tradewinds keep the project area free of vog for most of the year.

The moderate noise levels at the project site are derived mainly from motor vehicles and maintenance activities on the HMC campus. HMC in general, as well as the Hawaii Pacific Oncology Center, the Hale Anuenue Restorative Care Center, and the new Rural Health and Telehealth Center, are sensitive receptors to potential noise from construction and operation of the facility.

The project area contains several sites associated with the Wailuku River that are considered significant for their scenic character in the Hawai'i County General Plan. Rainbow Falls and Kaimukanaka Falls are located approximately 0.3 miles north, northeast and northwest respectively, beyond the boundaries of Hilo Medical Center. Boiling Pots is a mile *mauka* of the project site. The project site is not visible from any of these sites or their lookouts and is at a sufficient distance so that it will not affect the character or visual quality of these resources.

##### *Impacts and Mitigation Measures*

There may be short-term and very minor impacts to air quality and noise levels during construction. Due to the sensitive nature of nearby facilities, care will be taken to minimize these short-term impacts.

There is very limited potential for fugitive dust emissions due to disturbance of soil during dry periods. The project will not generate any substantial dust and emissions, and Hilo Medical

Center will ensure that construction managers will develop and implement a dust control plan to minimize any impacts. Adherence to best management practices (BMPs), including but not limited to covering stockpile materials and routine watering of bare, disturbed soil and fill/stockpile materials during dry periods will minimize this potential. Air quality will not be adversely affected by construction or operation of the facility.

Development would entail limited excavation, grading, compressors, vehicle/equipment engine operation, and construction of new infrastructure. These activities could generate noise exceeding 95 decibels at times, impacting nearby sensitive noise receptors. If construction noise is expected to exceed the Department of Health's (DOH) "maximum permissible" property-line noise levels, the contractor would be required to consult with DOH and may need to obtain a permit per Title 11, Chapter 46, HAR (Community Noise Control) prior to construction. DOH would review the proposed activity, location, equipment, project purpose, and timetable in order to decide upon conditions and mitigation measures, such as restriction of equipment type, maintenance requirements, restricted hours, and portable noise barriers. Hilo Medical Center will ensure that the construction contractor consults with the Department of Health. If applicable, the contractor will obtain a permit per Title 11, Chapter 46, HAR (Community Noise Control) prior to construction that may include various mitigation measures for construction noise.

The two-story building would be visually attractive and generally match the appearance of other facilities at the HMC campus in scale, proportion and use of color and materials, including the nearby Hilo Medical Center Expansion project, which is starting construction. The architectural style follows the "New Formalism" style of contemporary healthcare buildings. It is a self-contained, freestanding block, with visually simple exterior elevations, glazing where appropriate for function and aesthetics, and a level skyline. Final design will include simple grassing for landscaping and concrete flatwork due to the building's proximity to the existing Helipad. No important viewplanes or scenic sites recognized in the Hawai'i County General Plan would be affected. In order to prevent light pollution, which is of particular importance because of the presence of astronomical observatories on Mauna Kea, only minimal exterior lighting is planned. It will consist of recessed lights in the exterior soffit and downward direct lights on the building walls and along steps and paths. All fixtures will be shielded, low light emitters designed for safety as people move around the site at night. The design will utilize lighting with a CCT of 2700 K or less. In some cases, frosted lighting may be used to further lessen impact. Given the number and design features of the lighting fixtures, no effect on astronomical observatories would be expected.

### **3.1.5 Hazardous Substances, Toxic Waste, and Hazardous Conditions**

A comprehensive test of contaminants was done as part of a Hazardous Building Materials (Hazmat) Survey Report on March 9-10, 2023 at the former West Wing Building prior to demolition (Insight Environmental LLC 2023). The purpose of the survey was to identify any hazardous building materials prior to or during the demolition process so that they could be managed in a manner that is protective of human health and the environment. The survey identified and evaluated building materials for the presence of asbestos containing material

(ACM). Additionally, the survey identified and evaluated electrical equipment for the presence or potential presence of mercury and polychlorinated biphenyls (PCBs). The survey also evaluated leachable metals from the anticipated waste stream associated with the demolition of the structure. No ACM was identified at the building. Various fluorescent light fixtures and mercury-containing electrical equipment were identified and inspected. The anticipated waste from the demolition of the structure was determined not to be to a Resource Conservation and Recovery Act (RCRA) hazardous waste and was found to be suitable for disposal at the County of Hawai‘i West Hawai‘i Sanitary Landfill. Additional precautions related to activities prior to and during demolition were developed and implemented as part of demolition.

No Phase I Environmental Site Assessment has been conducted for the project site. Based upon prior and present use of the project site, there is currently no evidence that the site has a history of spills or other incidents or contains or contained any hazardous or toxic substances other than those identified in the Hazardous Building Materials Survey Report. No Above Ground Storage Tanks (AST), Underground Storage Tanks (UST) or Leaking Underground Storage Tanks (LUST) are visible on or near the project site. State Department of Health (DOH) databases did not indicate any records of unresolved incidents concerning ASTs, USTs, or LUSTs, or releases on the site or in the immediately surrounding area. In 2013, On behalf of HMC, Environet conducted an asbestos-containing materials (ACM), lead-based paint (LBP), and soil survey, and also tested suspect canec board for arsenic concentration, at the former nurse’s quarters, located approximately 150 feet from the project site. By letter of November 27, 2013, the DOH concluded based on the lab results that it concurred that no additional investigation was required and the building’s demolition phase could proceed accordingly (<https://eha-cloud.doh.hawaii.gov/iheer/#!/viewer> accessed February 2024).

Although it is unlikely that any potentially hazardous, toxic or radioactive waste would be found on the project site, reasonable precautions will be undertaken by the contractors in the context of the project construction Best Management Practices for appropriate response and remediation should any such material be encountered during construction.

It should be noted that the Hawaii Pacific Oncology Center across Waiianuenue Avenue employs ionizing radiation for diagnostic imaging and treatment of cancer. Care must be taken in any facility utilizing ionizing radiation to ensure that it does not create potentially hazardous situations for personnel who work within the facility, patients or the general public. There are several systems built into the facility to ensure it delivers the correct dose as prescribed (Hilo Medical Center 2020). The Linear Accelerator sits in a room with lead, steel and concrete walls so that the high-energy x-rays are shielded. The unit only emits radiation during treatment, and therefore the risk of accidental exposure is extremely low. There are also warning or caution signs as necessary and where appropriate, to warn unauthorized or unsuspecting personnel of a hazard and to remind authorized personnel. The amount of radiation outside of the building is well below all state and federal guidelines for the general public. The design for the radiation therapy facility is closely regulated by the State of Hawai‘i and is required to follow the rules set by the Department of Health to insure safety of the public, the worker and the patient (Title 11, Hawai‘i Administrative Rules, Chapter 45, “Radiation Control”). Personnel monitoring is also

conducted utilizing film badges that measure the radiation dose that workers receive while attending patients undergoing therapeutic or diagnostic procedures with radionuclides or radiation generation devices, such as fluoroscopes or the Linear Accelerator. This provides early notice if a worker's exposure is near or above the limits prescribed by law, and also provides a permanent record of the individual's exposure. Because of all these extensive precautions, the ionizing radiation at the facility does not pose a hazard to the patients, staff or general public, and poses no hazard risk for the staff and visitors at the proposed Administrative Services Building.

For construction, in addition to the measures related to water quality detailed in Section 3.1.3, engineering plans will specify the following conditions in order to ensure to minimize the possibility for spills of hazardous materials:

- Unused materials and excess fill will be removed and disposed of at an authorized waste disposal site.
- During construction, emergency spill treatment, storage, and disposal of all hazardous materials, will be explicitly required to meet all State and County requirements, and the contractor will be asked to adhere to "Good Housekeeping" for all appropriate substances, with the following instructions:
  - Onsite storage of the minimum practical quantity of hazardous materials necessary to complete the job;
  - Fuel storage and use will be conducted to prevent leaks, spills or fires;
  - Products will be kept in their original containers unless unresealable, and original labels and safety data will be retained;
  - Disposal of surplus will follow manufacturer's recommendation and adhere to all regulations;
  - Manufacturers' instructions for proper use and disposal will be strictly followed;
  - The contractor will conduct regular inspection to ensure proper use and disposal;
  - Onsite vehicles and machinery will be monitored for leaks and receive regular maintenance to minimize leakage;
  - Construction materials, petroleum products, wastes, debris, and landscaping substances (herbicides, pesticides, and fertilizers) will be prevented from blowing, falling, flowing, washing, or leaching into the ocean
  - All spills will be cleaned up immediately after discovery, using proper materials that will be properly disposed of;
  - Regardless of size, spills of toxic or hazardous materials will be reported to the appropriate government agency; and
  - Should spills occur, the spill prevention plan will be adjusted to include measures to prevent spills from re-occurring and for modified clean-up procedures.

## **3.2 Socioeconomic and Cultural**

### **3.2.1 Socioeconomic and Health Characteristics**

The project would benefit the population of the County of Hawai‘i, in particular East Hawai‘i and Hilo, the largest population center on the island and a microcosm of the island’s demographics. Data on socioeconomic characteristics of Hilo are available from data from the U.S. Census Bureau in its 2020 U.S. Census of Population as well as 2023 estimates from the American Community Survey (<https://data.census.gov/>). The town has a diverse population of approximately 47,600 residents, with over 82 percent minorities, mainly Asian and Pacific Islanders, within one of the 100 fastest-growing counties in the U.S. It has a median age of over 41.5 years, with more than 22.3% older than 65 years, older than the profile for the State as whole. Hilo has a higher rate of veterans (8.6%) than the State as a whole (8.2%) and the nation (6.2%). Several segments of the population that typically exhibit disadvantaged measures of social welfare and health are disproportionately represented in the population of Hilo as compared to the County or State of Hawai‘i. Median family income of \$75,589 is 18 percent less than that of the State as a whole, and 14.9 percent of individuals have income below the poverty level, almost 50% above the Statewide rate. Similar patterns pertain to households receiving welfare, food stamps, and disability payments.

#### *Impacts*

The proposed project would benefit public health by enhancing access to and the efficiency of quality health care on the Island of Hawai‘i and would have no social negative impacts.

### **3.2.2 Cultural and Historic Resources**

#### *Existing Environment*

The material in this section is based on previous archaeological reports and environmental assessments for Hilo Medical Center and other medical and recreational facilities nearby (Hilo Medical Center 2005, 2013, 2020 and 2022; Sinoto 1978; Spear 1992), as well as a study of nearby Waiākea Ahupua‘a conducted by Maly (1996).

The purpose of this review was to document the presence of any historic properties or traditional cultural properties that might exist on or adjacent to the project site. Research and consultation were restricted because the activities are limited to a demolished building site and adjacent fully developed land that is part of Hilo Medical Center. No undeveloped land or land with any known cultural resources is involved.

The earliest historical knowledge of Hilo comes from legends written by Kamakau (1961) of a 16<sup>th</sup> century chief ‘Umi-a-Liloa (son of Liloa), who at that time ruled the entire island of Hawai‘i. Descendants of Umi and his sister-wife were referred to as “Kona” chiefs, controlling Ka‘ū, Kona, and Kohala, while descendants of Umi and his Maui wife were “Hilo” chiefs,

controlling Hāmākua, Hilo, and Puna (Kelly 1981:1). According to Kamakau (1961), both sides fought over control of the island, desiring access to resources such as feathers, *māmaki* tapa, and canoes on the Hilo side, and *wauke* tapa, and warm lands and waters on the Kona side (c.f. Kelly 1981:3).

Sometime near the end of the 16<sup>th</sup> century or early in the 17<sup>th</sup> century, the lands of Hilo were divided into ahupua‘a, which till today retain their original names (Kelly 1981:3). These include the ahupua‘a of Pu‘u‘eo, Pi‘ihonua, Punahoa, Pōnohawai, Kūkūau and Waiākea. The design of these land divisions was such that residents could have access to all that they needed to live, with ocean resources at the coast, and agricultural and forest resources in the interior. However, only Pi‘ihonua and Waiākea provided access to the full range of resources stretching from the sea up to 6,000 feet along the slopes of Mauna Kea (Kelly 1981:5).

Historical accounts (McEldowney 1979) place the project site in a zone of agricultural productivity. As Isabella Bird recorded upon arriving in Hilo in 1873:

“Above Hilo, broad lands sweeping up cloudwards, with their sugar cane, kalo, melons, pine-apples, and banana groves suggest the boundless liberality of Nature” (Bird 1964:38).

Handy and Handy (1972) also describe the general region as an agricultural area:

“On the lava strewn plain of Waiakea and on the slopes between Waiakea and Wailuku River, dry taro was formerly planted wherever there was enough soil. There were forest plantations in Panaewa and in all the lower fern-forest zone above Hilo town along the course of the Wailuku River” (Handy and Handy 1972:539).

Maly (1996) refers to a 1922 article from the Hawaiian Language newspaper, *Ka Nupepa Kū‘oku‘a*, where planting on pāhoehoe lava flats is described:

“There are *pahoehoe* lava beds walled in by the ancestors in which sweet potatoes and sugar cane were planted and they are still growing today. Not only one or two but several times forty (*mau ka‘au*) of them. The house sites are still there, not one or two but several times four hundred in the woods of the Panaewa. Our indigenous bananas are growing wild, these were planted by the hands of our ancestors” (Maly 1996:A-2).

### *Pi‘ihonua Ahupua‘a*

As part of an archaeological assessment survey, Maly (1996) conducted historical research for the lands of Wainaku, Pōnohawai, Waiākea, and Pi‘ihonua. He discusses the significance of the Hawaiian word *wai* in the placenames: Pōnohawai, Waiākea, Wainaku, and Wailuku (River). According to Maly, the word *wai* (water) has strong metaphorical associations with the Hawaiian

concept of wealth (waiwai), stressing its cultural importance (Maly 1996:A-2). With this context, one can appreciate the importance of Hilo, with its copious streams that fed taro pond fields and its numerous fishponds. Maly refers to the origins of the names Waiākea and Pi'ihonua in the Hawaiian legend of Ka'ao Ho'oniua Pu'uwai no Ka-Miki. Pi'ihonua literally translates to: "ascending earth," and the ahupua'a is named for Pi'ihonua-a-ka-lani, the brother of Waiākea and Pana'ewa, and the father of the chiefesses 'Ohele and Waiānuenue (Maly 1996:A-4).

Pi'ihonua along with Punahoa and Waiākea were held by Kamehameha I until the time of his death in 1819, at which time his holdings, including Pi'ihonua, were passed down to his son, Liholiho. Kelly (1981) speculates that Pi'ihonua may have been given to Chief Kalaeokekio by Kauikeaouli or Boki in 1828. Pi'ihonua was surrendered at the time of the Māhele and classified as Crown Land (Kelly 1981); no kuleana claims were registered for lands in the vicinity of the project site (Maly 1996). Following the Māhele, the population of Hilo grew and the scattered upland habitations gave way to sugar cultivation (McEldowney 1979:37). At the turn of the century, there were remnants of heiau and at least one intact heiau within Pi'ihonua. Thrum (1907) describes a heiau named Kaipālaloa that had been destroyed and another called Papio, which was reportedly for bird catchers and canoe builders. Stokes (1991) reported another heiau in Pi'ihonua called Pinao that was once located near the intersection of Waiānuenue and Ululani Streets (Maly 1996).

Beginning in the late 1880s Pi'ihonua was home to the Hawaii Mill Company, built on the Alenaio Stream (Kelly 1981). By 1905, according to Thrum (1923) the Hawaii Mill Company had 10 miles of cane flumes and produced twenty-five tons of sugar per day. In 1920, the Hawaii Mill Company was taken over by the Hilo Sugar Company (Kelly 1981). Commercial sugar production lasted in Pi'ihonua until the mid-twentieth century, at which time many of the fields were converted to pasturage associated with cattle ranching.

### *Impacts and Mitigation Measures*

As part of the EA process, an effort was made to obtain information about any potential traditional cultural properties and associated practices that might be present, or have taken place in upper Pi'ihonua Ahupua'a near the project site. The Office of Hawaiian Affairs was contacted but supplied no information relative to the existence of traditional cultural properties or customary practices at the graded area that comprises the small project site. No caves, springs, *pu'u*, native forest groves, gathering resources or other natural features are present on or near the project site. No vegetation with the quality and quantity or resources that would be important for native gathering exists. As no resources or practices of a potential traditional cultural nature (i.e., landform, vegetation, etc.) appear to be present on or near the project site, and there is no evidence of any traditional gathering uses or other cultural practices, the proposed Hilo Administrative Services Building would not appear to impact any culturally valued resources or cultural practices. The Draft EA was made available to agencies and groups who might have knowledge in order to confirm this finding.

In terms of archaeological resources, the project site was extensively disturbed by construction of the West Wing building, which was later demolished, with the site graded and grassed or graveled, as shown in Figure 3. As such, no archaeological features are present. In the unlikely event that archaeological resources are encountered during further grading or construction, contract conditions will require that work in the immediate area of the discovery will be halted and DLNR-SHPD contacted as outlined in Hawai'i Administrative Rules 13§13-275-12. In order to assist in compliance with the Chapter 6e process, the State Historic Preservation Division (SHPD) was provided a link to a digital copy of the EA for their comment on the presumed lack of archaeological resources and no effect to significant historic properties. As necessary, Hilo Medical Center will provide further submittals demonstrating the lack of historic properties on the completely disturbed site to comply with SHPD HRS 6e for any permits related to ground disturbance.

### **3.3 Infrastructure**

#### **3.3.1 Utilities**

##### *Existing Facilities and Services*

Electrical power to the project site is supplied by Hawai'i Electric Light Company (HELCO) and potable water is supplied by the Department of Water Supply (DWS). Wastewater from HMC is treated in Hilo's municipal wastewater system under the supervision of the Department of Environmental Management (DEM), and telephone/cable TV/internet service is supplied by Hawaiian Telcom.

##### *Impacts and Mitigation Measures*

All necessary utilities are available onsite. The project imposes only modest demands on most utility services and does not require any mitigation or special planning. Project design includes utility hookups, including electrical connection and fiber optic that will be pulled in from the subsurface lines at the nearest handhole. Depending on final design, the sewer connection may be located away from the building in order to achieve the desirable sewer pipe slope. The project would not impose any substantial impact on existing utility facilities or the ability to provide service to HMC or other users. Appropriate coordination with HELCO, DWS, DEM (for solid waste and sewer) and Hawaiian Telcom will be conducted during the design and construction of the improvements.

#### **3.3.2 Roads and Parking**

##### *Existing Facilities*

Waiuanuenue Avenue, which provides access to the project site as well as all of the HMC campus (see Figure 1), is an east-west, two-way, two-lane County of Hawai'i road with intermittent shoulders. It has a posted speed limit of 35 miles per hour near HMC. It starts in the east in



downtown Hilo at its intersection with Highway 19 and extends west and uphill past a complex of schools and medical facilities, terminating in a residential area. Only a very limited extent of bike paths are present on Waianuenue Avenue, and sidewalks end just above downtown, a half-mile east of the project site. Wide, walkable shoulders are provided along both sides of Waianuenue Avenue fronting Hilo Medical Center to accommodate pedestrian activity to/from the HMC facility and adjacent parking lots.

Recent Traffic Impact Assessment Reports (TIARs) (Austin Tsutsumi 2021 and 2022) were conducted for the planned 61,500-square foot (sf) Hilo Medical Center Expansion project on the north side of Waianuenue Avenue and the new Medical Office Building on the south side of Waianuenue Avenue. They both evaluated existing traffic levels in the area and found that aside from congestion associated with morning school traffic about a mile east of the project site, traffic on Waianuenue Avenue flows smoothly, with no significant queues.

The 2022 TIAR factored in both projects. It calculated the expected natural background annual traffic growth rate due to general development of other homes, offices and other facilities in Hilo, which was set at 1.2 percent. It then added traffic projections from known projects, including various hospital projects; the Fire Administration Support Complex and Wailani Hale Ola O Mohouli developments off of Mohouli and Komohana Streets; the Hilo Hillside and Puainako Heights developments off of Puainako Street; and miscellaneous minor planned developments. To establish Base Year 2025 conditions, vehicles were “added” to the 2022 traffic counts at various intersections in the general area in proportion to the volume of traffic these projects were expected to generate, along with general background growth. After this step, the traffic generated by the two HMC projects was calculated. The major conclusion was that due to minimal increases in traffic at these intersection, no major impacts were anticipated and no roadway improvements were recommended. It is expected that for the foreseeable future, there will be very little traffic congestion at Hilo Medical Center or areas of town affected by its traffic. What minor congestion will occur will happen during peak AM and PM hours.

As noted above, the proposed Administrative Services Building will support existing functions for staff and would not lead to any measurable increase in staff, vendors, patients or other visitors who could increase traffic to and from HMC.

Sufficient parking exists on the HMC campus, although construction may cause a short-term, minor shortage that could require minor adjustments such as temporary parking areas and changes in parking rules. No driveway improvements or alterations are currently anticipated, but if necessary, HMC will coordinate with the Hawai‘i County Department of Public Works and obtain approvals per Chapter 22 of the Hawai‘i County Code.

In the short-term, construction has at least some potential to cause traffic congestion on adjacent streets. However, as little if any of this work will require obstruction of traffic on Waianuenue Avenue, impacts on traffic will be minimal. Furthermore, the contractor will be required to develop a traffic control plan during the design phase of the project that will outline the steps necessary to minimize congestion and maintain access to adjacent properties at all times during

construction, with particular attention to access for emergency vehicles. This traffic control plan will ensure that construction does not interfere with the facility's essential operations, particularly emergency services. By letter of February 20, 2024, the County of Hawai'i Police Department stated that it did not anticipate any significant impact to traffic or public safety concerns (see Appendix 1a).

### 3.4 Secondary and Cumulative Impacts

The proposed project will not involve any long-term secondary impacts such as population changes or effects on public facilities, because it simply enables Hilo Medical Center to improve the efficiency of health care services. Although the project will provide some short-term construction jobs, these would almost certainly be filled by local residents and would not induce in-migration. The long-term jobs associated with the project already exist on the HMC campus. No significant impacts in terms of housing, demand for services, or effects on infrastructure such as roads, water supply, wastewater treatment, or recreational facilities would occur.

Cumulative impacts result when implementation of several projects that individually have limited impacts combine to produce more severe impacts or conflicts in mitigation measures. The impacts should be considered in relation to past and current impacts on the health of various area resources. To investigate the potential for cumulative impacts, the first step was to assess reasonably foreseeable future projects that could affect such resources. In the project area, these include:

- *Wailani Development*. This project is a master planned community bordered by Komohana Street to the east and Mohouli Street to the west. The project proposes a maximum of 420,000 square feet of combined retail space, medical-office space and business/tech park space, 208 single-family residential units, 324 multi-family residential units and 296 senior housing residential units.
- *Hale Ola O Mohouli Affordable Residential Project*. This project is located on Mohouli Street just east of its intersection with Kukuau Street. The project proposes to construct 90 affordable residential units and is expected to be completed by 2025.
- *County of Hawai'i Fire Administration Support Complex*. This project currently in construction is building a Fire Administration Support Complex on five acres of land adjacent and to the east of the proposed Hale Ola O Mohouli Affordable Residential Project.
- *Hilo Hillside Phase II*. Phase I of the development on Puainako Street just east of the Kukuau Street dead-end terminus includes 56 single-family homes, mostly constructed and occupied at the current time. Phase II proposes to construct an additional 56 single-family homes.
- *Puainako Heights*. Mauka of Hilo Hillside Phase II on Puainako Street, east of Wilder Road, the project proposes to construct 49 single family homes under Phase 1A and 1B. The remaining phases of the project do not currently have a timeframe for completion.

- *Kaiaulu O Kapiolani Apartments*. This project proposes to construct 64 affordable multi-family residential units bordered by Kukuau Street, Kapiolani Street and Kupukupu Street.
- *HMC Campus Expansion and HMC New Medical Office Building*. These two on-campus projects are described above. The first would have two phases with two buildings that relocate and expand the ICU and Family Birthing Center facilities and provide future programmable space. The second consists of a two-story, 18,750-square foot building adjacent to the new Hawaii Pacific Oncology Center Addition and Rural & Telehealth Center Unit that will host a variety of out-patient medical services.

Operational traffic from each of these projects was considered in Traffic Impact Assessment Reports for several HMC projects that concluded that the cumulative effect from all of these projects on traffic would be minor and required no mitigation. As discussed previously, unlike several recent new facilities on the HMC campus, the Administrative Services Building would support existing functions for staff and would not lead to any measurable increase in staff, vendors, patients or other visitors who could increase traffic to and from HMC. There is thus no potential for the project to have cumulative traffic impacts except for very minor impacts during construction, for which mitigation has been developed. Due to various factors including distance and resource health, only the Hilo Medical Center Expansion project has any potential to interact with the impacts of the Administrative Services Building for the resource areas of internal HMC campus traffic and parking, noise, air quality and scenery. HMC officials will be able to coordinate tasks to ensure that if there is schedule overlap, minimal disruption to traffic and staging logistics and parking will occur. Nearly all permanent impacts from the proposed project are so small as to be negligible, with no measurable effects on ecosystems or rare species; erosion, sedimentation and water quality, historic properties, noise or air quality, and all other measures.

### **3.5 Required Permits and Approvals**

- Hawai‘i County Building Division Approval
- Hawai‘i County Planning Department Plan Approval
- Hawai‘i State Department of Health Disability and Communication Access Board Approval

### **3.6 Consistency With Government Plans and Policies**

#### **3.6.1 Hawai‘i State Plan**

Adopted in 1978 and last revised in 1991 (Hawai‘i Revised Statutes, Chapter 226, as amended), the Plan establishes a set of themes, goals, objectives and policies that are meant to guide the State’s long-run growth and development activities. The three themes that express the basic purpose of the *Hawai‘i State Plan* are individual and family self-sufficiency, social and economic mobility and community or social well-being. The proposed project would promote

these goals by assisting Hilo Medical Center in providing more efficient medical care, which will benefit Hawai'i County and the Hilo community.

### **3.6.2 Hawai'i County General Plan and Zoning**

The *General Plan* for the County of Hawai'i is a policy document expressing the broad goals and policies for the long-range development of the Island of Hawai'i. The current plan was adopted by ordinance in 2005. It is now in the process of being updated. The current *General Plan* is organized into thirteen elements, with policies, objectives, standards, and principles for each. There are also discussions of the specific applicability of each element to the nine judicial districts comprising the County of Hawai'i. Most relevant to the proposed project are the following Standard and Course of Action:

#### Policies, Public Facilities, Health and Sanitation

(a) Encourage the development of new health care facilities or the improvement of existing health care facilities to serve the needs of Hamakua, North and South Kohala, and North and South Kona.

#### Standards, Public Facilities (1) : Health and Sanitation

Hospitals should be on sites capable of handling moderate expansion of facilities. Quiet surroundings, convenient and adequate access, and compatibility with adjoining uses shall be required.

#### Courses of Action: South Hilo: Public Facilities: Health and Sanitation:

Improvement and expansion of hospital facilities shall be undertaken as the need arises.

Discussion: The proposed project satisfies relevant standards and courses of action related to Public Health and Sanitation Facilities in Hawai'i County and the South Hilo District. Other relevant aspects of the General Plan relate to protection of natural and cultural resources and public safety and facilities. The proposed project will not adversely affect any natural or cultural resources or involve public safety or facility impacts.

The *Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG)*. The LUPAG map component of the *General Plan* is a graphic representation of the Plan's goals, policies, and standards as well as of the physical relationship between land uses. It also establishes the basic urban and non-urban form for the County along with the planned public and cultural facilities, public utilities and safety features, and transportation corridors. The project site is classified as Low Density Urban in the LUPAG. The proposed project is consistent with this designation.

*Hawai'i County Zoning and SMA.* The project site is zoned single family residential (RS-10) by the County. Section 25-4-11 of the County Zoning Code allows for public uses that fulfill a

government function within this zone, and the proposed facility is a permitted use. The Zoning Code specifies that Plan Approval shall be required for all public uses permitted under 25-4-11. The property is not situated within the County's Special Management Area (SMA).

### **3.6.3 Hawai'i State Land Use Law**

All land in the State of Hawai'i is classified into one of four land use categories – Urban, Rural, Agricultural, or Conservation – by the State Land Use Commission, pursuant to Chapter 205, HRS. The property is in the State Land Use Urban District. The proposed use is consistent with this State Land Use designation.

## **PART 4: DETERMINATION, FINDINGS AND REASONS**

### **4.1 Determination**

Based on the findings below, Hilo Medical Center expects that the proposed project will not have any significant effect in the context of Chapter 343, HRS and Chapter 11-200.1-13, HAR, and it intends to issue a Finding of No Significant Impact (FONSI). This conclusion will be finalized after review of comment letters on the Draft EA.

### **4.2 Findings and Supporting Reasons**

Chapter 11-200.1-13, HAR, outlines those factors agencies must consider when determining whether an Action has significant effects:

- (a) In considering the significance of potential environmental effects, agencies shall consider and evaluate the sum of effects of the proposed action on the quality of the environment.
- (b) In determining whether an action may have a significant effect on the environment, the agency shall consider every phase of a proposed action, the expected impacts, and the proposed mitigation measures. In most instances, an action shall be determined to have a significant effect on the environment if it may:
  1. *Irrevocably commit a natural, cultural, or historic resource.* No valuable natural or cultural resource would be committed or lost at the fully graded project site through construction and use of additional administrative and medical facilities at Hilo Medical Center.
  2. *Curtail the range of beneficial uses of the environment.* Only a small area that was the site of a demolished building and its immediate surroundings would be affected, and no restriction of beneficial uses would occur.
  3. *Conflict with the State's environmental policies or long-term environmental goals established by law.* The State's long-term environmental policies are set forth in Chapter 344,

HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. The project is minor and environmentally beneficial, and it fulfills aspects of these policies calling for an improved social environment. It is thus consistent with all elements of the State's long-term environmental policies.

4. *Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.* The project would improve the social welfare of the community and State by improving medical care for the Big Island community and the State of Hawai'i.

5. *Have a substantial adverse effect on public health.* The project would affect public health and safety in only beneficial ways by providing expanded, improved and more efficient medical care for the Big Island community and the State of Hawai'i.

6. *Involve adverse secondary impacts, such as population changes or effects on public facilities.* No adverse secondary effects are expected to result from the proposed action, which would simply provide a facility to improve the efficiency of medical care at Hilo Medical Center.

7. *Involve a substantial degradation of environmental quality.* The project is minor and environmentally benign and would not contribute to environmental degradation.

8. *Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.* Various reasonably foreseeable projects are present in the general area. In terms of cumulative traffic, the project will support existing functions for staff and would not lead to any measurable increase in staff, vendors, patients or other visitors that could increase traffic to and from HMC. Due to various factors including distance and resource health, only existing and upcoming activities located on the HMC campus have any potential to interact with the impacts of the Administrative Services Building for the resource areas of noise, air quality, scenery and HMC campus traffic and parking. HMC officials will be able to coordinate tasks to ensure that if there is schedule overlap, minimal disruption to traffic and staging logistics and parking will occur. Nearly all permanent impacts from the proposed project are so small as to be negligible, with no measurable effects on ecosystems or rare species; erosion, sedimentation and water quality; historic properties; noise and air quality; and all other measures.

9. *Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat.* The project site is a small, graded area with no natural vegetation or habitat. Impacts to rare, threatened or endangered species of flora or fauna will not occur.

10. *Have a substantial adverse effect on air or water quality or ambient noise levels.* No adverse effects on these resources would occur. Mitigation of construction-phase impacts will preserve water quality receptors in the vicinity. Hilo Medical Center will ensure that the construction contractor consults with the Department of Health. If applicable, Hilo Medical Center will obtain a permit per Title 11, Chapter 46, HAR (Community Noise Control) prior to

construction that may include various mitigation measures for construction noise.

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.* Although the project is located in an area with volcanic and seismic risk, the entire Island of Hawai‘i shares this risk, and the project is not imprudent to construct. There is only minimal flood hazard in this area and no risk from sea level rise.

12. *Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans or studies.* No scenic vistas and viewplanes will be adversely affected by the project.

13. *Require substantial energy consumption or emit substantial greenhouse gases.* Negligible amounts of energy input and greenhouse gas emissions would be required for construction and occupation of the facility. The facility would meet or exceed all applicable commercial building energy efficiency standards. The building was designed using the 2018 International Energy Conservation Code. Reduction of the building’s carbon footprint is achieved by increasing the R value of all exterior walls and roof, and by increasing the solar heat gain coefficient of all the windows. A commercial grade weather-barrier will be installed to all exterior walls to control air leakage into and from the interior of the building. HVAC equipment performance is very efficient with multiple-zone controls and automatic off-hour thermostat controls. All ducts, plenums and piping will be insulated. All lighting will have high efficiency lamps, and occupancy sensors will be installed in all rooms. Exterior lighting is minimal and mostly used for path finding and safety.

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# **ENVIRONMENTAL ASSESSMENT**

**Hilo Medical Center New Administrative Services Building**

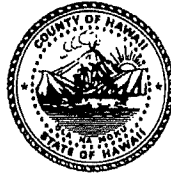
## **APPENDIX 1A**

**Comments in Response to Early Consultation**

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Mitchell D. Roth  
Mayor

Deanna S. Sako  
Managing Director



Ramzi I. Mansour  
Director

Brenda Iokepa-Moses  
Deputy Director

# County of Hawai'i

## DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

345 Kekūanāo'a Street, Suite 41 · Hilo, Hawai'i 96720 · cohdem@hawaiicounty.gov

Ph: (808) 961-8083 · Fax: (808) 961-8086

### MEMORANDUM

TO: Geometrician Associates LLC  
Via email: rterry@hawaii.rr.com

FROM: Ramzi I. Mansour, Director *Brenda I. Iokepa-Moses*  
Department of Environmental Management

DATE: February 15, 2024

SUBJECT: **Early Consultation for New Administrative Services Building 1 (ABS1), Hilo Medical Center, TMK (3<sup>rd</sup>) 2-3-027:002**

The Solid Waste Division has reviewed the subject application and provides the following comments (Contact the Solid Waste Division for details).

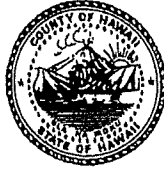
- Commercial operations, State and Federal agencies, religious entities and non-profit organizations may not use transfer stations for disposal.
- Aggregates and any other construction/demolition waste should be responsibly reused to its fullest extent.
- Ample room should be provided for rubbish and recycling.
- Green waste may be transported to the green waste sites located at the West Hawai'i Organics Facility and East Hawai'i Organics Facility, or other suitable diversion programs.
- Construction and demolition waste is prohibited at all County Transfer Stations.
- Submit Solid Waste Management Plan in accordance with attached guidelines.

The Wastewater Division has reviewed the subject application and provides the following comments (contact the Wastewater Division for details):

- Require connection of proposed structures to the public sewer in accordance with Section 21-5 of the Hawai'i County Code.

Mitchell D. Roth  
Mayor

Deanna S. Sako  
Managing Director



Ramzi I. Mansour  
Director

Brenda Iokepa-Moses  
Deputy Director

# County of Hawai'i

## DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

345 Kekūānāo'a Street, Suite 41 · Hilo, Hawai'i 96720 · cohdem@hawaiiicounty.gov

Ph: (808) 961-8083 · Fax: (808) 961-8086

January 12, 2024

### SOLID WASTE MANAGEMENT PLAN

#### Guidelines

#### INTENT AND PURPOSE

This is to establish guidelines for reviewing Solid Waste Management Plans, for which special conditions are placed on developments. The Solid Waste Management Plan will be used to: (1) promote and implement recycling and recycling programs; (2) predict the waste generated by the proposed development to anticipate the impacts on County Solid Waste Management Facilities; and (3) predict the additional vehicular traffic being generated because of waste and recycling transfers. A State of Hawai'i licensed engineer or architect shall prepare a suitable Solid Waste Management Plan for review by the Department of Environmental Management.

#### REPORT

The Solid Waste Management Plan will contain the following:

1. Description of the project and the potential waste that may be generated: e.g., analysis of anticipated waste volume and composition. This includes waste generated during the construction and operation or maintenance phases. Waste types shall include (but not be limited to):
  - A. Organics (including food waste and green wastes);
  - B. Construction and Demolition materials;
  - C. Paper (including cardboard);
  - D. Metal (including ferrous and non-ferrous metals);
  - E. Plastic;
  - F. Special (including ash, sludge, treated medical waste, bulky items, tires);
  - G. Hazardous (including paint, vehicle fluids, oil, batteries); and
  - H. Glass.
2. Indicate onsite source separation by waste type, e.g., source separation bins for glass, metal, plastic, cardboard, aluminum, et cetera. Provide ample and equal space for rubbish and recycling.
3. Identification and location of the proposed waste reduction, waste re-use, recycling facility or disposal site and associated transportation methods for the various components

of the development's waste management system, including the number of vehicle movements and associated routes that will be used to transport the waste and recycled materials.

4. The report will include identification of any impacts to County-operated waste management facilities, and the appropriate mitigation measures that will be implemented by the development to minimize these impacts.
5. Analysis will be based on the highest potential use or zoning of the development.

#### REQUIREMENTS AND CONDITIONS

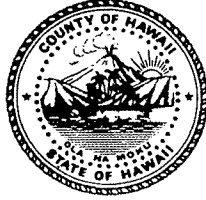
1. A Solid Waste Management Plan will be prepared for all developments including but not limited to projects that are required to perform an environmental assessment, environmental impact statement, or to receive a special use permit, as defined under the policies of the Department of Environmental Management.
2. The Department of Environmental Management will require the developer to provide or resolve all recommendations and mitigation measures as outlined in the solid waste management plan, besides any conditions placed on the applicant herein.
3. A State of Hawai'i licensed engineer or architect will draft and certify in writing the Solid Waste Management Plan as complying with applicable Federal, State, and County of Hawai'i Solid Waste laws, regulations, and administrative rules.

Should you require additional information, please contact the Solid Waste Division at [swd@hawaiicounty.gov](mailto:swd@hawaiicounty.gov) or at (808) 961-8270.



Ramzi I. Mansour  
DIRECTOR

**Mitchell D. Roth**  
*Mayor*



**Benjamin T. Moszkowicz**  
*Police Chief*

**Reed K. Mahuna**  
*Deputy Police Chief*

## **County of Hawai`i**

### **POLICE DEPARTMENT**

349 Kapi`olani Street • Hilo, Hawai`i 96720-3998  
(808) 935-3311 • Fax (808) 961-2389

February 20, 2024

Mr. Ron Terry, Ph.D.  
Geometrician Associates, LLC.  
10 Hina Street  
Hilo, Hawaii 96720

Dear Mr. Terry:

**SUBJECT: EARLY CONSULTATION FOR NEW ADMINISTRATIVE SERVICES  
BUILDING 1 (ABS1) HILO MEDICAL CENTER, TMK (3<sup>rd</sup>) 2-3-027:002**

Staff, upon reviewing the documents available, does not anticipate any significant impact to traffic and/or public safety concerns.

Thank you for allowing us the opportunity to comment.

If you have any questions, please contact our South Hilo District Commander, Captain Brian Prudencio, at (808) 961-2316 or via email at [Brian.Prudencio@hawaiicounty.gov](mailto:Brian.Prudencio@hawaiicounty.gov).

Sincerely,

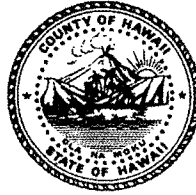
  
KENNETH A.K. QUIJOCHO  
ASSISTANT POLICE CHIEF  
AREA I OPERATIONS

BP:ws/24HQ0182

Mitchell D. Roth  
*Mayor*

Deanna S. Sako  
*Managing Director*

West Hawai'i Office  
74-5044 Ane Keohokālole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563



**County of Hawai'i**  
**PLANNING DEPARTMENT**

Zendo Kern  
*Director*

Jeffrey W. Darrow  
*Deputy Director*

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

March 5, 2024

Mr. Ron Terry  
Geometrician Associates, LLC  
10 Hina Street  
Hilo, HI 96720

Dear Mr. Terry,

**Subject: Early Consultation for Draft Environmental Assessment**  
**Project: New Administrative Services Building 1 (ABS1) Hilo Medical Center**  
**TMK: (3)2-3-027:002; #PL-ENV-2024-000018; Pi'ihonua, South Hilo, Hawai'i**

Thank you for your letter dated February 12, 2024, requesting comments from this office regarding preparation of a Draft Environmental Assessment (DEA).

Hilo Medical Center (HMC), a State agency, proposes to build an approximately 15,000-square foot, two-story, climate-controlled structure that is planned to house approximately 120 to 150 staff in private offices, open offices and common areas.

The subject parcel consists of 20.401 acres and is situated within the State Land Use Urban District. The Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the parcel as Low Density Urban. The subject parcel is not located within the Special Management Area (SMA).

The Zoning of the parcel is RS-10 (Zoning Code). Currently, 'Hospitals' are allowed with a Use Permit from the appropriate Planning Commission in "RS" zones; however, per Chapter 25-2-61(b), Hawaii County Code, "any use which received an approval as a conditionally permitted use prior to September 25, 1984, or which received prior approval through the use permit, is considered a legal use of the affected parcel and may be expanded or enlarged without obtaining another use permit, provided such expansion, enlargement, or addition is in full compliance with this chapter and the applicable district regulations."

Our records indicate the earliest records of Plan Approval for the Hospital being permit PLA 582, in 1972 and PLA 509 in 1973. Therefore, the County Planning Department considers this a



Mr. Ron Terry  
Geometrician Associates, LLC  
March 5, 2024  
Page 2

legally nonconforming conditional use on this RS-IO parcel. Full compliance with Chapter 25 and applicable district regulations will be reviewed during Plan Approval; an application for site 'Plan Approval' will be required per Chapter 25, HCC.

The parcel is not located within the existing boundaries of the Coastal Zone Management Special Management Area; however, its proximity to the Wailuku River may allow for potential impacts to the river or downstream to Hilo Bay. Please include how the project considers this and plans to address pre- and post-development stormwater, runoff and leaching from impacting water quality<sup>1</sup>. Finally, we encourage the removal of invasive species and the use of native species in the comprehensive design and function of the project's landscaping<sup>2</sup>.

We have no further comments to offer, at this time. We look forward to reviewing the Draft Environmental Assessment at time of publishing.

If you have any questions or if you need further assistance, please feel free to contact Shannon Arqitola of this office at (808) 961-8137.

Sincerely,

*Zendo Kern*  
Zendo Kern (Mar 6, 2024 11:13 HST)

ZENDO KERN  
Planning Director

SA:tc

P:\wpwin60\Shannon\EA-EIS Review\TMK 23027002 - Hilo Medical\PreConsult\_DraftEA\_Hilo Medical-TMK 23027002

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<sup>1</sup> 2005 General Plan: Standards 5.4, Standards 11.6.3

<sup>2</sup> 2005 General Plan: Policy 8.2(d), 8.3(d)






# PreConsult\_DraftEA\_Hilo Medical-TMK 23027002

Final Audit Report

2024-03-06

Created:	2024-03-05
By:	Tiara Cobile (tiara.cobile@hawaiicounty.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAi6myNSQSxPIAfmTZuzK1PO6VrmvmHCW8

## "PreConsult\_DraftEA\_Hilo Medical-TMK 23027002" History

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-  Document emailed to zendo.kern@hawaiicounty.gov for signature  
2024-03-05 - 6:08:35 PM GMT
-  Email viewed by zendo.kern@hawaiicounty.gov  
2024-03-06 - 9:13:42 PM GMT
-  Signer zendo.kern@hawaiicounty.gov entered name at signing as Zendo Kern  
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-  Document e-signed by Zendo Kern (zendo.kern@hawaiicounty.gov)  
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JOSH GREEN, M.D.  
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE  
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N. S. CHANG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
KA 'OIHANA KUMUWAIWAI 'ĀINA  
LAND DIVISION

P.O. BOX 621  
HONOLULU, HAWAII 96809

March 8, 2024

Geometrician Associates, LLC  
Attention: Mr. Ron Terry  
P.O. Box 396  
Hilo, Hawaii 96721

via email: [rterry@hawaii.rr.com](mailto:rterry@hawaii.rr.com)

Dear Mr. Terry:

SUBJECT: Early Consultation for **New Administrative Services Building 1 (ABS1)** located at Hilo, Island of Hawaii; TMK: (3) 2-3-027:002 on behalf of **Hilo Medical Center**

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comments.

At this time, enclosed are comments from the (a) Engineering Division and (b) Land Division–Hawaii District on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

Sincerely,

*Russell Tsuji*

Russell Y. Tsuji  
Land Administrator

Enclosures  
cc: Central Files

JOSH GREEN, M.D.  
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE  
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N. S. CHANG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
KA 'OIHANA KUMUWAIWAI 'ĀINA  
LAND DIVISION

P.O. BOX 621  
HONOLULU, HAWAII 96809

February 12, 2024

**MEMORANDUM**

FROM: TO:

**DLNR Agencies:**

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division** ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))
- Div. of Forestry & Wildlife ([rubyrosa.t.terrago@hawaii.gov](mailto:rubyrosa.t.terrago@hawaii.gov))
- Div. of State Parks
- Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))
- Office of Conservation & Coastal Lands
- Land Division – Hawaii District ([gordon.c.heit@hawaii.gov](mailto:gordon.c.heit@hawaii.gov))
- Aha Moku Advisory Committee ([leimana.k.damate@hawaii.gov](mailto:leimana.k.damate@hawaii.gov))

TO: **FROM:** Russell Y. Tsuji, Land Administrator *Russell Tsuji*  
**SUBJECT:** Early Consultation for **New Administrative Services Building 1 (ABS1)**  
**LOCATION:** Hilo, Island of Hawaii; TMK: (3) 2-3-027:002  
**APPLICANT:** Geometrician Associates, LLC on behalf of **Hilo Medical Center**

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **March 7, 2024**.

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

**BRIEF COMMENTS:**

- We have no objections.
- We have no comments.
- We have no additional comments.
- Comments are included/attached.

Signed: *CSC*  
 Print Name: Carty S. Chang, Chief Engineer  
 Division: Engineering Division  
 Date: Mar 5, 2024

Attachments  
cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION**

**LD/Russell Y. Tsuji**

**Ref: Early Consultation for New Administrative Services Building 1 (ABS1)**

**Location: Hilo, Island of Hawaii**

**TMK(s): (3) 2-3-027:002**

**Applicant: Geometrician Associates, LLC on behalf of Hilo Medical Center**

**COMMENTS**

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center ([msc.fema.gov](http://msc.fema.gov)). Our Flood Hazard Assessment Tool (FHAT) ([fhat.hawaii.gov](http://fhat.hawaii.gov)) could also be used to research flood hazard information.

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7139.
- Kauai: County of Kauai, Department of Public Works (808) 241-4849.

Signed:   
CARTY S. CHANG, CHIEF ENGINEER

Date: Mar 5, 2024

JOSH GREEN, M.D.  
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE  
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N. S. CHANG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
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KA 'OIHANA KUMUWAIWAI 'ĀINA  
LAND DIVISION

P.O. BOX 621  
HONOLULU, HAWAII 96809

February 12, 2024

**MEMORANDUM**

TO:

**DLNR Agencies:**

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))
- Div. of Forestry & Wildlife ([rubyrosa.t.terrago@hawaii.gov](mailto:rubyrosa.t.terrago@hawaii.gov))
- Div. of State Parks
- Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))
- Office of Conservation & Coastal Lands
- Land Division – Hawaii District ([gordon.c.heit@hawaii.gov](mailto:gordon.c.heit@hawaii.gov))
- Aha Moku Advisory Committee ([leimana.k.damate@hawaii.gov](mailto:leimana.k.damate@hawaii.gov))

FROM:

Russell Y. Tsuji, Land Administrator *Russell Tsuji*

SUBJECT:

Early Consultation for **New Administrative Services Building 1** (ABS1)

LOCATION:

Hilo, Island of Hawaii; TMK: (3) 2-3-027:002

APPLICANT:

Geometrician Associates, LLC on behalf of **Hilo Medical Center**

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **March 7, 2024**.

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

**BRIEF COMMENTS:**

- We have no objections.
- We have no comments.
- We have no additional comments.
- Comments are included/attached.

Signed:

*Gordon C. Heit*

Print Name:

GORDON C. HEIT

Division:

Land Division

Date:

2/28/24

Attachments

cc: Central Files