

**Kauai Veterans Memorial Hospital
Medical Office Building**



State of Hawaii

**Department of Accounting
and General Services**

Division of Public Works

**Environmental Assessment
DAGS Job No. 14-20-4897**

February 1992

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I. PROJECT SUMMARY

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Project Name: Kauai Veterans Memorial Hospital Medical Office Building
Agency: Department of Accounting and General Services for the Department of Health

Project Location: Waimea, Kauai, Hawaii

Located off Huakai Road, the project site is bounded by the Waimea Canyon School to the west, Waimea Canyon Road to the east, a residential subdivision to the north, and Huakai Road to the south. Kaumualii Highway lies one block in the southerly or makai direction.

Tax Map Key: 1-2-06: 35

Landowner: State of Hawaii

Area: 301,067 SF

Existing Use: The site presently consists of a landscaped open space on the Kauai Veterans Memorial Hospital campus.

State Land Use Designation: Urban

County Zoning Designation: R-1 Special Treatment District (ST-P)

Summary of the Proposed Action: The proposed project consist of the construction of a medical office building adjacent to the Kauai Veterans Memorial Hospital. This facility will be leased to a private medical service group which will be selected by the Department of Health. The facility will have approximately 22,400 SF of floor area on two floors. The building will be connected to the hospital with an enclosed corridor which will allow shared client and staff services between the two operations. The medical office building is expected to house a full range of outpatient medical services which will be complementary to the adjacent hospital resulting in a "full service" medical complex offering "state-of-the-art" medical services.

Summary of
Impacts:

The proposed project will be constructed on a vacant site adjacent to a compatible, dedicated medical facility. No zoning changes are planned nor will any change from the prevailing planning policies be required.

Physical impacts are expected to be limited to additional vehicular traffic and additional traffic noise associated with the increased use of the site. These impacts are not expected to adversely affect the surrounding uses. Uses immediately adjacent to the project are complementary and compatible with the proposed use.

The proposed use will provide significant community benefit through the provision of a modern, full service, outpatient medical facility.

II. PROJECT DESCRIPTION

II. PROJECT DESCRIPTION

A. Technical Characteristics

The Department of Health is proposing the development of a medical office building on a portion of the existing Kauai Veterans Memorial Hospital (KVMH) campus (identified as Tax Map Key 1-2-06: parcel 35). The State developed facility will be leased to a private medical group which will be selected by the Department of Health. The proposed facility will feature medical care and support services which will offer the residents of West Kauai a comprehensive group of health care services. The project site consist of a parcel approximately 331,067 SF in size and is located in Waimea, Kauai. Figure 1 shows the project location.

The medical facility will provide: family practice, general surgery, internal medicine, obstetrics and gynecology, optometry, orthopedics, and pediatric care. Future services that will be provided include radiology, dialysis and laboratory functions.

The proposed project will consist of a two storey structure of approximately 22,400 square feet. An enclosed corridor will be constructed between the medical office building and the Hospital. This will allow shared medical services between the Hospital and the proposed office building including X-ray and laboratory services. The physical connection will also facilitate physician access between the two facilities. The complement of both facilities will accommodate client overflows and increased demand expected from future population growth within the region. Figure 2 shows the site plan for the project.

The first floor will consist of general services that have higher patient volumes or require specialized access, such as dialysis; or retail type functions. The second floor will include lower volume services and administrative support functions.

Existing vehicular access to the project site is provided by a paved driveway that connects to Kaumualii Highway via Huakai Road and Waimea Canyon Drive. Entry to the medical office building will use the existing KVMH driveway. A separate parking area in the back of the building will provide access for physicians and delivery services. A total of approximately 65 additional parking stalls will be provided for the new facility.

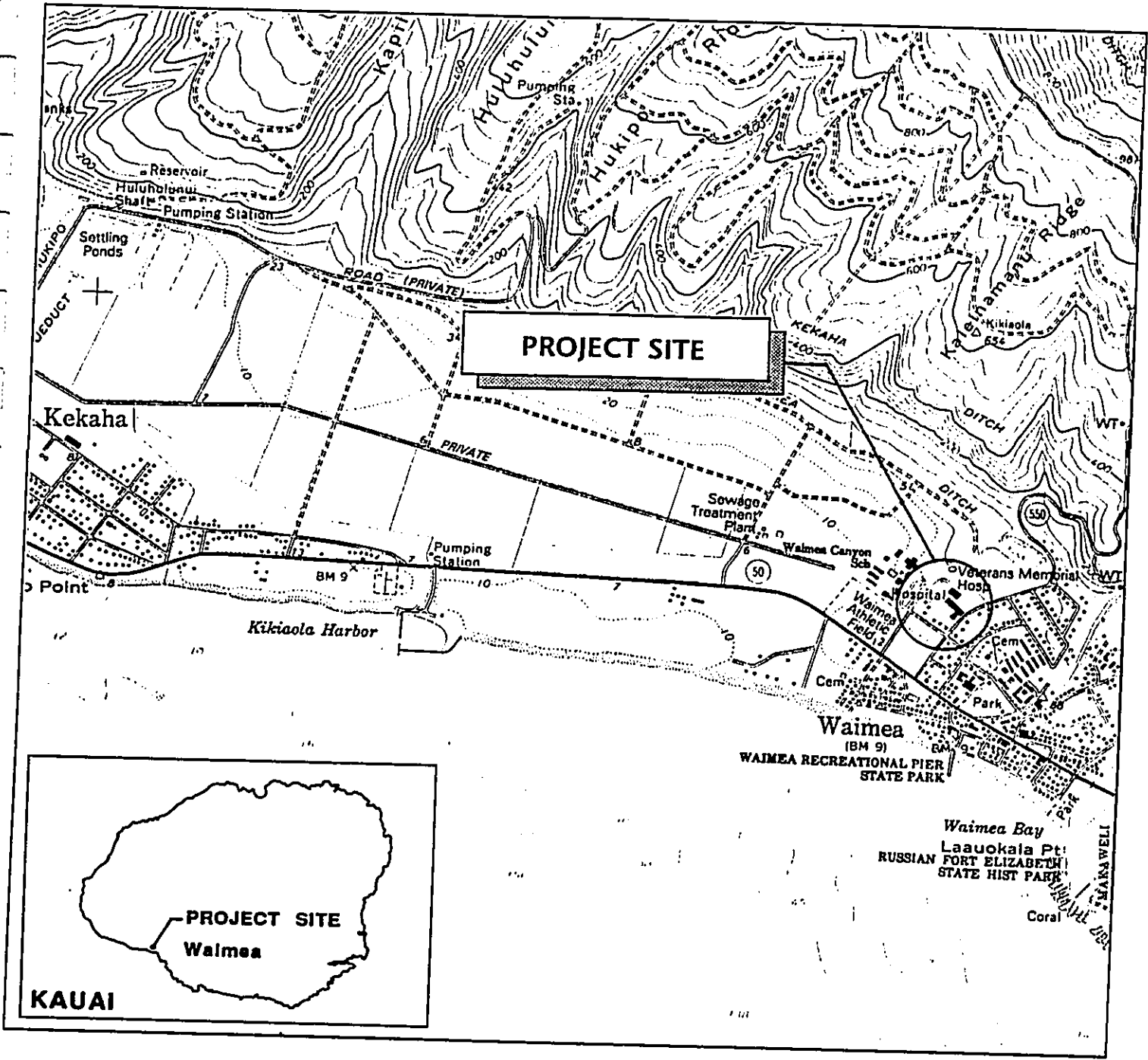
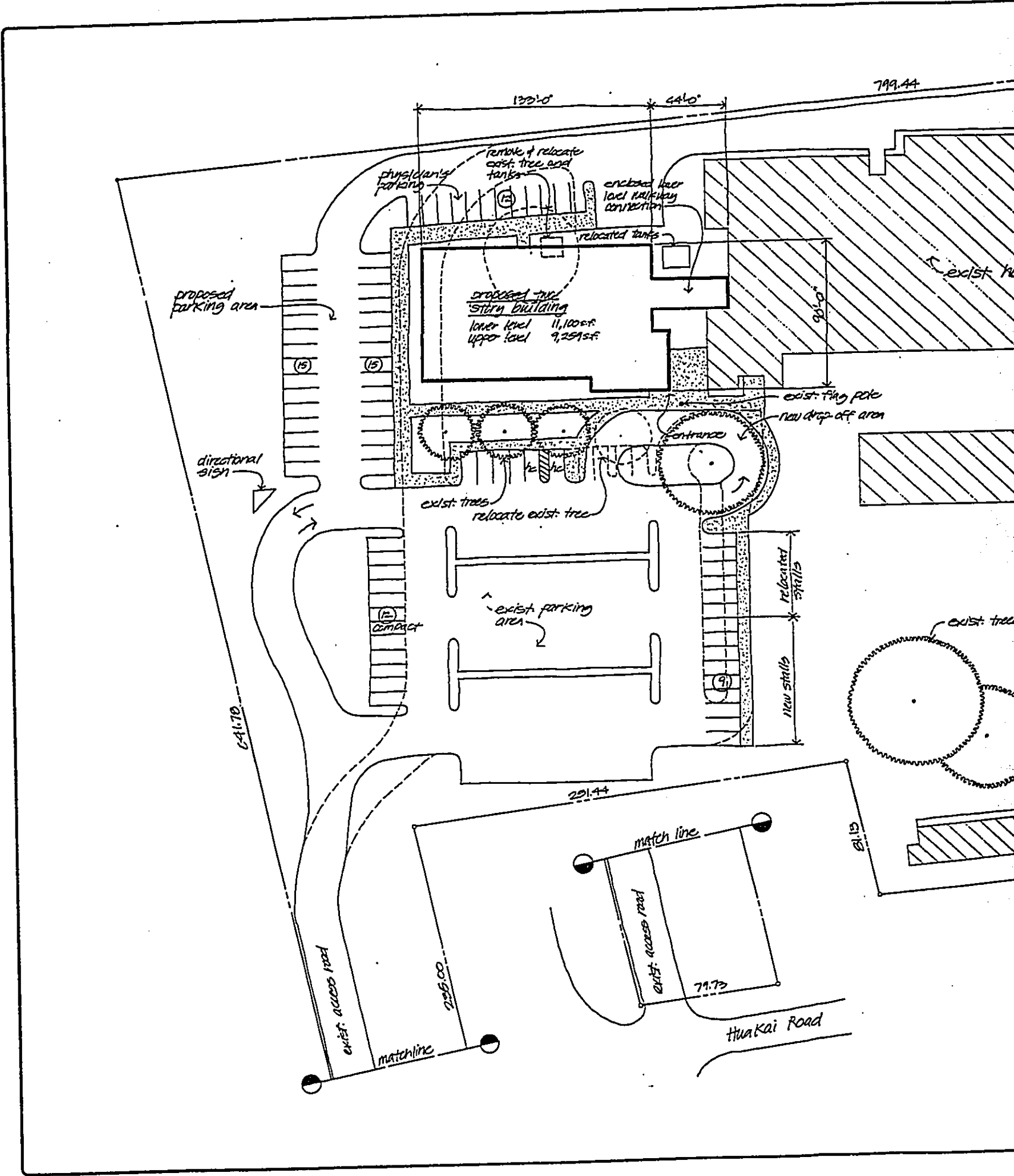


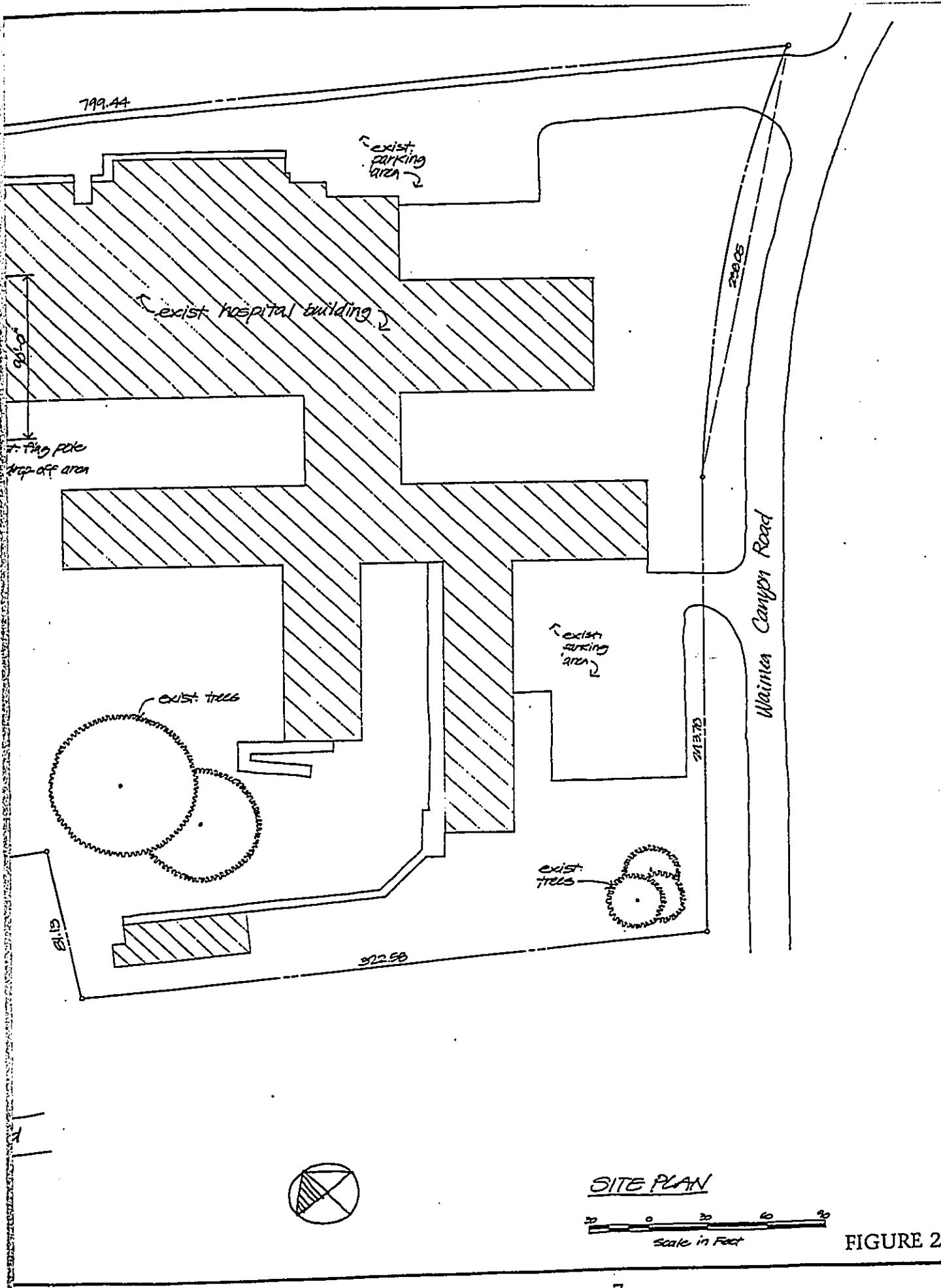
Figure 1
Project Location Map

Source: United States Geological Survey (1983).

Kauai Medical Office Building
Department of Accounting and General Services
Division of Public Works







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This work was prepared by me or under my supervision. Construction of this project will be under my supervision.

I am a duly licensed Professional Engineer, Architect, and Surveyor of the State of Hawaii.

REVISIONS:

Kauai Medical Office Building

Job No: _____
 Drawn by: _____
 Date: _____
 Drawing No. _____
 _____ of _____ Sheets

FIGURE 2

B. Social Characteristics

Waimea, Kauai can be characterized as a rural plantation community with a stable population growth. According to the 1970 Census, Waimea had a population of 1,569. In 1990, the population increased to 1,840 with a median age of 36.4. The proposed project is not expected to increase Waimea's population, however population forecast for the region indicate that substantial growth can be expected (Kauai Veterans Memorial Hospital Strategic Plan 1990-1995).

Historically, Waimea's principal economic resource had been agriculture. With its plantation town orientation, health services within the community are provided by the Waimea dispensary. The projected population increase will place significant burden on the existing health facilities therefore the planned project is expected to relieve this demand as well as provide a contemporary and functional medical facility.

C. Estimated Costs and Economic Characteristics

Project funding has been provided by the 1991 Hawaii State Legislature for an amount of 5 million dollars of which 4.5 million have been designated for construction.

D. Development Schedule

Physical planning for the proposed project commenced in January of 1991. Final design is expected to be completed in September of 1992 with a targeted construction completion date in March of 1994. The project will be constructed in one continuous phase.

III. AFFECTED ENVIRONMENT

A. Property Description

The proposed project consists of approximately 331,067 square feet and is located in Waimea, Kauai, Hawaii. The site is presently an open space use adjacent to the Kauai Veterans Memorial Hospital building on the KVMH campus (Figure 1).

The project site is immediately bounded by varying uses. A single family residential subdivision is located to the north. Located adjacent to the south lies a commercial zoned area and the Gulick-Rowell house, a National Historic Register property. The Waimea Canyon School which consists of single storey classrooms, is located immediately to the west. The Kauai Veterans Memorial Hospital is located adjacent to the east boundary of the project site. Figure 3 shows the site context plan.

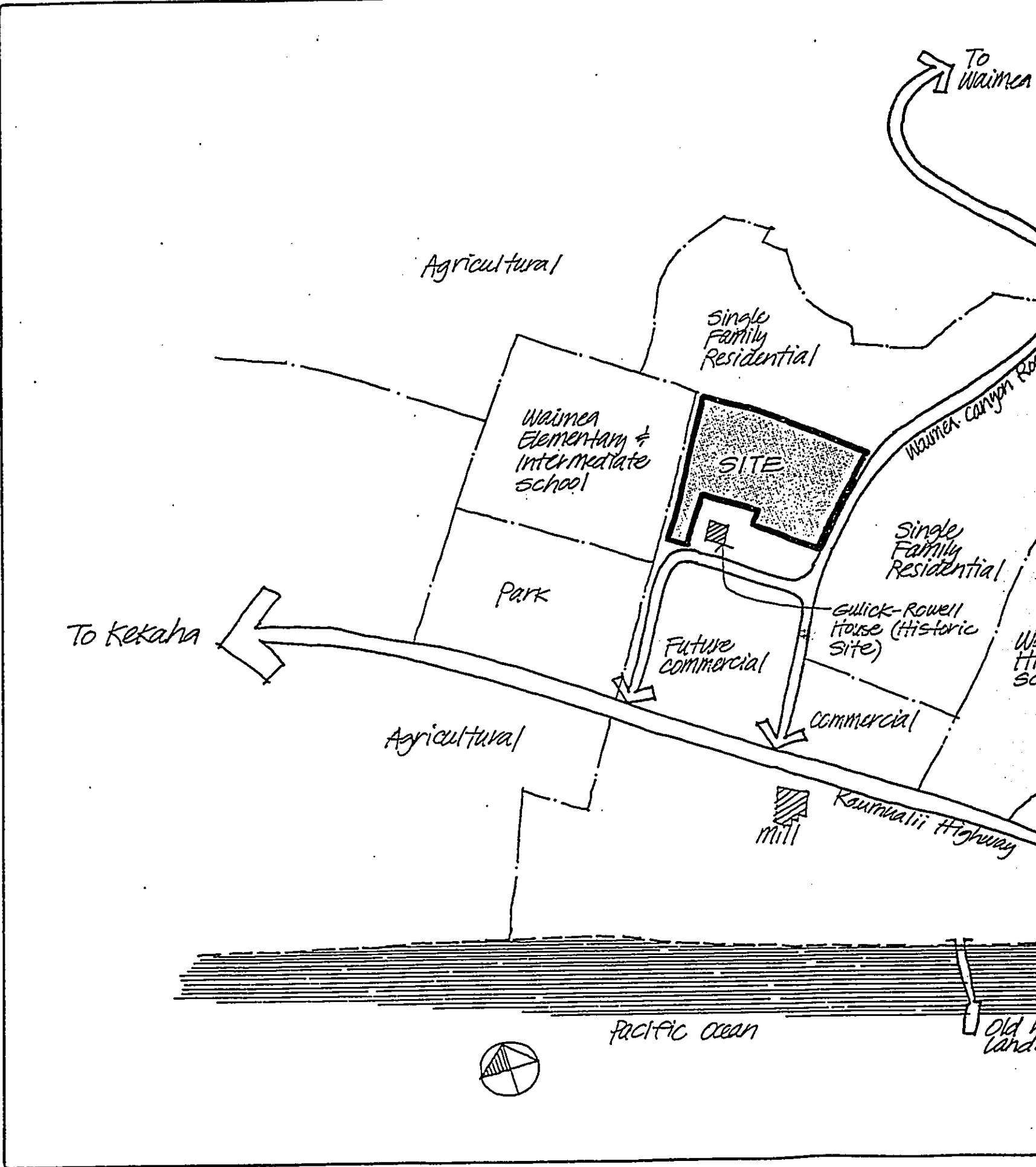
B. Geographical Characteristics

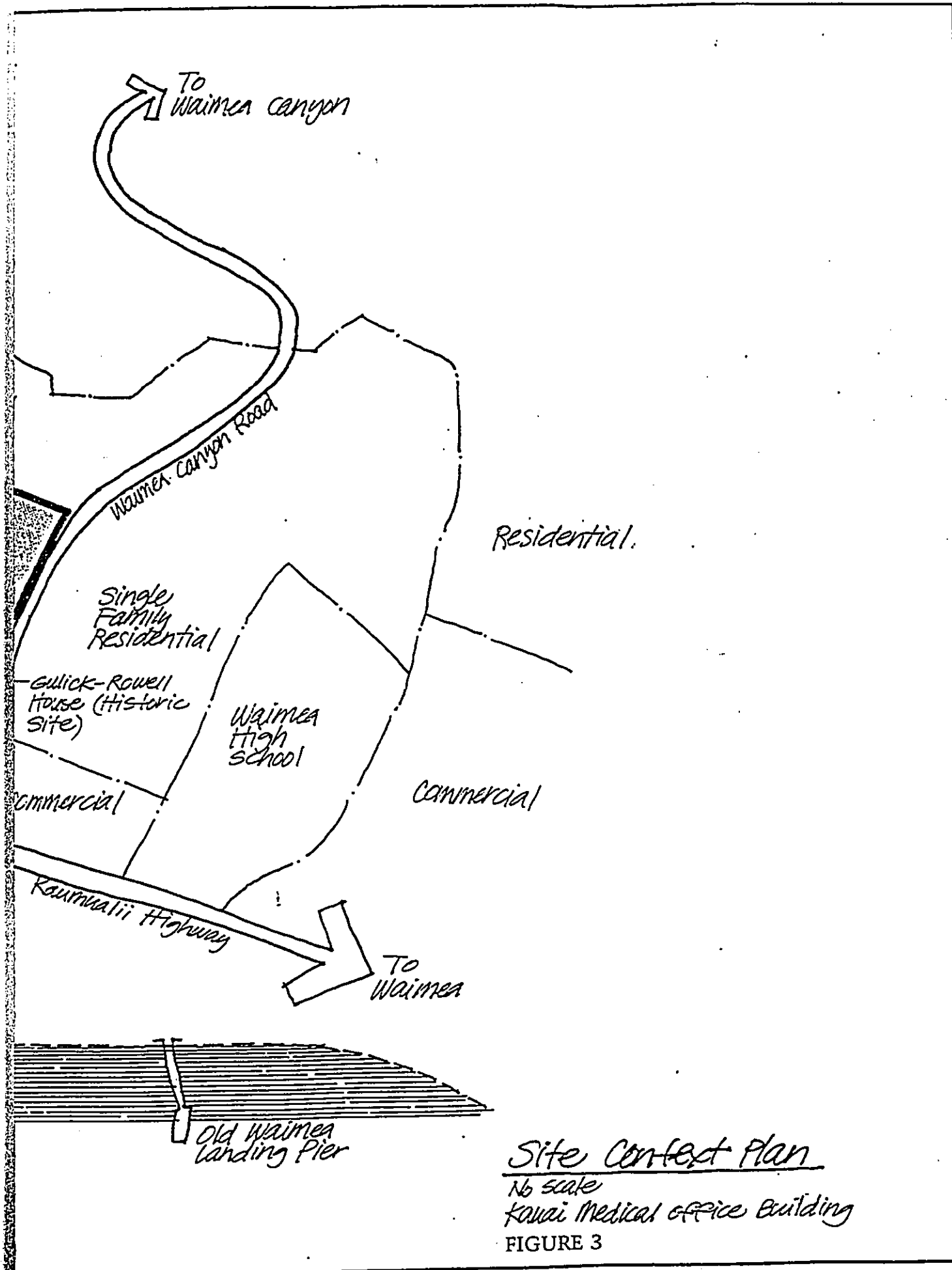
1. Topography

The property is generally level with ground elevations ranging from 33 to 35 feet above Mean Sea Level. The site is flat with no other topographic features other than shrubbery and a few medium sized shower trees along the south (front) end of the site. There is a mature monkey pod tree located at the north end of the project site. A pair of liquid oxygen (LOX) tanks are located beneath the mature tree. The area beneath the monkey pod tree is prone to minor ponding which may be indicative of the clay matrix identified by other soil studies conducted around the project area.

2. Climate

Waimea's climate is characteristically dry and warm as is typical for Hawaiian west coast lowlands. The prevailing wind condition is the north-east tradewind that crosses the site. Occasionally, south-west inversion "Niihau winds" affect the coastal area. The mean temperatures in Waimea range from 60 to 87 degrees during the winter and summer months respectively.





Site Context Plan
 No scale
 Kawai Medical Office Building
 FIGURE 3


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This work was prepared by me
 or under my supervision.
 Construction of this project will
 be under my supervision.
 I am a duly licensed Professional
 Engineer, Architect, and
 Surveyor of the State of Hawaii.

Revisions:

Kawai Medical Office Building

Job No.:
 Drawn by:
 Date:
 Drawing No.:
 _____ of _____ sheets

3. Soils

According to the U.S.D.A. Soil Survey, Islands of Kauai, Maui, Molokai, and Lanai, State of Hawaii, the site is underlain by Makaweli silty clay loam (MgB), 0 to 6 percent slope. The mapping area included small areas that have a subsoil of silty clay and some areas that have strong structures within the subsoil.

In a representative profile, the surface layer is dusky-red silty clay loam about 12 inches thick. The subsoil, 48 inches thick, is dusky-red, friable silt loam and silty clay loam that has a prismatic and subangular blocky structure. The substratum is soft, weathered basic igneous rock. The soil is slightly acid in the surface layer and slightly acid to neutral in the subsoil.

Permeability is moderate, runoff is slow, and the erosion hazard is slight. The available water capacity is about 1.6 inches per foot of soil. In places roots penetrate to a depth of five feet or more (Figure 4).

These soils are used for irrigated sugarcane lands, pasture lands, and homesites.

C. Infrastructure and Utilities

1. Access and Transportation

Vehicular access to the project site is available through a dedicated two-lane drive which connects to Kaumualii Highway via Huakai Road and Waimea Canyon Road.

2. Water

The water system for the existing Hospital site is connected to an existing 8-inch water line in Waimea Canyon Road. There is a 4-inch fireline with a detector check meter connecting to the Hospital Building. A 3-inch compound meter with 4-inch service line provides a domestic water connection. The 4-inch line is stubbed out at the existing service road at the back of the Hospital.

Based on information from the mechanical engineer, the estimated new domestic water demand is 130 gpm. The existing Hospital water demand is 140 gpm. The total water

usage of 270 gpm is under the allowable flow capacity of the existing 3-inch water meter (320 gpm) and no meter or off site water line upgrade appears to be required. Design of the water system will be in accordance with the County Department of Water Supply's Standards. It is proposed that the 4-inch line be extended to the new medical office building. A separate water meter will be provided to the new facility.

The nearest fire hydrant is located on Huakai Street near the parking lot entry. A new 8-inch fire line with detector check meter will connect to the existing 8-inch water line in Huakai Street to a new fire hydrant constructed within the parking area (Figure 5) (Hida, Okamoto & Associates, Inc.).

3. Wastewater

Kauai Public Works has indicated that the proposed development may hook-up to the City sewer system. Wastewater from the project will be conveyed to the Waimea Wastewater Treatment Plant. Presently, the plant facility treats 220,000 gallons per day.

4. Drainage

Presently, surface water run-off from the paved surfaces are collected by a culvert crossing the Kauai Veterans Memorial Hospital driveway. The existing project site is naturally drained.

5. Solid Waste

Solid waste generated by the medical office building is anticipated to be collected and disposed of by a contracted private collection company.

6. Electrical and Telephone

Overhead electrical power and communication lines will be provided by Kauai Electric and Hawaiian Telephone companies, respectively.

The KVMH receives electrical power via overhead lines from the Waimea Canyon Road corridor. Kauai Citizens Utilities Company (KECO) provides primary electrical power to a liquid-filled, pad mounted transformer, which subsequently feeds the overhead lines.

Telephone service is provided to the facility from the Waimea Canyon Roads through an underground duct line system.

D. Public Facilities

1. Schools

There are two schools located in the vicinity of the proposed project, they are Waimea Canyon School, which is adjacent to the project site, and Waimea High School. The proposed development will not affect school enrollment or operations. Impacts between the Waimea Canyon School and the proposed building will be minimal or non-existent beyond the altered appearance of the site.

2. Parks

The project site is located approximately a quarter of a mile from the Waimea Athletic Field, a half a mile from the Waimea Recreational Pier State Park, and about 3/4 mile from the Russian Fort Elizabeth State Historic Park. No negative impacts on these recreation facilities are expected. The project will provide additional medical care in the vicinity.

3. Police

West Kauai is managed by the Waimea Police Sub-Station which is located within one mile of the proposed project. The response time within the Waimea area is approximately two minutes.

4. Fire

The project site is located about a mile from the Waimea Fire Station and can expect a response time of one to two minutes. This station maintains a 750 gallon pump engine that serves the Waimea area.

5. Emergency Medical Service

The existing Kauai Veterans Memorial Hospital facility is equipped with an emergency room (ER). As the first point of contact on the western region of the State of Hawaii, Kauai Veterans Memorial Hospital serves as the most suitable ER service for ocean and aircraft in greater west Hawaii.

Presently, emergency helicopter service provided by the Barking Sands Emergency Facility, utilizes the project site as a

landing site. Since the MOB will eliminate this location as a landing site and design constraints preclude use of the MOB roof top as a landing site, an alternative landing location will be secured.

The Kauai Veterans Memorial Hospital administration has coordinated with the EVAC operation to develop standard clearance and operation procedures for both the Waimea Canyon Elementary School play field and the Barking Sands landing facility.

E. Compatibility with Surrounding Environment

The medical office building will be complementary in services to the adjacent KVMH. The total facility will continue to serve as a public facility resource. The facility is also appropriately set within the larger urban fabric of mixed uses with education, commercial, and residential areas adjacent and in the surrounding vicinity.

F. Historic or Archaeological Resources

Waimea was once a populous Hawaiian village with intensive irrigated and terraced cultivation. It is the site of the first recorded contact between the Hawaiians and Europeans.

In 1817 Fort Elizabeth was constructed on the southern bank of the river and until the 1840's, Waimea was the port of entry for Kauai. Fort Elizabeth and Captain Cook's landing are listed on the National Register of Historic Places and designated as National Historic Landmarks. In addition, two other buildings within Waimea town; the Gulick-Rowell House and the Bishop National Bank of Hawaii, are listed on the National Register.

An economy once dominated by the sugar industry is being replaced by tourism and federally-supported defense and scientific activities. The State and federal governments own nearly all of the Mana Plain west of Waimea. All of the State-owned land is under long-term lease to the Kekaha Sugar Company.

The presence of archaeological or historical resources of significance in the project site was discussed with the State Historic Preservation Office (SHPO) of the Department of Land Natural Resources (Appendix). The SHPO indicated that there are no significant resources listed in the project area. However, if historic remains such as artifacts, cultural deposits, burials, and stone platforms, pavings, or walls are found, all work must stop in the immediate area and the consulting archaeologist, the State Historic

Preservation Division and the County Planning Department should be contacted immediately.

G. Water Resources

1. Water Resources

No known groundwater resources exist on the project property.

2. Floodplain Management

The project site lies in Zone X of Panel 150002-0160C of the Federal Flood Insurance Rate Map. The site is in an area determined to be outside the 500-year floodplain, and is not expected to be susceptible to flood hazards.

3. Wetlands Protection

The proposed project is not in or does not affect any wetlands.

4. Coastal Zone Management

The proposed project is not located within the Kauai County Special Management Area.

5. Tsunami Inundation

The project site is not located within the vulnerable inundation area as determined by the Civil Defense Tsunami Inundation Maps. The inundation zone includes the area which is makai of Kaunualii Highway (Figure 6) (Hawaiian Telephone Company, 1990).

H. Unique Natural Features

There are no unique natural features that would affect or be affected by the proposed development. Waimea River, Waimea Canyon, and Waimea Bay are the only significant natural landmarks within the area.

I. Vegetation and Animal Life

The site contains several existing medium sized trees located around the perimeter of the site. These may be relocated as will the single large monkeypod tree located to the rear of the site. No endangered species of flora or fauna were found on the project site. The flora and fauna observed on the site are common and are not considered

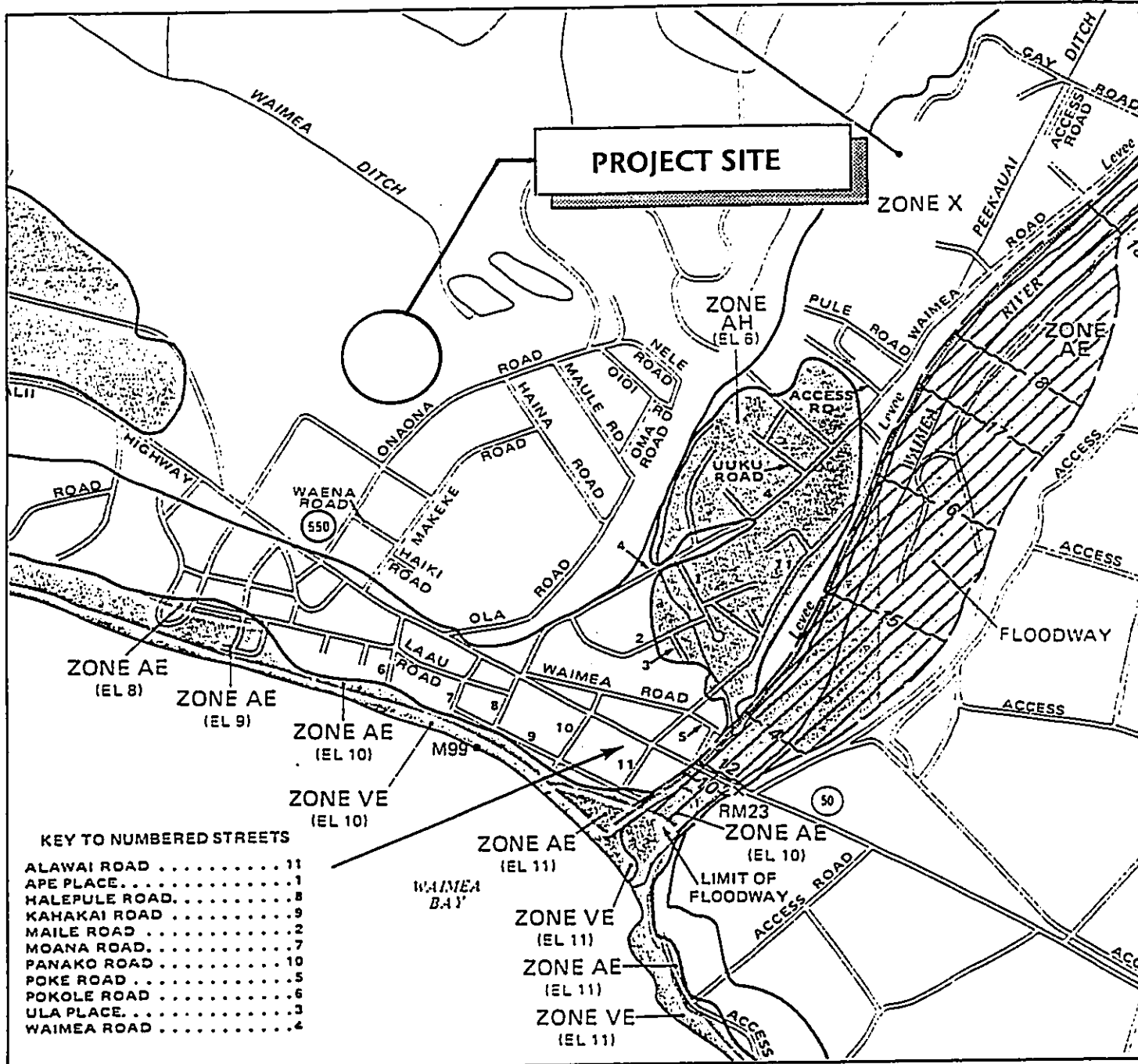


Figure 6
Flood Insurance Map

Source: Flood Insurance Rate Map for Kauai County by Federal Emergency Management Agency (FEMA), March 1987.

Kauai Medical Office Building
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Division of Public Works



to be of any significance or environmental concern in the development of this site.

A royal poinciana sapling dedicated to Lieutenant Colonel Ellison Onizuka is located in the center of the project site. This tree will be relocated to the central courtyard as an appropriate focal point between the Kauai Veterans Memorial Hospital office building and hospital.

J. Agricultural Lands

The proposed development is not located in an agricultural district and will not affect the supply of agricultural lands on Kauai.

K. Hazards

There is no evidence of unusual topographic features on the project site that could produce risks from natural hazards such as geologic faults, flash floods, volcanic activity, mud slides, and fires.

There are no warranted risks from man-made hazards such as inadequate separation of pedestrian and vehicular traffic, or presence of hazardous materials in the surrounding area.

L. View Assessment

View opportunities from the project site are obstructed by surrounding residential uses and public facilities. There is a limited view of the Waimea Mountain Range from the mauka side of the property, and a view of the Waimea Canyon School play field to the west of the site.

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IV. PLANS, POLICIES AND CONTROLS

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A. Federal

No Federal land management programs are directly applicable to the proposed project. The project is subject to, and will comply with the Uniform Federal Accessibility Standards.

B. State

1. Hawaii Revised Statutes, Chapter 226, Hawaii State Plan

The Hawaii State Plan is a guide for the future long-range development of the State. The plan identifies goals, objectives, policies and priorities and provides a basis for allocating limited resources, such as public funds, services, human resources, land, and energy. The overall theme of the Hawaii State Plan is:

- Individual and family self-sufficiency
- Social and economic mobility
- Community or social well-being

Specifically, the Hawaii State Plan details objectives and policies in the various areas such as population, the economy, physical environment, facility systems, socio-cultural advancement, agricultural lands, and fiscal management. Sections of the Plan which are relevant to the proposed project are discussed below:

- Population, H.R.S, Section 226-5

The project will provide professional medical services to accommodate the expected growth in West Kauai's population.

- Economy, H.R.S, Section 226-6

The project will promote these policies by providing temporary construction employment and permanent jobs in the operation of the medical office building.

- Energy/Utilities, H.R.S, Section 226-18

The project will comply with the State Plan's energy objectives by promoting conservation and increased energy self-sufficiency. Although the design of the project is schematic at this time and specific energy-

efficient systems have not been determined, the project will be designed to incorporate the most recent energy-efficient electrical and mechanical technology available. These programs will also conform with the guidelines of H.R.S. 344, which encourages the efficient use of energy resources.

- Health, H.R.S, Section 226-20

The proposed project will provide a new medical facility with a wide range of health care services. It is conveniently located near residential communities and public facilities. The project will contribute significantly to the health care needs of the community.

2. Hawaii State Functional Plans

In furtherance of the Hawaii State Plan, Hawaii Revised Statutes, Chapter 226, the 1984 State Legislature by concurrent resolution adopted twelve Functional Plans to serve as guidelines for the State of Hawaii. The proposed project conforms to and facilitates many of the objectives and policies of these Functional Plans.

- State Health Plan

In order to meet the future population growth of west Kauai a medical office building is being proposed on the Kauai Veterans Memorial Hospital campus. This location allows residents greater accessibility to both medical services in the area. The proposed project will provide professional medical services that complement the existing services of KVMH in an attractive and convenient community setting. These services will include family practice, optometry, general surgery, internal medicine, obstetrics and gynecology, orthopedics, and pediatrics. Future services may include dialysis, radiology, and a laboratory unit.

- State Energy Plan

Although the design of the project is schematic at this time and specific energy efficient systems have not been determined, the project's design will incorporate available energy efficient electrical and mechanical systems where it is appropriate.

C. Kauai County

1. Zoning Designation

The Kauai County Zoning Code designates the site as zone R-1, Special Treatment District (Public) and may require a Special Use Permit.

2. Building Requirements

The proposed facility is designated as a Group B Division 2 (Office Building) structure. This designation requires a minimum construction type V-N, such as a wooden frame structure. The maximum allowable floor area is 48,000 square feet depending on the distance from the proposed structure and the property boundaries.

3. Height Limit

The maximum building height allowed is 30 feet. The maximum lot coverage is 50% of the total area of the lot including paved surfaces.

4. Parking Requirements

Parking and loading requirements will be determined by the Kauai County Planning Department. Sixty-four parking stalls have been planned in anticipation of County requirements.

D. Permits and Approvals

Permit and approval requirements for the present stage of planning and design for the proposed project consists of acceptance of the Environmental Assessment and a Certificate of Need for the project. The Certificate of Need will be submitted to the State Health Planning and Development Agency in February 1992. Construction related permits will be required before the commencement of construction.

V. SUMMARY OF
MAJOR IMPACTS

V. SUMMARY OF MAJOR IMPACTS

Impacts resulting from the implementation of the proposed project can be defined in two general impact categories: short-term construction related impacts, and long-term impacts resulting from the operation of the subject action. The adverse impacts related to the proposed project will primarily consist of short-term impacts resulting from construction activities.

A. Traffic

The project site is not located directly on a major arterial or thoroughfare. Access to the site is through secondary roads which have low traffic volumes. Pedestrian traffic to the project site is negligible. The project site is accessed through an access drive which connects to Kaunualii Highway via Huakai Road and Waimea Canyon Drive. A small increase in traffic is expected to result from the operation of the new facility. This increase is not expected to significantly impact existing traffic at the Kaunualii Highway intersection.

Some short-term construction vehicle related traffic impacts may be experienced during the construction period; however appropriate mitigation measures should minimize any traffic inconveniences. Hours of operation will conform with applicable standards to limit peak hour traffic impacts.

B. Noise Quality

Noise impacts will be limited to those generated by increased traffic and short-term construction noise. Potential short-term impacts may arise during the construction and site preparation stages from the operation of heavy equipment. Construction noise mitigation will be in effect. The site is not adversely affected by any off-site noise generators; however, the mechanical support equipment for the KVMH facility has been noted as a source of noise disruption for the adjacent residential subdivision. The medical office building will not include an additional generator which may lead to additional noise impacts.

C. Air Quality

The nearest air quality monitoring station to the project is in Lihue. The annual range of total suspended particulates in 1989 was 8 to 17 micrograms per cubic meter with an arithmetic average of 17 (Source 1990 Data Book, Table 153). Minor air quality impacts will result from increased vehicular activity and construction activity.

The natural tradewind patterns will maintain good air quality conditions in the area. All applicable particulate suspension mitigation measures will be in effect as prescribed by local building regulations.

**VI. ALTERNATIVES
CONSIDERED**

VI. ALTERNATIVES CONSIDERED

A. No-Action Alternative

The no-action alternative would involve no changes to the site for the foreseeable future. The site would continue to serve as an open space without any medical service benefit to the community. This alternative was not pursued since it was in the best interest of the region to provide a full service health complex for this rapidly growing area.

B. Alternate Sites

Relocation to another site would be determined by the availability of State lands for medical facility use. Alternate sites within the region were not readily available or suitable for the proposed use. The proposed project site was selected due to its availability and ideal functional relationship with Kauai Veterans Memorial Hospital.

C. Alternative Concepts

Alternate design concepts were considered in developing the plan currently under review. A single storey structure was considered, but was rejected due to program requirement and site limitations. In addition, future expansion of the proposed facility would not be readily possible without major impacts to continued operation of the facility. Design for the facility was developed with the input and assistance of a community planning advisory group under the guidance of the Kauai Veterans Memorial Hospital administration.

**VII. MITIGATION
MEASURES**

VII. MITIGATION MEASURES

The proposed project will not have any significant adverse impacts on the project environment. While they are not considered significant in the long-term, the more notable impacts are described below.

Construction related impacts such as dust, noise, and traffic will be mitigated by standard construction mitigation measures which may include; frequent watering and dust screens to trap air-borne particulates, controlled hours of operation to prevent excessive noise into the adjacent hospital and residential communities, and standard construction traffic management plans to prevent excessive construction related traffic.

These impacts are unavoidable; however, all practicable means will be used to control these disruptions. All construction will be subject to applicable Federal, State, and County rules and regulations.

Long-term impacts resulting from the operation of the proposed action are generally expected to be positive since convenient professional health care services will be provided to the residents of Waimea. Operations of the facility which will be limited to standard working hours, should not adversely affect adjacent uses. Loss of open space on the Kauai Veterans Memorial Hospital campus may be considered a negative impact, however, design guidance from the community advisory group has provided input which will result in a facility with aesthetic characteristics acceptable and complimentary to the site.

VIII. AGENCY DETERMINATION/
FINDINGS AND REASONS
SUPPORTING DETERMINATION

VIII. AGENCY DETERMINATION/FINDINGS AND REASONS SUPPORTING DETERMINATION

The proposed action will involve the use of State lands and funds and consists of a scope which warrants an Environmental Impact Assessment pursuant to Chapter 343, H.R.S. This document, in compliance with the cited statute, shall therefore constitute an Environmental Impact Assessment prepared in accordance with Chapter 200, Title 11, Administrative Rules.

A. Determination

Under Chapter 343, H.R.S. and Section 11-200-12 of the State Administrative Rules, it is the determination of the Department of Accounting and General Services that the Kauai Veterans Memorial Hospital Medical Office Building project will not incur, or significantly impact the environment.

B. Findings and Reasons Supporting Determination

1. The proposed project will not involve any irrevocable commitment to loss or destruction of any natural or cultural resources.
3. The proposed project will not conflict with the State's long-term environmental policies.
4. The proposed project will not adversely impact the economic or social welfare of the community or State.
5. The proposed project will not involve substantial secondary impacts, such as population changes or adverse effects on public facilities.
6. The proposed project will not involve substantial degradation of environmental quality.
7. The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist on the project site.
8. The proposed project will not detrimentally affect air or water quality or ambient noise levels.
9. The proposed project will not be located in any environmentally sensitive area, such as flood plain, tsunami zone,

erosion-prone area, geologically hazardous land, estuary,
fresh water, or coastal waters.

For the reasons cited above, the proposed project will not have any
significant effect in the context of Chapter 343, Hawaii Revised
Statutes and Section 11-200-12 of the State Administrative Rules.

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IX. PARTIES CONSULTED

IX. PARTIES CONSULTED

FEDERAL

Federal Aviation Administration - Flight Standards District Office

STATE

Department of Health - Community Hospitals Division

Department of Health - C.I.P Coordinator, Facilities

State Health Planning and Development Agency

State Historic Preservation Office - Department of Land and Natural Resources

COUNTY

Kauai Department of Water

Kauai Fire Department - Waimea Substation

Kauai Planning Department

Kauai Police Department - Waimea Substation

Kauai Veterans Memorial Hospital Administrator

PRIVATE

Garden Isle Medical Group

Kauai Citizens Utilities Company

Kauai Veterans Memorial Hospital MOB Planning Committee

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JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

September 20, 1991

WILLIAM W. PATY, CHAIRPERSON
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WATER RESOURCE MANAGEMENT

Ms. Lori Ann Amaki
AM Partners, Inc.
1164 Bishop Street, Suite 1000
Honolulu, Hawaii 96813

Dear Ms. Amaki:

SUBJECT: Kauai Veterans Memorial Hospital Project

Thank you for allowing our office to comment on the proposed project at Kauai Veterans Memorial Hospital (TMK 1-2-06:35). We have no historical or archaeological concerns at this time. However, if historic remains such as artifacts, cultural deposits, burials, and stone platforms, pavings, or walls are found, all work must stop in the immediate area and the consulting archaeologist, the State Historic Preservation Division and the County Planning Department should be contacted immediately. The State Historic Preservation Division will assess the situation and make recommendations for mitigative action, if needed. If you have any further questions, please contact Nancy McMahon at 587-0006.

Sincerely,


DON HIBBARD, Administrator
State Historic Preservation Division

DEPARTMENT OF WATER

COUNTY OF KAUAI
P.O. BOX 1706
LIHUE, HAWAII 96766-5706
FAX NO. 245-5813

October 23, 1991

SCD OCT 24 1991

Ms. Lori Ann Amaki
AM Partners, Inc.
1164 Bishop Street, Ste. 1000
Honolulu, HI 96813

Re: Water Service Inquiry: 2-Story Medical Office Building, Kauai
Veterans Memorial Hospital Site, Waimea, Kauai, Hawaii, TMK: 1-2-
06:35

The following is a brief description of the existing water system facilities serving this area.

Any actual subdivision or development of this area will be dependent on the adequacy of the source, storage and transmission facilities existing at that time.

The subject parcel is serviced by the Waimea Water System which consists of three(3) deepwell sources, a 250,000 gallon storage tank and a 100,000 gallon storage tank. The transmission mainline consists of 12-inch and 8-inch mains located along Oioi Road, Onamamu Street and Onaona Road which service the hospital site.

Currently, the existing storage and transmission facilities cannot provide adequate domestic and fire flows for the proposed 2-story medical office building. However, the Department of Water is constructing a new 0.5 million gallon storage tank and 12-inch and 8-inch connecting mainlines along Onaona Road. Completion of this facility will provide adequate fire and domestic flows at the Onaona Road frontage of the hospital site.

In order to provide adequate fire and domestic flows at the hospital's entrance along Huakai Road, an additional 1,100 lineal feet of parallel 8-inch main along Onaona Road and 700 lineal feet of 8-inch main along Huakai Road will be required. The existing source/facilities for the Waimea area are nearing capacity and the storage facilities are adequate.


Raymond H. Sato
Manager and Chief Engineer

GF:rm