



BENJAMIN J. CAYETANO
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810

RECEIVED LETTER NO. (P) 1412.9

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JUN 8 1999

(F) QUALITY

TO: Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control

SUBJECT: North Hawaii Community Hospital
Emergency Vehicle Access Driveway
Final Environmental Assessment/Finding
of No Significant Impact

The Department of Accounting and General Services (DAGS) has issued the Draft Environmental Assessment (EA) for the Emergency Vehicle Access Driveway. During the Draft EA review period, no substantive comments were made to the Draft EA. As such, DAGS has made a determination of a Finding of No Significant Impact (FONSI) for the Emergency Vehicle Access Driveway for the North Hawaii Community Hospital. The basis of this determination is attached and follows the significance criteria set forth in the Hawaii Administrative Rules, Title 11, State of Hawaii, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 12.

Please publish the notice of the Final EA and FONSI in the June 23, 1999 issue of the Environmental Notice.

Should you have any questions, please have your staff call Mr. Alan Sanborn of the Planning Branch at 586-0499 or Mr. John Sakaguchi of Wilson Okamoto & Associates, Inc. at 946-2277.

GORDON MATSUOKA
Public Works Administrator

RC:jk

67

**FINDING OF NO SIGNIFICANT IMPACT (FONSI) DETERMINATION
Emergency Vehicle Access Driveway North Hawaii Community Hospital**

Short-term construction impacts will include disruption of traffic near the project site, decline in air quality from construction activities, and increase in noise levels. Once construction has been completed, the short-term adverse impacts will no longer occur.

Based on analysis of the anticipated impacts, a Finding of No Significant Impact (FONSI) is determined for the proposed EVAD project. The significance criteria to make this determination are set forth in Hawaii Administrative Rules, Title 11, State of Hawaii Department of Health Chapter 200, Environmental Impact Statement Rules, Section 12 and discussed as follows.

- 1) *Involve an irrevocable commitment to loss or destruction of any natural or cultural resources;*

There are no Federal or State listed or candidate endangered or threatened species within the EVAD project site. Thus, there will be no loss or destruction of natural resources.

There are no known historic sites on the project site. Thus, there will be no loss or destruction of cultural resources.

The State of Hawaii Department of Land and Natural Resources Historic Preservation Division has provided comments to the Draft EA and found that the EVAD will have "no effect" on significant historic sites.

- 2) *Curtail the range of beneficial uses of the environment;*

The EVAD project will involve construction of a driveway and security fencing which will provide emergency vehicles a direct ingress route from Mamalahoa Highway to the Hospital's ER. The EVAD will decrease travel time for those needing emergency medical care. The EVAD will be a beneficial use of the land.

- 3) *Conflict with the State's long-term environmental policies or goals as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;*

The EVAD project would not involve actions or activities which would adversely

**FINDING OF NO SIGNIFICANT IMPACT (FONSI) DETERMINATION
Emergency Vehicle Access Driveway North Hawaii Community Hospital**

affect natural resources of the project site. The EVAD would be consistent with the guidelines of Chapter 344, HRS, as it would enhance the quality of life for residents of the NHCH service area by decreasing travel time to the ER. As such, the EVAD would not involve policies, actions, procedures or construction which would conflict with the State's long-term environmental policies or goals as set forth in Chapter 344, HRS.

- 4) *Substantially affect the economic or social welfare of the community or state;*

The EVAD project will involve construction of a driveway and security fencing which will provide emergency vehicles a direct ingress route from Mamalahoa Highway to the Hospital's ER. The EVAD project will not adversely affect the economic or social welfare of the community or state.

- 5) *Substantially affect public health;*

The EVAD project will decrease travel time to the NHCH ER for those needing emergency medical care. Construction of the EVAD and reduction of travel time during emergency medical situations would not adversely affect public health.

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

The EVAD project is to provide direct ingress route from Mamalahoa Highway to the Hospital's ER and decrease travel time for those needing medical treatment. The EVAD project would not construct facilities which would require additional NHCH personnel or affect the need for public facilities to support its construction or operation. Thus, the EVAD project would not create secondary impacts to population or affect the need for public facilities.

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

The EVAD project will involve construction of a 620-foot long, 12-foot wide EVAD within a project site that does not contain Federal or State listed or candidate endangered or threatened species and does not contain known historic sites. As a result, the proposed project will not result in a substantial degradation of

**FINDING OF NO SIGNIFICANT IMPACT (FONSI) DETERMINATION
Emergency Vehicle Access Driveway North Hawaii Community Hospital**

environmental quality.

- 8) *Have a cumulative effect upon the environment or involves a commitment for larger actions;*

The EVAD project will not involve a commitment for further actions to other Hospital-related facilities in the foreseeable future. As a result, the EVAD project will not have a cumulative effect upon the environment.

- 9) *Affect a rare, threatened or endangered species;*

There are no Federal or State listed or candidate endangered or threatened species within the EVAD project site.

- 10) *Detrimentially affect air or water quality or ambient noise levels;*

The EVAD project will not increase emergency vehicle traffic to the NHCH ER. The paved surface of the EVAD will increase surface runoff. Noise from emergency vehicles, while intrusive, has a relatively short duration. Further, when noise is associated with an emergency event, this situation generally mitigates complaints from individuals. Thus, although annoying, most individuals accept or tolerate emergency vehicle noise with minimal adverse response.

- 11) *Affects or likely to suffer damage by being located in an environmentally sensitive area such as a floodplain, tsunami zone, beach, erosion-prone area, geographically hazardous land, estuary, fresh water or coastal water;*

The EVAD project site lies within the area for which the Federal Emergency Management Agency (FEMA) has issued a Conditional Letter of Map Revision (CLOMR). The effect of the CLOMR is to remove the project site from the flood hazard area from Kamuela Stream.

The EVAD project site is not within the County of Hawaii Special Management Area. In addition, the EVAD project site is not within the coastal shoreline area. Thus, the project site is not located in an environmentally sensitive area.

**FINDING OF NO SIGNIFICANT IMPACT (FONSI) DETERMINATION
Emergency Vehicle Access Driveway North Hawaii Community Hospital**

- 12) *Substantially affect scenic vistas and viewplanes identified in county or state plans or studies;*

The EVAD project is to construct a driveway and 6-foot high security fence. The height of the security fence will be lower than the existing row of trees along the property boundary between the Hospital and Civic Center parcel. Thus, EVAD project will not affect scenic vistas or viewplanes.

- 13) *Require substantial energy consumption.*

The EVAD will require street lighting at the entrance. However, there is an existing street light nearby.

Based on these findings and the assessment of potential impacts from the EVAD project, a Finding of No Significant Impact is determined.

1999-06-23-HA-FA

JUN 23 1999

FILE COPY

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HPC. OF
QUALITY

**FINAL
ENVIRONMENTAL ASSESSMENT**

* (7) EMERGENCY VEHICLE ACCESS DRIVEWAY *
* (1) NORTH HAWAII COMMUNITY HOSPITAL *
KAMUELA, HAWAII

Prepared for:
State of Hawaii
Department of Accounting and General Services
Honolulu, Hawaii

Prepared by:
Wilson Okamoto & Associates, Inc.
Honolulu, Hawaii

June 1999

FINAL
ENVIRONMENTAL ASSESSMENT

EMERGENCY VEHICLE ACCESS DRIVEWAY
NORTH HAWAII COMMUNITY HOSPITAL

KAMUELA, HAWAII

Prepared for:
State of Hawaii
Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96183

Prepared by:
Wilson Okamoto & Associates, Inc.
10\907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826
WOA: 6082-01

Under Contract to:
North Hawaii Community Hospital
67-1125 Mamalahoa Highway
Kamuela, Hawaii 96743

June 1999

**Environmental Assessment
North Hawaii Community Hospital
Emergency Vehicle Access Driveway
Kamuela, Hawaii**

Proposing

Agency: State of Hawaii
Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

Accepting

Agency: State of Hawaii
Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

EA Preparer:

Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Project

Location: Kamuela, Hawaii

Tax Map Key: 6-7-02:11 (Waimea Civic Center)

State Land Use

Classification: Urban

County General

Plan: MD/FP

County Zoning:

A-40a

Prepared pursuant to Chapter 343, Hawaii Revised Statutes (HRS), as amended, Environmental Impact Statements and Title 11 Chapter 200 Hawaii Administrative Rules, State of Hawaii Department of Health, Environmental Impact Statement Rules.

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PREFACE

Chapter 343, Hawaii Revised Statutes (HRS), as amended, Environmental Impact Statements, requires that a government agency or a private developer proposing to undertake a project consider the potential environmental impacts of the proposed project by preparing an assessment. Among the criteria set forth in Chapter 343, HRS, for preparation of an environmental assessment is the use of public lands for a project. A portion of the proposed North Hawaii Community Hospital Emergency Vehicle Access Driveway will be constructed on the Waimea Civic Center parcel owned by the State of Hawaii.

This Environmental Assessment (EA) has been prepared to meet the requirements of Chapter 343, HRS, as amended, and Hawaii Administrative Rules Title 11, State of Hawaii Department of Health, Chapter 200, Environmental Impact Statement Rules. This EA also incorporates by reference the Site Selection Report and Final Environmental Impact Statement (EIS) for the North Hawaii Community Hospital which was accepted by the Governor on September 9, 1994.

A Finding of No Significant Impact (FONSI) has been determined for the project.

1. INTRODUCTION and PROJECT DESCRIPTION

1.1 Introduction

In 1987, North Hawaii Community Hospital, Inc. (NHCH), a non-profit and non-stock corporation, was formed to generate community support and private funding for construction of a full service hospital in the community of Waimea, South Kohala, Hawaii. In 1991, the State legislature appropriated \$12.5 million as a grant-in-aid for construction of NHCH, with the condition that an equal amount of funds be matched by private donations.

On September 9, 1994, the Governor accepted the Site Selection Report and Final Environmental Impact Statement for North Hawaii Community Hospital.

1.2 Project Location

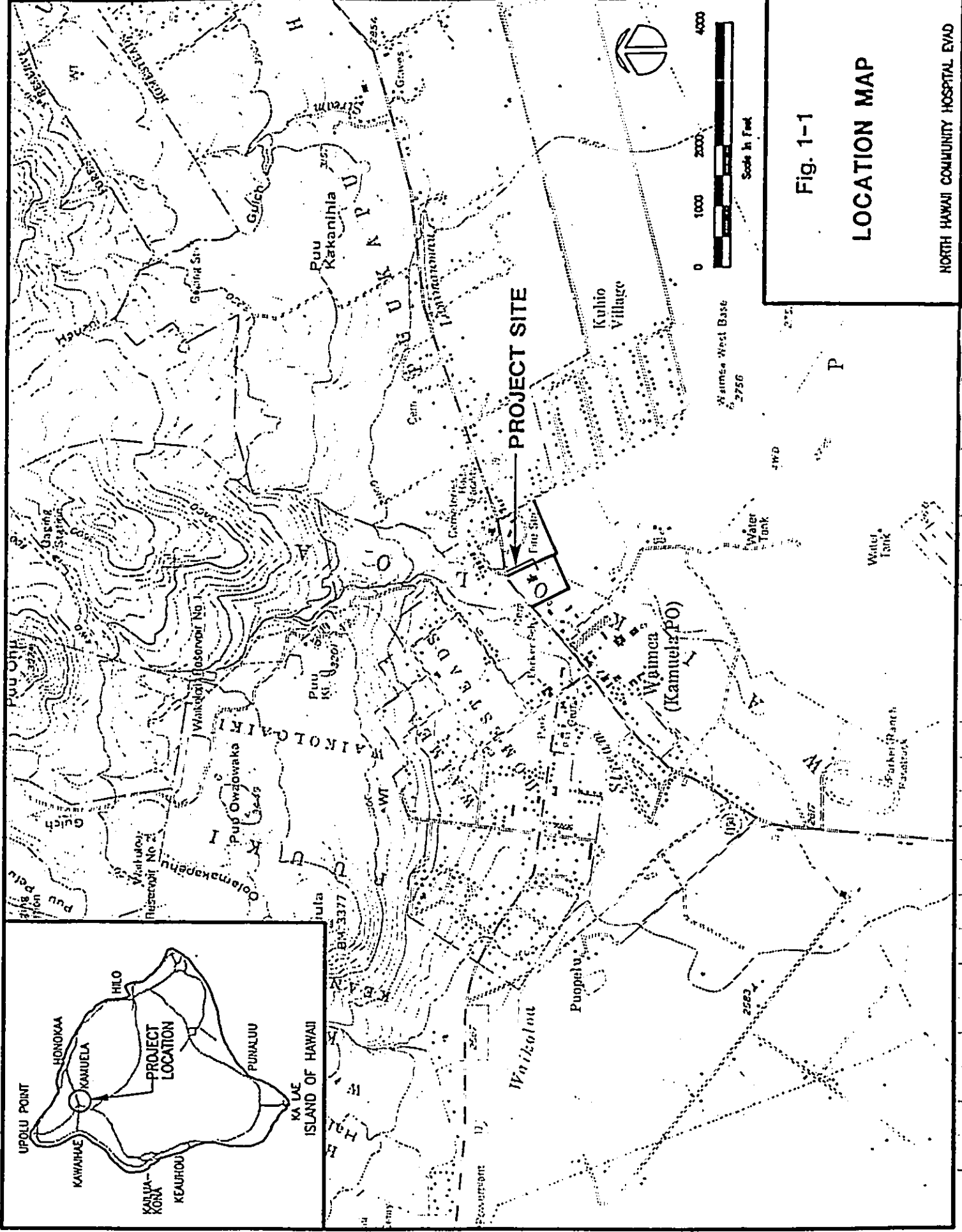
NHCH occupies an 8.510-acre parcel designated as Tax Map Key: 6-7-02: 13 in Waimea, South Kohala District, county of Hawaii. The parcel lies south of Mamalahoa Highway about 0.25 miles west of the intersection of Mamalahoa Highway and Kamamalu Street and about 0.35 miles east of the intersection of Mamalahoa Highway and Lindsey Road. The Lucy Henriques Medical Center (TMK: 6-7-02: 49) forms a portion of the northern boundary of the NHCH parcel. Figure 1-1 is the location map. Figure 1-2 shows the Tax Map.

The project site for the proposed emergency vehicle access driveway (EVAD) will be entirely located on the 14.797-acre parcel (TMK: 6-7-02: 11) immediately adjacent to the east of the Hospital parcel. TMK 6-7-02: 11 is owned by the State of Hawaii and was set aside under Executive Order No. 2632 dated February 17, 1972 to be under the control and management of the State of Hawaii Department of Accounting and General Services (DAGS) for the Waimea Civic Center facilities.

1.3 Project History

1.3.1 North Hawaii Community Hospital

At the time of the legislative appropriation, NHCH had already begun organizing to raise private funds to construct the Hospital. In total, approximately \$12.5 million, an amount matching the State's funding, was raised from various

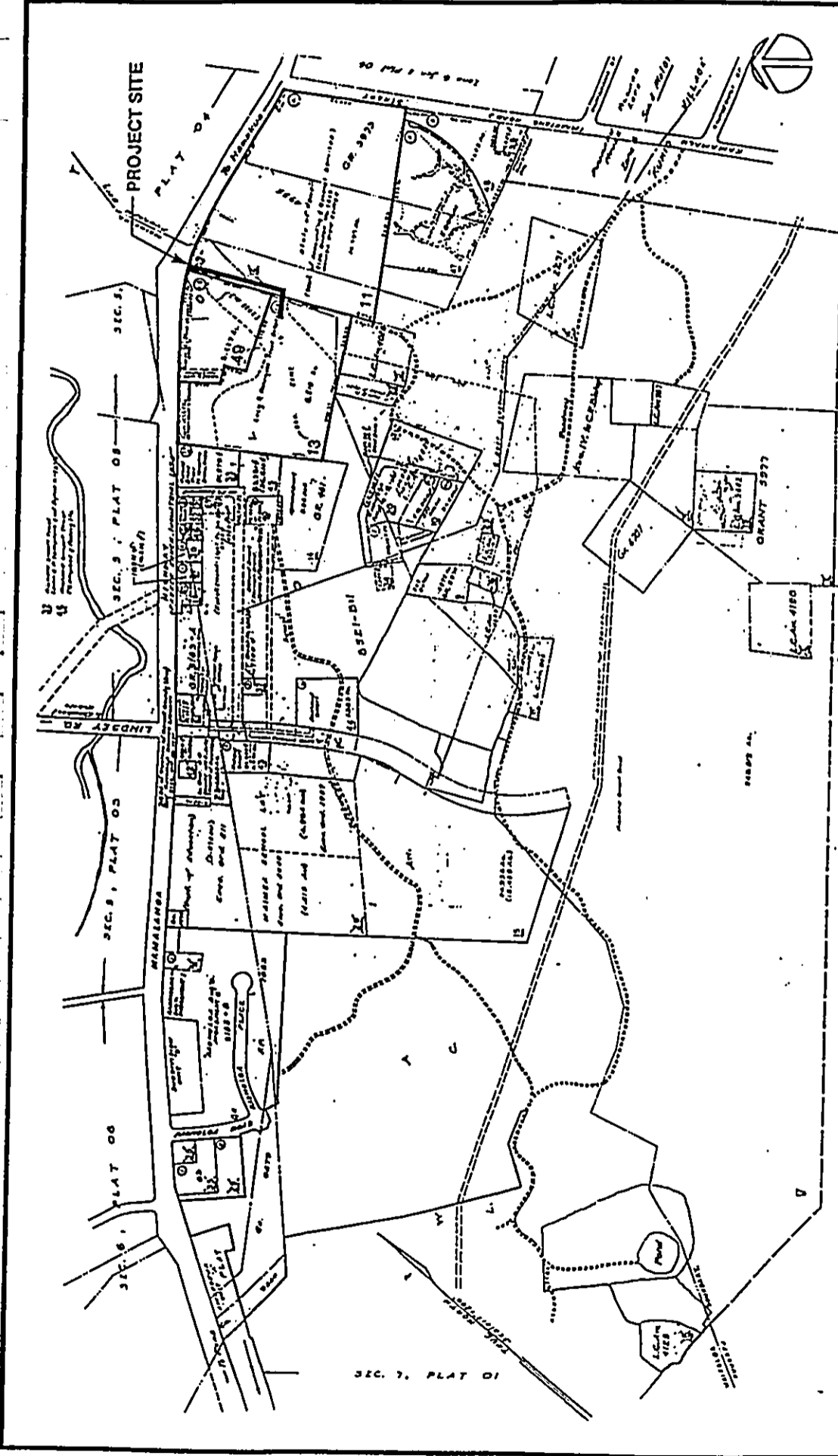


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Fig. 1-1

LOCATION MAP

NORTH HAWAII COMMUNITY HOSPITAL EVAD



Scale In Feet

0 620 1240

FOR WAIMĀEA VILLAGE, S. KŌHALA, HAWAII

P U U U K A P

P L A T

01

Fig. 1-2
TAX MAP KEY
6-7-02

NORTH HAWAII COMMUNITY HOSPITAL EYAD

Original parcel 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

THIRD DIVISION	ZONE	SEC.	PLAT
6	7	02	

SECTIONAL PARCELS
SECTION 7, PLAT 01

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sources, including from the Lucy Henriques Medical Center, Queen's Health System, the Richard Smart Trust, and a number of other major sources. In 1995, a decision was made by NHCH to contract with Hospital Building and Equipment Company, St. Louis, Missouri to construct the Hospital under a design-build contract.

In early 1995, construction began for the NHCH and on May 28, 1996, the new Hospital was opened. Currently, NHCH has 50 beds and contains about 88,000 square feet of space and provides a full spectrum of acute care hospital services including a 24-hour emergency room, medical/surgical care, obstetrical/gynecological care, cardiac care, and long-term care. Presently, about 200 personnel are employed by NHCH making it the largest employer in the Waimea area, aside from Parker Ranch.

1.3.2 Waimea Civic Center

As previously stated, the Waimea Civic Center parcel, which includes the EVAD project site, was set aside under E.O. No. 2632 dated February 17, 1972 to be under the control and management DAGS. On October 13, 1995, DAGS, on behalf of Parker Ranch, requested issuance of a construction right-of-entry from the State of Hawaii Board of Land and Natural Resources to the Civic Center parcel to construct a channel to divert the flows of Kamuela Stream to an open area south of the State-owned parcel. The purpose of the diversion channel was to effectively eliminate most of the flood hazard designation which had been established for Kamuela Stream by the Federal Emergency Management Agency (FEMA) and set forth in the Flood Insurance Rate Map (FIRM) Community Panel Number 1551660168D, revised July 16, 1990 for the Waimea area. Appendix A contains DAGS and Board of Land and Natural Resources documentation.

DAGS expressed interest in the diversion channel since most of the Civic Center parcel was within the FIRM flood hazard designation which makes it susceptible to flooding. The diversion channel would remedy this condition and render more of the Civic Center site developable for additional buildings. In addition, portions of the development shown in the Parker Ranch 2020 Plan for the Waimea Town Center were also in the FIRM flood hazard designation and the diversion channel was necessary for Parker Ranch to proceed with future construction.

Hospital, the flood hazard from Kamuela Stream had to be remedied. Completion of the diversion channel allowed the County to issue the Certificate of Occupancy for NHCH.

On August 10, 1995, DAGS determined, with the concurrence of the State of Hawaii Office Environmental Quality Control (OEQC), that the diversion channel and associated grading project fell under Exemption Class 2, Item 13 (drainage system) of the DAGS Comprehensive Exemption List as approved by OEQC and dated May 25, 1978. Thus, the diversion channel project was exempt from environmental documentation requirements of Chapter 343, Hawaii Revised Statutes (HRS), as amended, and its implementing rules, Hawaii Administrative Rules Title 11, State of Hawaii Department of Health, Chapter 200, Environmental Impact Statement Rules. See Appendix A

Besides the diversion channel, prior to the Hospital's opening, in February 1994, Parker Ranch had proposed construction of a roadway, (identified as Road "A"), to serve the Parker Ranch 2020 project lands located south of the Hospital and to also serve as an Emergency Vehicle Access Driveway (EVAD) to NHCH. In addition, at that time, this roadway was to act as a flood control dike to protect NHCH from the flood hazards associated with Kamulea Stream. Road "A"/EVAD was to be located entirely within the Waimea Civic Center parcel, TMK 6-7-02:11. In September 1995, Parker Ranch withdrew its request to construct Road "A". With the Parker Ranch withdrawal to construct Road "A", the diversion channel was the only construction proposed on the Civic Center parcel.

More recently, in November 1996, DAGS granted a right-of-entry to the County of Hawaii to construct a temporary soccer field on the Waimea Civic Center parcel. The right-of-entry for the temporary soccer field was limited to a 190 feet by 500 feet area and required the County to grass the soccer field area to the fence with the EVAD. The County is to maintain the area including mowing, weed and erosion control, where applicable. See Appendix A.

1.4 Project Need

As a result of Parker Ranch's withdrawal of its request to construct Road "A", the initially planned EVAD was no longer viable. Thus, on October 25, 1996, NHCH requested a right-of-entry from DAGS to construct the EVAD on the Waimea Civic Center parcel. On February 24, 1997, DAGS granted NHCH a right-of-entry to construct the EVAD on the Waimea Civic Center parcel. See Appendix A.

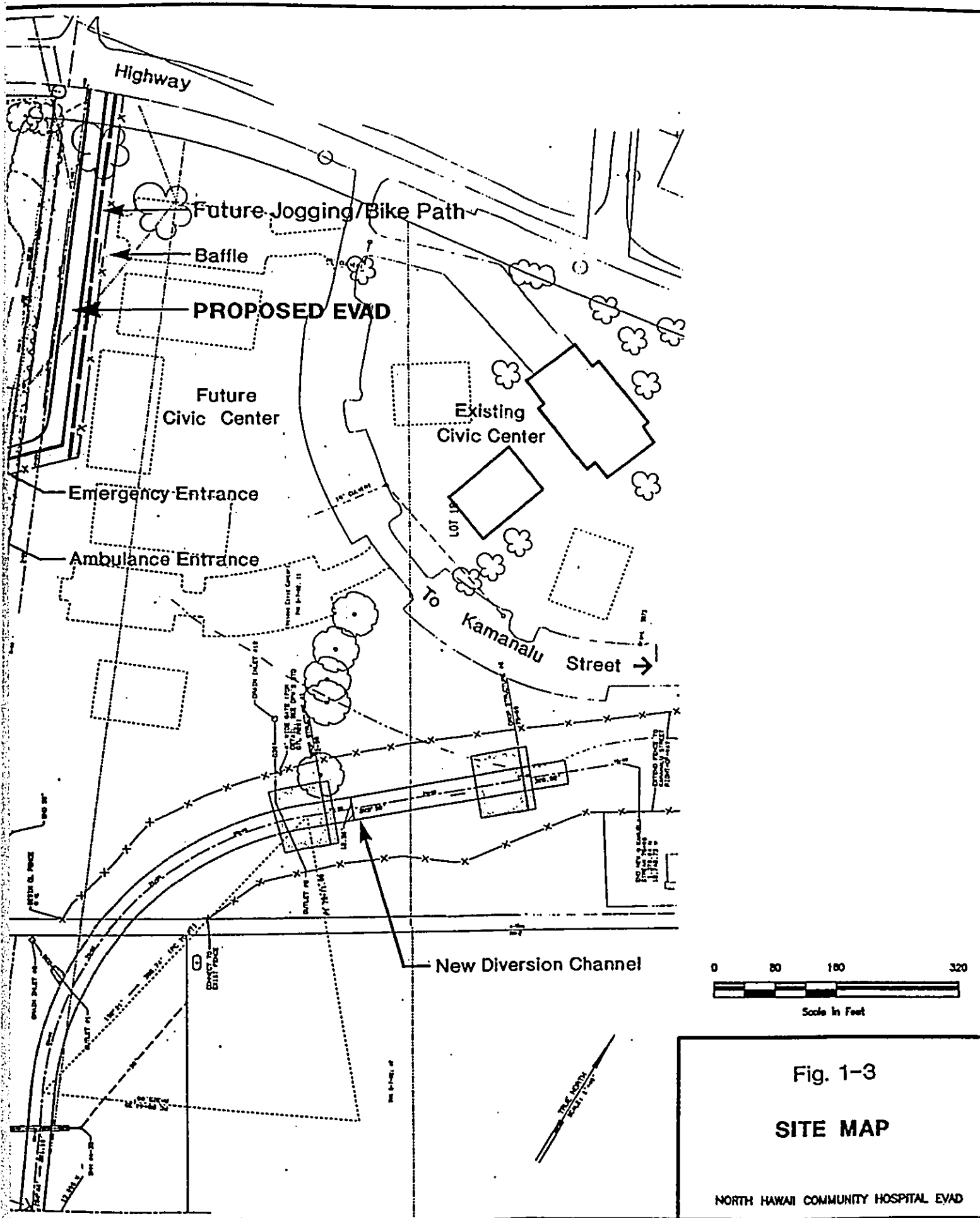
Civic Center parcel. On February 24, 1997, DAGS granted NHCH a right-of-entry to construct the EVAD on the Waimea Civic Center parcel. See Appendix A.

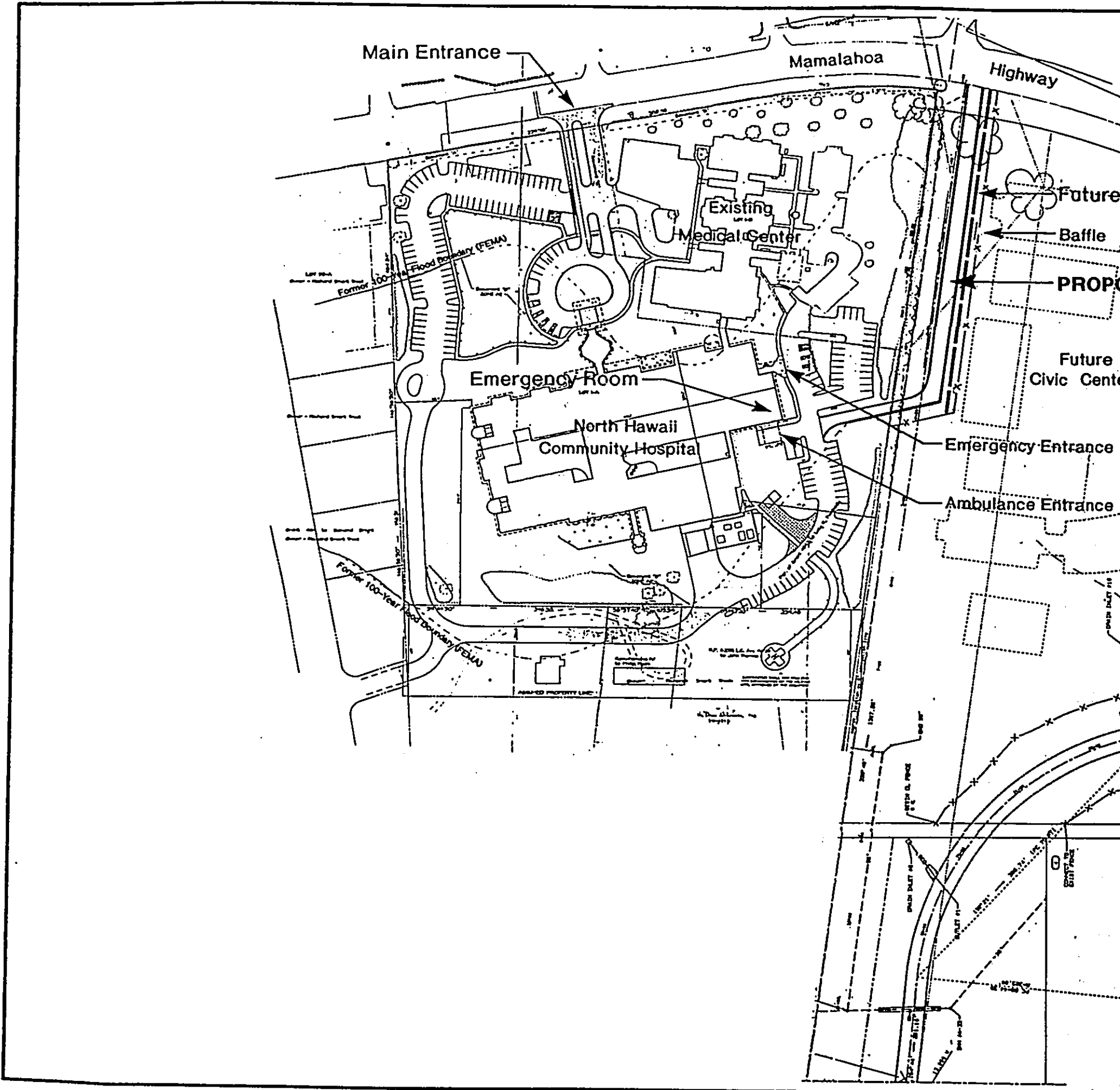
The EVAD is needed to provide emergency vehicles (ambulances, police and fire vehicles) a more direct access to the emergency room (ER) located near the southeast corner of the Hospital building. Currently, vehicle access for emergency vehicles and for other ER users is via the Hospital's main entrance on Mamalahoa Highway and then along an access roadway/parking lot system which encircles the building. This route requires emergency vehicles to travel about 0.35 miles from the Hospital's main entrance on Mamalahoa Highway to the ER ambulance entrance.

1.5 Project Description

The proposed project is to construct an EVAD to provide direct access from Mamalahoa Highway to the Hospital's ER for only emergency vehicles, ambulances, police and fire vehicles. A concrete driveway and apron, conforming to Americans with Disability Act (ADA) accessibility standards, will connect the EVAD with Mamalahoa Highway. The EVAD will be partially located on the Waimea Civic Center parcel and partially on the NHCH parcel. The total length of the EVAD will be about 620 feet, with about 515 feet within the Civic Center parcel and 105 feet within the NHCH parcel. Within the Civic Center parcel, about 475 feet of the EVAD will have an asphalt-paved travel surface about 12 feet wide with 2-foot wide drainage swales on both sides. The remaining 140 feet of the EVAD will have an asphalt-paved travel surface about 14 feet wide. The area of the 64-foot wide right-of-entry on the Waimea Civic Center parcel, about 34,685 square feet, 0.8 acres, will be used under an easement between DAGS and NHCH. DAGS has granted the County of Hawaii a 15-foot wide easement, which is located on the east side of the travel surface, for construction of a drainage pipe which will carry runoff from Mamalahoa Highway to the diversion channel. Figure 1-3 shows the site map. Figure 1-4 shows the EVAD site plan. Figure 1-5 shows photographs of the project site.

Approximately 475 feet of the EVAD will be fenced with a 6-foot high chain fence to separate the EVAD from the Waimea Civic Center activities. This fence will be constructed outside of the County right-of-way south of Mamalahoa Highway and connect to the existing fence separating NHCH and the Civic Center. One 6-foot wide baffle opening will be provided along the fence to allow personal







**WILSON OKAMOTO
& ASSOCIATES, INC.**
ENGINEERS • PLANNERS
1907 S. Beretania St., Suite 400
Honolulu, Hawaii ph. 945-2277



△	REVISED TYP. SECTION	1/8/99
△	DELETED SWING GATE; DELETED TREE REMOVAL	6/3/98
△	REVISION	DATE



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION

DESIGNED BY: DS	SUPERVISED BY: DS
DRAWN BY: AL	CHECKED BY: DS

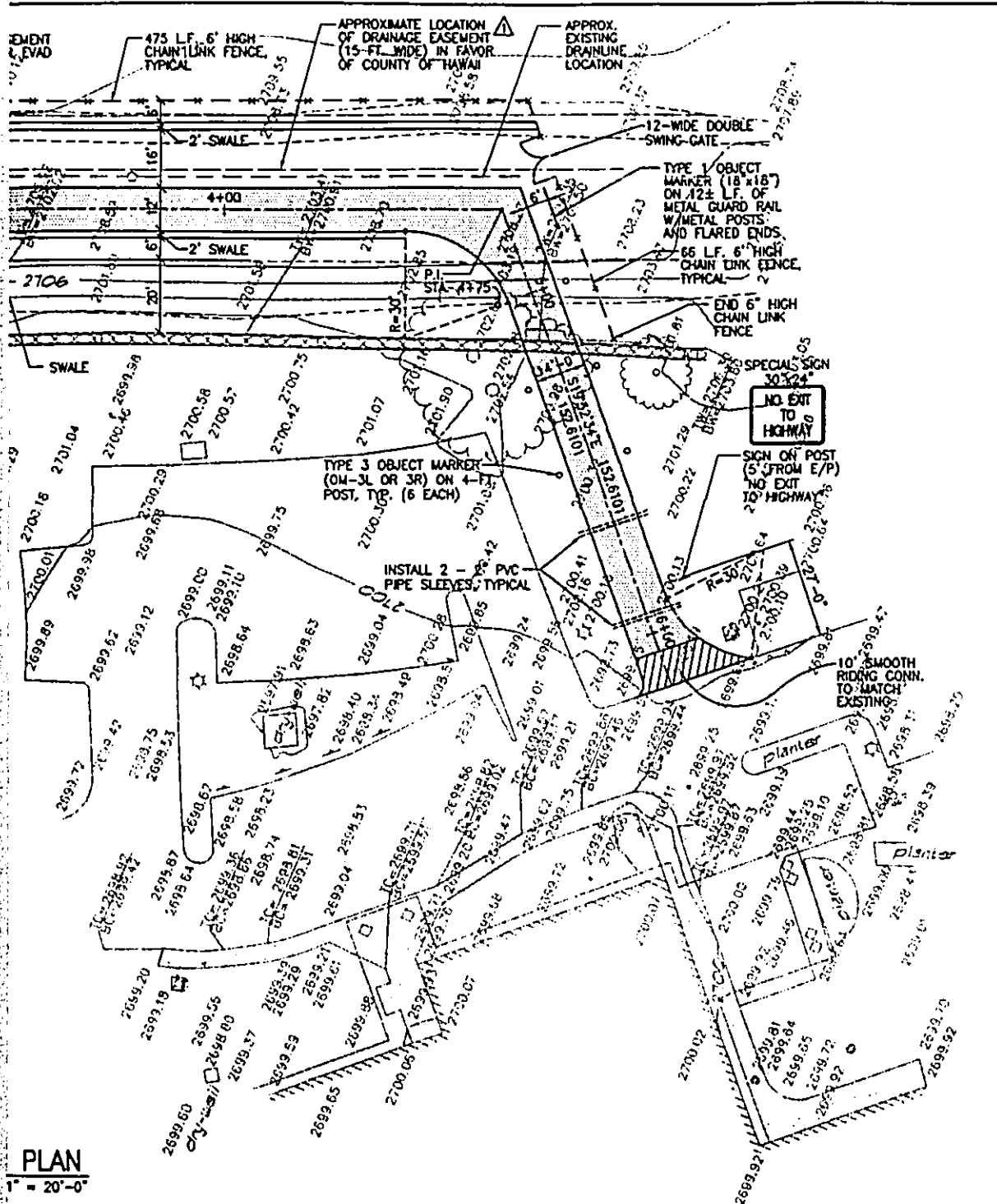
NORTH HAWAII
COMMUNITY
HOSPITAL
WAIMEA, HAWAII

TMK: 3rd Div.-6-7-02:11

Fig 1-4

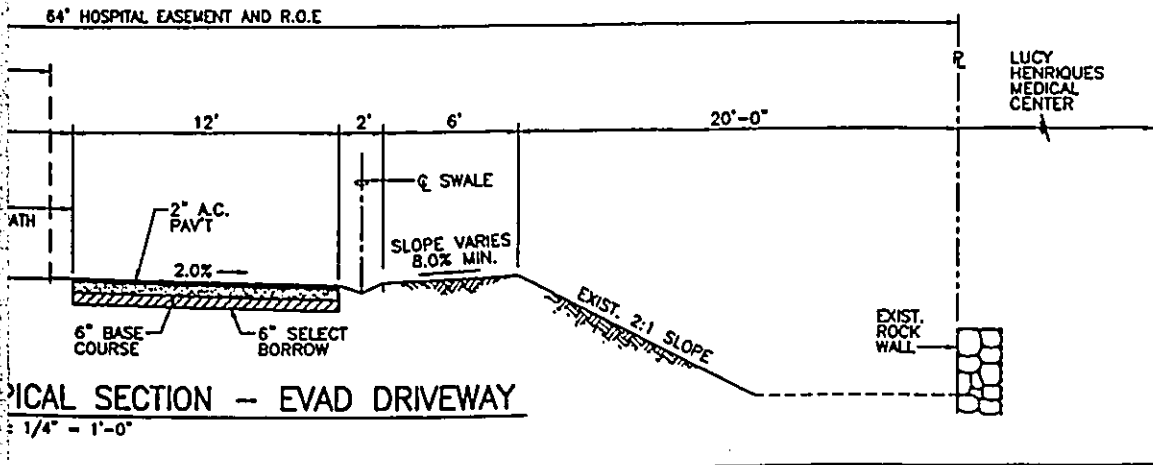
EMERGENCY VEHICLE
ACCESS DRIVEWAY
(EVAD)
SITE PLAN

SCALE: AS NOTED	Sheet no.
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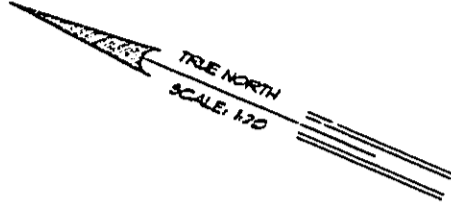
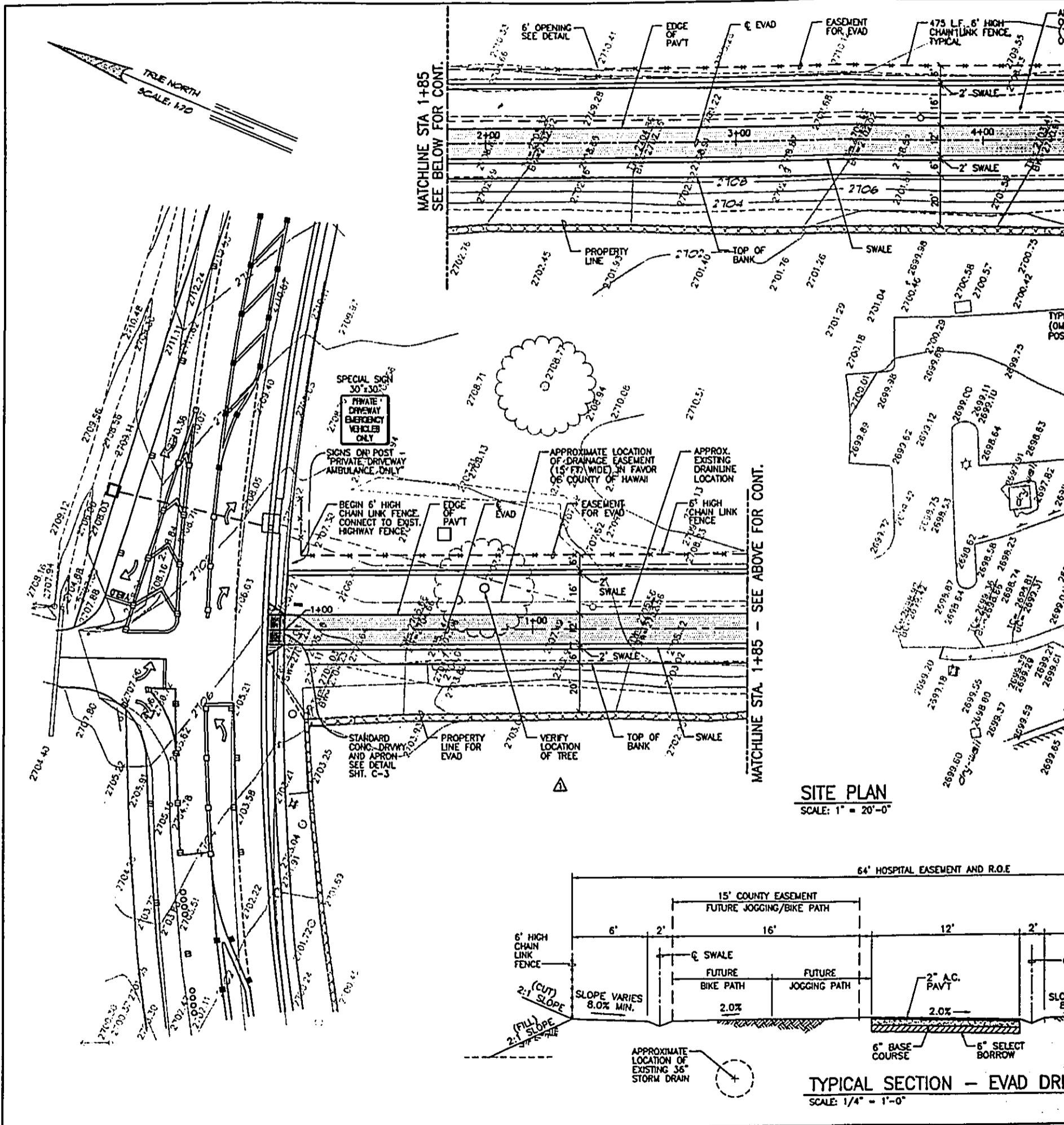
PLAN

1" = 20'-0"



TYPICAL SECTION -- EVAD DRIVEWAY

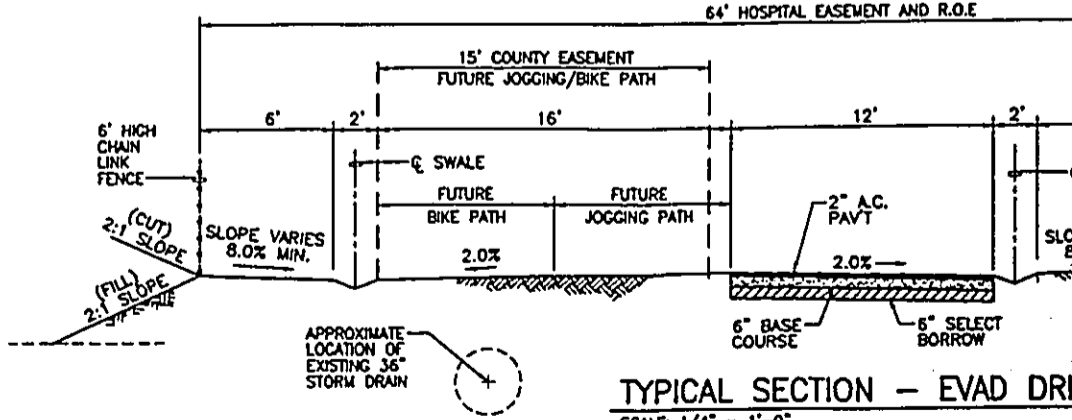
1/4" = 1'-0"



MATCHLINE STA 1+85
SEE BELOW FOR CONT.

MATCHLINE STA 1+85 - SEE ABOVE FOR CONT.

SITE PLAN
SCALE: 1" = 20'-0"



TYPICAL SECTION - EVAD DRIVEWAY
SCALE: 1/4" = 1'-0"



EVAD and Mamalahoa Highway Intersection



EVAD Alignment on Civic Center Parcel



EVAD Connection to Civic Center Parcel



Ambulance Emergency Room Entrance

Fig. 1-5

access to the EVAD from the Waimea Civic Center area, if necessary. There will be no vehicle access from the EVAD to the County's temporary soccer fields

A highway-type barrier will be located at the southern end of the EVAD. The barrier will be painted so it is visible at night and during foggy conditions. One 40-foot tall eucalyptus tree near the southern end of the border between the NHCH and Civic Center parcels will have to be removed to connect the EVAD to the ER emergency vehicle entrance.

The EVAD will be limited to ingress from Mamalahoa Highway for emergency vehicles only. The public, including those going to the ER, will not be allowed ingress onto the EVAD.

Signs will be posted at the entrance of the EVAD on Mamalahoa Highway to indicate the EVAD is for emergency vehicles only. Signs will also be posted on the Hospital property to indicate no exit to Mamalahoa Highway on the EVAD for all vehicles, including emergency vehicles.

The design plans will include a street light at the intersection of the EVAD and Mamalahoa Highway. No fencing or landscaping is proposed within the Mamalahoa Highway right-of-way.

1.6 Project Use

The NHCH ER is open 24-hours per day and, historically, has served an average of about 550 patients per month. Of this total, about 140 to 150 patients per month are brought to the ER via emergency vehicles, with about 100 to 110 patients per month arriving by ambulances. Usually, the emergency vehicle will stay about 1 to 1 1/2 hours before it leaves the Hospital. After the EVAD is constructed, emergency vehicles will be required to use the main Hospital entrance for access onto Mamalahoa Highway.

The ER serves all types of emergency medical care. Typically, in the past, the peak hours in the ER have been between 3:00 p.m. to 11:00 p.m.

Two ambulance services serve NHCH, a County ambulance service based at the Kamuela fire station and an independent ambulance service.

NHCH does not have its own ambulance service. In the future, it may contract for its own ambulance service. Currently, no ambulances are parked at the NHCH.

NHCH does not have its own ambulance service. In the future, it may contract for its own ambulance service. Currently, no ambulances are parked at the NHCH.

2. DESCRIPTION OF EXISTING ENVIRONMENT, IMPACTS and MITIGATION MEASURES

2.1 Geology and Topography

2.1.1 Existing Environment

The Waimea Plain was formed by the lava flows from Mauna Kea ponding against the Kohala Mountains. Geologic maps of Hawaii indicate that lavas of the Laupahoehoe series underlie the Waimea Plain and that shallow depths of Pahala ash overlie the area.

Topographic maps show the populated sections of the Waimea area range from 2,280 feet mean sea level (MSL) on the west to 3,160 feet MSL on the east. The topographic survey shows the elevations of the EVAD project site to be around 2,710 feet MSL. The topographic survey also shows almost no slope to the EVAD project site.

2.1.2 Impacts and Mitigation Measures

Construction of the EVAD will not result in impacts to the geology or topography of the Waimea area.

2.2 Soils

2.2.1 Existing Environment

According to the U.S. Department of Agriculture Soil Conservation Service (now Natural Resources Conservation Service), soils in the area of the project site are Waimea Very Fine Sandy Loam, 6 to 12 percent slopes, and Kikoni Very Fine Sandy Loam, 0 to 3 percent slopes. These soils have high erodibility and are considered good topsoil. The southern portion of the project site contains fill material which was placed there during construction of the drainage diversion.

2.2.2 Impacts and Mitigation Measures

Construction of the EVAD will require placement of some fill material to align the southern portion of the EVAD with the Mamalahoa Highway intersection. Fill material will be required match the southern portion of the EVAD with the

existing grade on the Waimea Civic Center parcel. Placement of this fill material will not result in impacts to the soils of the Waimea area.

2.3 Drainage and Flood Hazard

2.3.1 Existing Environment

The Federal Emergency Management Agency (FEMA) publishes the flood Insurance Rate Maps (FIRM) as part of their National Flood Insurance Program. These maps identify areas of flood hazard based on engineering studies which examine rainfall, drainage areas, stream, and topographic information for specific areas. The results of these studies are periodically published in a FIRM for a specific area.

The most recent FIRM for the Waimea area is dated July 16, 1990 (Community Panel Number 1551660168D) and identifies the flood hazard areas for Waikaloa, Kamuela, and Lanimaumau Streams. This FIRM shows the flood hazard area affected by Kamuela Stream prior to construction of the diversion channel by Parker Ranch on the Waimea Civic Center.

In October 1995, DAGS on behalf of Parker Ranch requested issuance of a construction right-of-entry to the State-owned land set aside under Executive Order No. 2632 to DAGS for the Waimea Civic Center. The construction right-of-entry was for Parker Ranch to construct a diversion channel for the portion of Kamulea Stream located on the southern portion of the Waimea Civic Center parcel (TMK: 6-7-02:11).

The purpose of the diversion channel was to effectively eliminate most of the floodway designation from Kamulea Stream within the Parker Ranch 2020 master plan area and the parcels occupied by the Waimea Civic Center and NHCH. Both DAGS and NHCH expressed interest in Parker Ranch's diversion channel since most of both the NHCH and Civic Center parcels were designated in the Kamulea Stream flood boundary in the FIRM. The drainage diversion channel would remedy this condition and render the southern and western portions of the Civic Center developable for additional buildings and would permit the County of Hawaii to issue a Certificate of Occupancy for the Hospital.

In 1996, the diversion channel was completed. Prior to construction of the diversion channel, Parker Ranch was issued a Conditional Letter of Map

Revision (COLMR) to remove the FIRM flood hazard designation from the NHCH and Civic Center parcels and from parcels owned by Parker Ranch and other landowners located downstream or to the west of the diversion channel. At this time, Parker Ranch is still in the process of finalizing the revision to the FIRM. Upon appropriate certification by the County, a final Letter of Map Revision (LOMR) will be issued by FEMA. Figure 2-1 shows the FIRM with the drainage diversion for the area near the project site.

As previously discussed, DAGS determined that construction of the diversion channel and associated grading project fell under Exemption Class 2, Item 13 (drainage system) of the DAGS Comprehensive Exemption List as approved by OEQC dated May 25, 1978. Based on this finding, the diversion channel was exempted from the environmental documentation requirements of Chapter 343, Hawaii Revised Statutes, as amended, and its implementing rules, Chapter 200 of Title 11, State of Hawaii Department of Health Administrative Rules, Environmental Impact Statement. See Appendix A.

In addition to the diversion channel, drainage near the EVAD also includes improvements from the Mamalahoa Highway Improvements Kamamalu Street to Lindsey Road project. System C will provide a closed system to drain both sides of Mamalahoa Highway near the EVAD. System C will connect to an existing 36-inch outlet in the diversion channel. An inlet to this system is located south of the intersection of the EVAD and Mamalahoa Highway near the EVAD security fence. A 15-foot wide County of Hawaii easement located east of the EVAD identifies the location of System C.

2.3.2 Impacts and Mitigation Measures

The southern end of the EVAD will be located about 540 feet north of the diversion channel. Thus, construction of the EVAD will not have adverse impacts to the flood hazard conditions of the Waimea area.

The inlet for the County's 36-inch drainage system is located east of the EVAD security fence. The easement for the drainage system is located between the edge of the EVAD paved surface and the drainage inlet. Since the easement will be retained as an open area, surface runoff from the EVAD will collect in the open area of the easement before percolation. Thus, construction of the EAVD should have minimal affect to this drainage system.

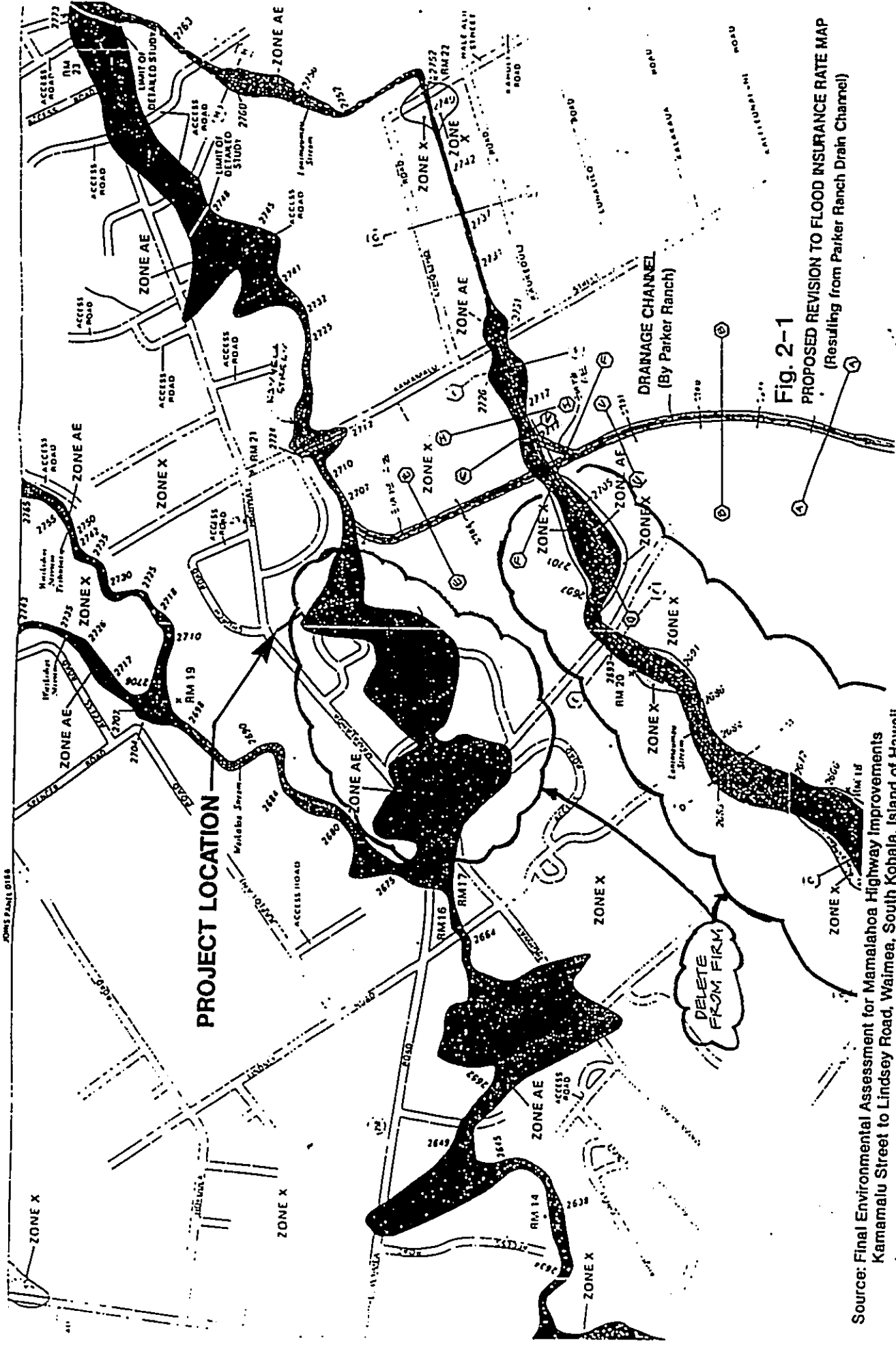


Fig. 2-1
 PROPOSED REVISION TO FLOOD INSURANCE RATE MAP
 (Resulting from Parker Ranch Drain Channel)

Source: Final Environmental Assessment for Mamalaha Highway Improvements
 Karamalu Street to Lindsey Road, Waimea, South Kohala, Island of Hawaii.
 August 1996.

Design of the EVAD will conform to applicable County of Hawaii codes including Chapter 10, Erosion and Sediment Control, to control runoff and drainage and Chapter 27, Flood Control.

2.4 Flora and Fauna

2.4.1 Existing Environment

During 1995 and 1996, the EVAD project site was filled and graded as part of the diversion channel project. Subsequent to the filling and grading, the EVAD project site was not planted with plant material.

The primary flora of the EVAD project site is one 40-foot high eucalyptus tree adjacent to the rock wall near the southern boundary between the Hospital and the Waimea Civic Center parcel. This tree will be removed to construct the EVAD.

This tree is part of a stand of eucalyptus trees located adjacent to the rock wall boundary between the Hospital and Waimea Civic Center. These eucalyptus trees are similar to others planted throughout the Waimea area as wind breaks. These species are not listed or candidate endangered or threatened species by the U.S. Department of Interior Fish and Wildlife Service or by the State of Hawaii Department of Land and Natural Resources.

Although a relatively rural community, the lands surrounding the EVAD are developed as residential areas and commercial developments. As a result, the fauna of the EVAD project site is limited to species of birds and domestic animals that may be occasionally seen on undeveloped fields.

These species are not listed or candidate threatened or endangered species by the U.S. Department of Interior Fish and Wildlife Service or by the State of Hawaii Department of Land and Natural Resources.

2.4.2 Impacts and Mitigation Measures

Construction of the EVAD will require removal of one 40-foot tall eucalyptus tree adjacent to the rock wall boundary between the Hospital and the Waimea Civic Center parcel. As previously stated, this species is not listed or candidate endangered or threatened species by the U.S. Fish and Wildlife Service or by the

State of Hawaii. As a result, removal of this eucalyptus tree will not result in an adverse impact to the flora of the Waimea area.

2.5 Climate

2.5.1 Existing Environment

The Waimea area is characterized by cool, moist weather year-round. Average temperatures range from 62° Fahrenheit (F) during the coolest months to 67° F during the hottest month, and extremes range from 34° F to 90° F.

2.5.2 Impacts and Mitigation Measures

Construction of the EVAD will not result in impacts to the climate of the Waimea area.

2.6 Traffic

2.6.1 Existing Environment

The County of Hawaii Department of Public Works (DPW) is in the process of constructing improvements to Mamalahoa Highway (State Highways 19 and 190) between Kamamalu Street (eastern boundary) and Lindsey Road (western boundary), which would include the frontage to the Hospital and the Waimea Civic Center parcels. The proposed improvements are intended to improve traffic and pedestrian safety and traffic operations along this segment of Mamalahoa Highway. On August 8, 1997, the Office of Environmental Quality Control (OEQC) published the Final Environmental Assessment/Finding of No Significant Impact (FEA/FONSI) for Mamalahoa Highway Improvements Kamamalu Street to Lindsey Road notification in the Environmental Notice.

As set forth in the Mamalahoa Highway Improvements FEA, improvements near the project site would include:

- o Installing traffic signals at the intersection of Mamalahoa Highway and Pu'u Kalani Street/Waimea Center driveway;
- o Widening/restriping the approaches of side streets and driveways at Mamalahoa Highway; and,

- o Constructing sidewalks along the south side of Mamalahoa Highway between Parker Ranch Center and the entrance to the Waimea Civic Center, as a minimum.

During construction of the improvements, the County DPW is to work with Parker Ranch to ensure emergency vehicle access to NHCH. The emergency access would be provided through existing driveways and roadways and would not involve construction of improvements.

The Mamalahoa Highway Improvements FEA also included analysis of traffic along this segment of the Highway. In January 1996, the AM peak traffic occurred between 7:30 to 8:30 a.m., when this segment of the Highway carried between 1,300 and 1,500 vehicles per hour and operated at a satisfactory Level of Service. The PM peak occurred between 3:15 to 4:15 p.m., when the Highway carried between 1,400 to 1,600 vehicles per hour. However, although the Level of Service was satisfactory for the Highway, the Waimea Center East Driveway Level of Service was unacceptable.

2.6.2 Impacts and Mitigation Measures

As previously discussed, the NHCH ER has historically served about 550 patients per month. Of this total, about 140 to 150 patients per month (or about an average of 4.5 to 5.0 emergency vehicles per day) are brought to the ER via emergency vehicles, with about 100 to 110 patients per month arriving by ambulances. The EVAD is not expected to increase the number of patients brought of the ER on emergency vehicles. However, with the EVAD, emergency vehicles headed to the ER will shift from the main Hospital entrance access roadway/parking lot system route to the more direct EVAD route. Thus, the EVAD will eliminate potential conflicts between emergency vehicles and other vehicles on the Hospital access roadway/parking lot system.

Since the EVAD is not expected to increase the number of patients brought of the ER on emergency vehicles, the EVAD should not affect the traffic on Mamalahoa Highway or nearby streets. Thus, the EVAD should not create adverse impacts to traffic on Mamalahoa Highway or create adverse impacts to the Level of Service on the Highway.

The EVAD will be designed as a driveway. Since the EVAD will be used by emergency vehicles (ambulances, fire, and police vehicles) for ingress and will

not be used by other traffic to the Hospital emergency room, a left turn lane from Mamalahoa Highway to the EVAD is not included. The design plans will include a street light at the intersection of the EVAD and Mamalahoa Highway.

The security fencing for the EVAD will not protrude into the Mamalahoa Highway right-of-way.

Signs will be posted at the entrance to Mamalahoa Highway to indicate the EVAD is for emergency vehicles only. Signs will also be posted on the NHCH property near the EVAD to indicate no exit onto Mamalahoa Highway for any vehicles.

2.7 Air Quality

2.7.1 Existing Environment

No State of Hawaii Department of Health air emission monitoring stations are located in the Waimea area. However, the absence of large stationary sources and the relatively low volume of vehicular traffic make it likely that existing air quality is good during most times.

2.7.2 Impacts and Mitigation Measures

Construction of the EVAD will result in some increase of fugitive dust generated by grading and construction of the EVAD. As a result, there will be a temporary decrease in ambient air quality conditions.

To mitigate adverse short-term impacts from dust, as prescribed in the State Department of Health Public Health Regulations, Chapter 60 on Air Pollution Control, the contractor will be responsible for minimizing dust generated during construction.

Once the EVAD has been constructed, impacts to air quality would result from emergency vehicles using the EVAD. As previously discussed, an average of about 140 - 150 vehicles per month (or about an average of 4.5 to 5.0 emergency vehicles per day) would use the EVAD. This level of vehicle traffic would not create significant adverse impacts to the air quality of the Waimea area.

2.8 Noise

2.8.1 Existing Environment

The relatively low level of development and lack of significant vehicle traffic indicate a low noise level in the Waimea area. Aside from vehicle traffic, there is periodic noise from emergency ambulance service to NHCH. Although the single event noise generated by these vehicles can be intrusive and interfere with speech and other activities, the duration of the noise is relatively short. Further, when noise is associated with an emergency event, this situation generally mitigates complaints from individuals. Thus, although annoying, most individuals accept or tolerate emergency vehicle noise with minimal adverse response.

2.8.2 Impacts and Mitigation Measures

The ER at NHCH currently has an average of about 140-150 emergency vehicle trips per month, or about an average of 4.5 to 5.0 emergency vehicles per day. Some of these trips will involve use of sirens by the emergency vehicle, and after completed, use of the EVAD. However, since these emergency vehicle trips already occur, use of the EVAD will shift the noise from around the Hospital to the EVAD project site.

2.9 Archaeological and Historic Resources

2.9.1 Existing Environment

Prior to construction of NHCH, in 1991, Paul H. Rosendahl, Ph. D., Inc., Hilo, Hawaii, conducted archaeological surveys at various alternative hospital sites, including the western portion of the Waimea Civic Center parcel. This survey showed the presence of a portion of an 'auwai on the southern portion of the Civic Center parcel. At that time, the survey indicated the entire parcel has been extensively developed and that site had been previously disturbed.

Subsequently, the EVAD project site was graded and filled during construction of the diversion channel on the Waimea Civic Center parcel. Review of the FIRM topographic maps show construction of the diversion channel required placement of about 6 to 8 feet of fill material on portions of the Waimea Civic

Center site and on the EVAD project site. Based on this analysis, the EVAD project site most likely does not contain archaeological or historic resources.

The State of Hawaii Department of Land and Natural Resources Historic Preservation Division has provided comments to the Draft EA and found that the EVAD will have "no effect" on significant historic sites. See Appendix C.

2.9.2 Impacts and Mitigation Measures

Placement of the fill material from construction of the diversion channel would have covered any archaeological or historic features on the project site. Thus, construction of the EVAD will not affect archaeological or historic features.

2.10 Infrastructure

2.10.1 Water

Existing Environment. The County of Hawaii Department of Water Service (DWS) provides water service to the Waimea area through a source, storage, and distribution system. A 12-inch water line is located along the north side of Mamalahoa Highway near the project site.

Impacts and Mitigation Measures. Construction of the EVAD will not affect the DWS 12-inch water line located along Mamalahoa Highway.

2.10.2 Electrical

Existing Environment. Overhead electrical power lines are located along Mamalahoa Highway near the project site.

Impacts and Mitigation Measures. The design plans will include a street light at the intersection of the EVAD and Mamalahoa Highway. Use of this light will not significantly increase electrical power requirements for the Waimea area.

3. RELATIONSHIP TO PLANS, POLICIES and CONTROLS

The plans and policies relating to the EVAD range from the broad program guidance in the Hawaii State Health Functional Plan, to land use controls governing development of the project site. The EVAD will be consistent with various governmental land use plans, policies and controls. The following is a review of these plans and policies.

3.1 Hawaii State Health Functional Plan

The Hawaii State Health Functional Plan, prepared in 1989, identifies priorities for the State in terms of six major objectives discussed as "issue areas". These major functional health issue areas focus on promoting healthy lifestyles and behavior; prevention and control of communicable diseases; special population's access to health care; community hospitals; environmental health; and improved Department of Health capabilities.

Each of the six issue areas within the State Health Functional Plan express the problem, the objective of the State concerning the problem, State policies addressing possible strategies, and recommended action. The issue applicable to the EVAD is described below.

Issue Area 1: Health promotion and disease prevention.

Problem: Unnecessary and premature deaths and disabilities due to diseases and conditions which are preventable and controllable.

Objective 1: Reduction in the incidence, morbidity and mortality associated with preventable and controllable conditions.

Policy 1B: Improve trauma care. The DOH will develop necessary additional components to ensure an effective and coordinated system for the delivery of quality emergency medical care.

Implementing Action 1D1: Augment the existing emergency medical services system by integrating critical care components with network of medical transport systems.

By improving direct access to the NHCH emergency room, the EVAD will be consistent with this policy of the State Health Functional Plan.

3.2 Land Use Plans and Policies

3.2.1 State Land Use District

Chapter 205, HRS, as amended, Land Use Commission, establishes a State Land Use Commission and sets forth that all lands in the state shall be placed in four land use districts: Urban, Agriculture, Rural, and Conservation. The State Land Use Commission has classified the project site as Urban district. Construction of the EVAD is permitted in the Urban district.

3.2.2 County of Hawaii General Plan

The County of Hawaii General Plan sets forth a statement of development guidelines, standards and principles with respect to the most desirable use of land, density of population, system of principle highways, and the general location public infrastructure and recreation uses within the County. Within the General Plan, the Land Use Pattern Allocation Guide Map depicts the desired distribution of land uses within the County.

The project site is designated a Medium Density Urban development in the General Plan. Medium Density Urban development is defined as "Village and neighborhood commercial and residential [uses] and related functions." The EVAD is consistent with uses permitted within the General Plan designation.

3.2.3 County of Hawaii Zoning

The County of Hawaii has established zoning designations for lands in the County and adopted these as Chapter 25 Zoning of the Hawaii County Code. The project site is within the area designated as Agricultural-40 acres (A-40a) by Chapter 25 of the Hawaii County Code. The EVAD is permitted within this zoning designation.

3.2.4 County of Hawaii Special Management Area

The project site is not located within the County's Special Management Area (SMA).

3.3 Parker Ranch Town Center

In 1987, Parker Ranch prepared a community plan, the Parker Ranch 2020 Plan, to address growth issues, to persevere Waimea's ranch character, and to support a petition to the State Land Use Commission to amend the State land use district boundary in the area. In August 1996, a more recent plan was developed to show future development and related connector roads. This plan shows an east/west connector road south and parallel to Mamalahoa Highway with connections to Kamamalu Street and to Pu'u Kalani Road.

The EVAD would not affect this road system to the Parker Ranch properties.

4. ALTERNATIVES TO THE PROPOSED ACTION

4.1 No Action

Under the No Action alternative, the EVAD would not be constructed and emergency vehicles would continue to use current access route to the ER. There would be no short-term adverse environmental impacts associated with construction of the EVAD. However, the No Action alternative would not serve the identified need to provide emergency vehicles a more direct access to the ER from Mamalahoa Highway.

The current access requires emergency vehicles to travel about 0.35 miles (1,850 feet) from the Hospital's main entrance on Mamalahoa Highway through an access road and parking lot system to reach the ER ambulance entrance. The total length of the EVAD is about 620 feet, or only about one-third of the current distance. This shorter distance will decrease travel time to the ER, which is often critical in emergency situations. The EAVD would also avoid conflicts between emergency vehicles and other vehicles on the access road and parking lot system. Thus, the No Action alternative is not considered a reasonable and feasible alternative to construction of the EVAD.

4.2 Alternative Location

Alternative locations or access routes to the ER can be considered. However, the location of the ER on the southeast corner of the Hospital building limits access routes from Mamalahoa Highway which can be considered. An alternative route would be to use Pu'u Kalani Road, a privately-owned road, located west of the Hospital, to access the southwestern corner of the NHCH parcel and then continue to the ER.

Use of this alternative emergency access route would be acceptable for a temporary basis. However, use of this emergency access route as a permanent EVAD would not serve the identified need for a direct access from Mamalahoa Highway. The Pu'u Kalani Road route would require emergency vehicles to travel a distance of about 1,680 feet compared to 620 feet for the EVAD. In addition, the August 1996 Parker Ranch 2020 Plan shows that, in the future, Pu'u Kalani Road would be one of the connector roads to Mamalahoa Highway. Thus, there would be additional traffic on Pu'u Kalani Road which could create

conflicts with emergency vehicles trying to reach the ER. As a result, this alternative route is not considered a reasonable and feasible alternative to construction of the EVAD.

5. DETERMINATION

Short-term construction impacts will include disruption of traffic near the project site, decline in air quality from construction activities, and increase in noise levels. Once construction has been completed, the short-term adverse impacts will no longer occur.

Based on analysis of the anticipated impacts, a Finding of No Significant Impact (FONSI) is determined for the proposed EVAD project. The significance criteria to make this determination are set forth in Hawaii Administrative Rules, Title 11, State of Hawaii Department of Health Chapter 200, Environmental Impact Statement Rules, Section 12 and discussed as follows.

- 1) *Involve an irrevocable commitment to loss or destruction of any natural or cultural resources;*

There are no Federal or State listed or candidate endangered or threatened species within the EVAD project site. Thus, there will be no loss or destruction of natural resources.

There are no known historic sites on the project site. Thus, there will be no loss or destruction of cultural resources.

The State of Hawaii Department of Land and Natural Resources Historic Preservation Division has provided comments to the Draft EA and found that the EVAD will have "no effect" on significant historic sites. See Appendix C.

- 2) *Curtail the range of beneficial uses of the environment;*

The EVAD project will involve construction of a driveway and security fencing which will provide emergency vehicles a direct ingress route from Mamalahoa Highway to the Hospital's ER. The EVAD will decrease travel time for those needing emergency medical care. The EVAD will be a beneficial use of the land.

- 3) *Conflict with the State's long-term environmental policies or goals as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;*

The EVAD project would not involve actions or activities which would adversely affect natural resources of the project site. The EVAD would be consistent with the guidelines of Chapter 344, HRS, as it would enhance the quality of life for residents of the NHCH service area by decreasing travel time to the ER. As such, the EVAD would not involve policies, actions, procedures or construction which would conflict with the State's long-term environmental policies or goals as set forth in Chapter 344, HRS.

- 4) *Substantially affect the economic or social welfare of the community or state;*

The EVAD project will involve construction of a driveway and security fencing which will provide emergency vehicles a direct ingress route from Mamalahoa Highway to the Hospital's ER. The EVAD project will not adversely affect the economic or social welfare of the community or state.

- 5) *Substantially affect public health;*

The EVAD project will decrease travel time to the NHCH ER for those needing emergency medical care. Construction of the EVAD and reduction of travel time during emergency medical situations would not adversely affect public health.

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

The EVAD project is to provide direct ingress route from Mamalahoa Highway to the Hospital's ER and decrease travel time for those needing medical treatment. The EVAD project would not construct facilities which would require additional NHCH personnel or affect the need for public facilities to support its construction or operation. Thus, the EVAD project would not create secondary impacts to population or affect the need for public facilities.

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

The EVAD project will involve construction of a 620-foot long, 12-foot wide EVAD within a project site that does not contain Federal or State listed or candidate endangered or threatened species and does not contain known historic sites. As

a result, the proposed project will not result in a substantial degradation of environmental quality.

- 8) *Have a cumulative effect upon the environment or involves a commitment for larger actions;*

The EVAD project will not involve a commitment for further actions to other Hospital-related facilities in the foreseeable future. As a result, the EVAD project will not have a cumulative effect upon the environment.

- 9) *Affect a rare, threatened or endangered species;*

There are no Federal or State listed or candidate endangered or threatened species within the EVAD project site.

- 10) *Detrimentially affect air or water quality or ambient noise levels;*

The EVAD project will not increase emergency vehicle traffic to the NHCH ER. The paved surface of the EVAD will increase surface runoff. Noise from emergency vehicles, while intrusive, has a relatively short duration. Further, when noise is associated with an emergency event, this situation generally mitigates complaints from individuals. Thus, although annoying, most individuals accept or tolerate emergency vehicle noise with minimal adverse response.

- 11) *Affects or likely to suffer damage by being located in an environmentally sensitive area such as a floodplain, tsunami zone, beach, erosion-prone area, geographically hazardous land, estuary, fresh water or coastal water,*

The EVAD project site lies within the area for which the Federal Emergency Management Agency (FEMA) has issued a Conditional Letter of Map Revision (CLOMR). The effect of the CLOMR is to remove the project site from the flood hazard area from Kamuela Stream.

The EVAD project site is not within the County of Hawaii Special Management Area. In addition, the EVAD project site is not within the coastal shoreline area. Thus, the project site is not located in an environmentally sensitive area.

- 12) *Substantially affect scenic vistas and viewplanes identified in county or state plans or studies;*

The EVAD project is to construct a driveway and 6-foot high security fence. The height of the security fence will be lower than the existing row of trees along the property boundary between the Hospital and Civic Center parcel. Thus, EVAD project will not affect scenic vistas or viewplanes.

- 13) *Require substantial energy consumption.*

The EVAD will require street lighting at the entrance. However, there is an existing street light nearby.

Based on these findings and the assessment of potential impacts from the EVAD project, a Finding of No Significant Impact is determined.

6. CONSULTED PARTIES

6.1 Pre-Assessment Consultation

Pre-Assessment consultation comments were solicited from government agencies as listed below. The comments are included in Appendix B.

County of Hawaii

County of Hawaii, Fire Department
County of Hawaii, Department of Parks and Recreation
County of Hawaii, Planning Department
County of Hawaii, Police Department
County of Hawaii, Department of Public Works

6.2 Draft Environmental Assessment

Draft Environmental Assessment comments were solicited from government agencies and other organizations as shown below. Comment letters to the Draft EA are shown in Appendix C.

Federal Agencies

Federal Emergency Management Agency, Region IX
U.S. Department of Agriculture, Natural Resources Conservation Service (1)
U.S. Department of the Army Corps of Engineers (1)
U.S. Department of the Interior, Fish and Wildlife Service (2)
U.S. Department of the Interior, Geological Survey

State Agencies

State of Hawaii, Department of Business, Economic Development, & Tourism
State of Hawaii, Department of Health (1)
State of Hawaii, Department of Land and Natural Resources
State of Hawaii, Department of Land and Natural Resources, State Historic Preservation Division
State of Hawaii, Department of Transportation (1)
State of Hawaii, Department of Transportation, Highway Division, Hilo
University of Hawaii, Environmental Center

Theлма Parker Memorial Library, Waimea Area Library

County of Hawaii

County of Hawaii, Fire Department
County of Hawaii, Department of Parks and Recreation (1)
County of Hawaii, Planning Department (1)
County of Hawaii, Police Department (1)
County of Hawaii, Department of Public Works (1)
County of Hawaii, Department of Research and Development
County of Hawaii, Department of Water Supply

Other

GTE Hawaiian Telephone, Hilo Office
Hawaii Electric Light Co.
Kona-Kohala Chamber of Commerce
Waimea Community Association
Waimea Main Street Program
Parker Ranch

- (1) Comment letter shown in Appendix C.
- (2) No comment via telephone call on May 10, 1999.

7. REFERENCES

State of Hawaii, Department of Accounting and General Services. Site Selection Report and Final Environmental Impact Statement for a North Hawaii Community Hospital. June 1994.

State of Hawaii. State Functional Plans Education, Employment, Health, Housing, Human Services. 1989.

County of Hawaii. Hawaii County Code Chapter 25, Zoning.

County of Hawaii, Department of Public Works. Final Environmental Assessment for Mamalahoa Highway Improvements Kamamalu Street to Lindsey Road, Waimea, South Kohala, Island of Hawaii. August 1996.

APPENDIX A

State of Hawaii
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Land Management
Honolulu, Oahu, Hawaii 96813

CC: VIA FAX, DAGS
PLMG
8/20/99
3/22/99
A. SANBORN

October 13, 1995

Board of Land and
Natural Resources
Honolulu, Oahu, Hawaii

HAWAII

Subject: Department of Accounting and General Services (DAGS) on behalf of Parker Ranch Requests Issuance of Construction Right-of-Entry for State Land Set Aside Under Governor's Executive Order No. 2632 to DAGS for the Waimea Civic Center, to Perform Construction of a Drainage Diversion Channel, Associated Grading and Maintenance Activity, Situate at Waikoloa and Puukapu, Waimea, South Kohala, Island of Hawaii; Tax Map Key: 3rd/6-7-02: 11

STATUTE: Chapter 171, of the Hawaii Revised Statutes, as amended

APPLICANT: DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES (DAGS) on behalf of PARKER RANCH

FOR: Right-of-entry to State land, situate at Waikoloa and Puukapu, Waimea, South Kohala, Island of Hawaii.

LAND TITLE STATUS: Non-ceded land of the Hawaii Admission Act.

STATUS: Currently encumbered under Governor's Executive Order No. 2632, dated November 17, 1972, set aside under the control and management of DAGS for the Waimea Civic Center.

ZONING: State Land Use Commission: Urban District
County of Hawaii CZO: Agriculture, minimum lot size: 40 acres (A-40a)

**ENVIRONMENTAL
IMPACT
STATEMENT
REQUIREMENTS:**

DAGS has determined, with the concurrence of the Office of Environmental Quality Control (OEQC), that the subject drainage project with associated grading falls under Exemption Class 2, Item 13 (drainage system) of the DAGS Comprehensive Exemption List as approved by OEQC dated May 25, 1978, and therefore, this action is exempt from the requirements of Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements, and Chapter 200, Title 11 of the Hawaii Administrative Rules of the Department of Health, pertaining to Environmental Impact Statement Rules.

BLNR-DAGS for Parker Ranch
 Construction Right-of-Entry
 Waikoloa & Puukapu, Waimea, S. Kohala,
 Hawaii; TMK: 3rd/6-7-02: 11
 October 13, 1995
 Page 2

HAWAII

LAND AREA: Approximately 8 acres, more or less, as shown outlined in red on the map labeled Land Board Exhibit "A", appended to the basic file.

PURPOSE and
 LENGTH of
 RIGHT-OF-
 ENTRY:

To perform construction of a drainage diversion channel, associated grading and maintenance activity commencing effective the date of the Board's approval, and expiring on June 30, 1996, but may be extended with the approval of the Board.

REMARKS:

Parker Ranch is in the process of completing the master plan for its Parker 2020 development project for the Town of Waimea. Portions of the development are in a flood plain and in order to effectively eliminate most of the floodway designation within the Parker 2020 site areas, the Ranch has elected to construct a drainage diversion channel.

A portion of the proposed drainage diversion channel goes through the Waimea Civic Center site which is under the control and management of DAGS via Governor's Executive Order No. 2632. DAGS has expressed interest in this project since most of the civic center site is susceptible to flooding. The proposed drainage diversion channel would remedy this condition and render more of the civic center site developable for additional buildings.

In addition, next to the civic center parcel is the North Hawaii Community Hospital, whose construction was funded by Parker Ranch with matching funds from the State of Hawaii. Construction is nearly completed and the hospital is scheduled to begin accepting patients on April 1, 1996. However, the County of Hawaii has stated that before they can issue the Certificate of Occupancy, the flooding problem to which the hospital is also susceptible, must be remedied via construction of the proposed drainage diversion channel.

The North Hawaii Community Hospital is a necessary addition to the community since the next nearest hospital is a 2 hour drive away. For this reason, DAGS on behalf of Parker Ranch, has requested that a construction right-of-entry for the proposed drainage diversion channel, associated grading and maintenance activity be issued as soon as possible so that the Certificate of Occupancy can be issued and the hospital can open its doors to the public on schedule.

RECOMMENDATION:

That the Land Board grant to Parker Ranch and/or its consultants, a construction right-of-entry to the aforementioned State land situate at Waikoloa and Puukapu, Waimea, South Kohala, Island of

BLNR-DAGS for Parker Ranch
Construction Right-of-Entry
Waikoloa & Puukapu, Wainca, S. Kohala,
Hawaii: TMK: 3rd/6-7-02: 11
October 13, 1995
Page 3

HAWAII

Hawaii, to perform construction of a drainage diversion channel, associated grading and maintenance activity, subject to the following terms and conditions:

1. Parker Ranch, its consultants, and/or its contractors, shall indemnify, defend, and hold the State of Hawaii, harmless from and against any loss, liability, claim or demand for property damage, personal injury and death arising out of any act or omission of Parker Ranch, its consultants and/or its employees, contractors, and/or agents under this right-of-entry or relating to or connected with the granting of this right-of-entry;
2. Parker Ranch, its consultants, and/or its contractors, shall insure that all activities be done in accordance with the purpose of this right-of-entry;
3. Vehicles and machinery used shall be confined to the right-of-entry area;
4. Parker Ranch, its consultants, and/or its contractors, shall comply with all applicable statutes, ordinances, rules, and regulations of the Federal, State, and County of Hawaii governments;
5. In the event any unanticipated sites or remains of historic or prehistoric interest (such as shell, bone or charcoal deposits, human burials, rock or coral alignments, paving or walls) are encountered while conducting the survey and/or the studies, Parker Ranch and/or its consultants, shall stop work immediately and contact the State Historic Preservation Division in Honolulu at (808) 587-0047;
6. This right-of-entry is effective from the date of the Board's approval until June 30, 1996, but may be rescinded at any time; or extended with the approval of the Land Board;
7. Work shall be confined to the hours between 6:00 am and 6:00 pm, Monday through Friday, within the right-of-entry area;
8. Parker Ranch, shall procure and maintain at their own cost and expense and acceptable to the State of Hawaii, in full force and effect throughout the term of this right-of-entry, comprehensive general liability insurance, in an amount of at least \$500,000 combined single limit and at least \$1,000,000 aggregate with insurance companies authorized to do business in the State of Hawaii. The policy or policies of insurance shall name the State of Hawaii as an additional insured. The insurance shall cover the entire right-of-entry area;
9. Both the Division of Land Management and the Hawaii District Land Office shall be given a 48-hour notice prior to entry onto the State land;

BLNR-DAGS for Parker Ranch
Construction Right-of-Entry
Waikoloa & Puukapu, Waimea, S. Kohala,
Hawaii; TMK: 3rd/6-7-02: 11
October 13, 1995
Page 4

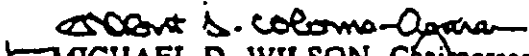
HAWAII

10. The right-of-entry is subject to DAGS approval of the final grading plan and limits of construction plan, for the civic center site, which were completed October 2, 1995;
11. Parker Ranch shall give the DAGS Hawaii District Engineer at least two (2) weeks notice before the start of construction;
12. Parker Ranch shall bear the total cost of constructing the new drainage diversion channel and associated grading. All graded areas shall be grassed;
13. No material storage, parking, or driving over any portion of the civic center property beyond the project will be allowed;
14. Parker Ranch shall repair all damaged grass areas and remove overgrowth, rubbish, and trash from the site after construction is completed;
15. Parker Ranch completes construction on the civic center site to the satisfaction of the DAGS Hawaii District Engineer;
16. Parker Ranch will be responsible for maintenance of the drainage channel during and after construction;
17. Following completion of the construction and grading and approval by DAGS Hawaii District Engineer, the County of Hawaii, and FEMA, it is intended that the channel and resulting remnant parcel on the fire station side of the drainage channel be transferred to the County of Hawaii by executive order;
18. The Department of Land and Natural Resources reserves the right to impose additional terms and conditions at any time if it deems it necessary; and,
19. Such other terms and conditions as may be prescribed by the Chairperson.

Respectfully submitted,


DEAN Y. UCHIDA
Administrator *et*

APPROVED FOR SUBMITTAL:


MICHAEL D. WILSON, Chairperson

Mar 24 99 09:08a

OEQC, State of Hawaii

(808) 586-4186

P. 1

6082-01

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-3452
August 10, 1995

3/24/99

CARY CELL
DIRECTOR

CC: VIA FAX DAG
A SANBOW

Mr. Gordon Matsuoka
State Public Works Engineer
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96813

Dear Mr. Matsuoka:

SUBJECT: Parker Ranch 2020 Kamuela Diversion Channel

In your July 13, 1995, letter [(P)1491.5] and subsequent clarifying telephone conversations between Mr. Tad Yoshizawa of your staff and Mr. Leslie Segundo of our office, we understand that you are requesting our concurrence with a proposal to allow the construction of the Parker Ranch 2020 Kamuela Diversion Channel and associated grading under Exemption Class No. 2, Item 13 of the May 25, 1978, Comprehensive Exemption List for the Department of Accounting and General Services ("Exemption List").

We have also reviewed the following documents for information relating to the subject channel.

- * Final Environmental Impact Statement for the North Hawaii Community Hospital (DAGS Job No. 11-200-4111, June 1994);
- * Figure 3, Site Plan, North Hawaii Community Hospital, South Kohala, Hawaii, Prepared by Belt Collins Hawaii (533.1800/001-1 r.3.8.95);

Item 13 of the Exemption List, allows you to declare the action of "[r]eplacement or reconstruction of existing lined and unlined drainage swales and ditches that collect and divert rainfall runoff on-site, existing conduits connecting the intake structures, and existing conduits connecting on-site systems to off-site drainage systems approved by the county" exempt from the preparation of an environmental assessment.

Your agency's declaration of an exemption for the action in Item 13, is also limited by the language of the class under which the action falls, specifically found in Section 11-200-8(a)(2), Hawaii Administrative Rules, where the action involves "[r]eplacement or reconstruction of existing structures and facilities where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height and dimensions as the structure replaced."

The declaration is further conditioned by the provisions of section 11-200-8(b), Hawaii Administrative Rules, concerning cumulative impacts and sensitive environments.

Post-It™ brand fax transmittal memo 7671 # of pages > 02

To Jon Sakaguchi	From Les Segundo
Co. Wilson Okamoto	Co. OEQC
Dept.	Phone # 586-4185
Fax # 946-2253	Fax # 586-4186

Mr. Gordon Matsuoka
August 10, 1995
Page 2 of 2

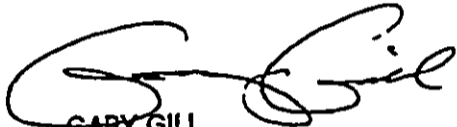
Upon review of the project and the documentation noted above, we raised concerns relating to effects on instream biota and surface water quality. Mr. Yoshizawa kindly faxed to our Office copies of the following letters.

- * March 9, 1994, letter of Michael T. Lee, Chief, Operations Division, U.S. Army Engineer District, Honolulu, to Joe Vierra, Belt Collins & Associates; and, a
- * December 2, 1993, letter, Rae M. Loui, Deputy Director, Commission on Water Resource Management, Department of Land and Natural Resources, State of Hawaii, to Gerald Takayesu, Belt Collins & Associates.

Based on the above, we concur with your agency's determination that the subject action may be exempted from the preparation of an environmental assessment under Item 13, Exemption Class 2, of the May 25, 1978, Exemption List, with your agency's due regard for the cumulative impacts of this project as provided by Section 11-200-8(b), Hawaii Administrative Rules.

If there are any questions, please call Mr. Leslie Segundo at 586-4185.

Sincerely,


GARY GILL
Director

RECEIVED
DIVISION OF
LAND MANAGEMENT
JUL 17 2 25 PM '95

CC: VIA FAX DAGS
A SANBORN
3/23/99

(P)1491.5

JUL 13 1995

Mr. Gary Gill
Director
Office of Environmental
Quality Control
Central Pacific Plaza
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Attention: Mr. Jehan Thirugnanam

Dear Mr. Gill:

Subject: Parker Ranch 2020
Kamuela Diversion Channel

This is to request your concurrence with our proposal to allow the construction of the subject diversion channel and associated grading under Exemption Class No. 2, Item 4, Drainage System of DAGS Exemption List as amended on July 10, 1978. We furnish the following information and comments on the matter:

1. The subject diversion channel being developed by Parker Ranch will run through a portion of our Waimea Civic Center. It is designed to reconstruct the existing drainage system within the civic center site by channelizing and diverting the storm runoff away from the civic center and other adjacent properties into Parker Ranch property. The Lucy Henriques Medical Center property, where the North Hawaii Community Hospital is currently under construction, is immediately adjacent to the civic center.
2. A major portion of the storm runoff through the civic center comes from private properties upstream from the civic center through an old existing 36-inch culvert under the street.
3. Included in the design of the diversion channel is the construction of a berm along the boundary between the civic center and the Lucy Henriques property to provide a "fail safe" flood barrier with a swale directed toward an inlet to the channel.

Mr. Gary Gill
Page 2

Ltr. No. (P)1491.5

Your earliest reply will be appreciated. If you have any questions, please have your staff contact Mr. Tad Yoshizawa of the Planning Branch at 586-0490.

Very truly yours,



GORDON MATSUOKA
State Public Works Engineer

TY:jk

cc: ✓ Mr. Mason Young, DLNR
Mr. Ed Miyashiro, BCH
Mr. Riley Smith, Parker Ranch
Mr. Ken Nagai, BCH
Mr. Tom Yamamoto, NHCH
Mr. Orville Thompson, NHCH

(P) 1715.6

NOV 26 1996

The Honorable Stephen K. Yamashiro
Mayor County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mayor Yamashiro:

Subject: County Temporary Soccer Field Request

This is to follow up on our August 7, 1996 letter (P)1453.6 to you regarding the use of the Waimea Civic Center land for a temporary soccer field. The attached letter from North Hawaii Community Hospital (NHCH) dated October 25, 1996 sets forth the need and reasons for revising prior conditions for the temporary soccer field use.

Parker Ranch had asked for a right-of-entry for their project 2020 Roadway "A" in 1994 and NHCH asked for the emergency vehicle access drive (EVAD). Subsequently, Parker Ranch withdrew their request for roadway "A" as part of their current flood control project. The Department of Accounting and General Services (DAGS) rescinded its approval of the 32-foot wide EVAD right-of-entry and asked NHCH to reapply for the right-of-entry after they completed the hospital construction and the facility became operational. During the above time frame, the County identified and discussed the need for a temporary soccer field with the State and DAGS granted the use of the land for a temporary soccer field.

The NHCH is now operational and needs a more direct EVAD to their emergency room. The only access to the emergency room is winding through the parking and service areas, and around the building. For emergency and safety reasons, a more direct EVAD route is needed so one doesn't get lost and have to ask for directions. Therefore, the State at this time intends to grant NHCH a 60-foot wide EVAD right-of-entry with responsibility for the EVAD construction and grassing up to their new chain link fence. A cross-section of the EVAD is shown in the attached marked-up "Typical Section for Roadway A." The grading should already be completed as shown and we revised the EVAD dimensions as marked.

The Honorable Stephen K. Yamashiro
Page 2

Ltr. No. (P)1715.6

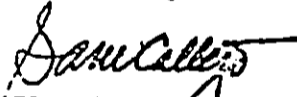
In view of the above, we need to amend our right-of-entry conditions to the County for a temporary soccer field as follows:

- A. Limit the soccer field area to 190 feet by 500 feet. See the revised right-of-entry boundary location shown on the attached cross-section drawing of the EVAD.
- B. Grass the soccer field area and area up to the fence location or edge of the EVAD by December 15, 1996 or sooner because of the currently unacceptable dust conditions. We understand Parker Ranch is waiting for the County to plant the grass which Parker Ranch is obligated to provide.
- C. Maintain the area which will include mowing, weed and erosion control where applicable.

We will be requiring NHCH to install a 4-foot or higher chain link fence along the west side of the field to separate the field from the EVAD for safety of younger children using the soccer field.

Your cooperation and earliest actions will be appreciated.
Thank you.

Sincerely,

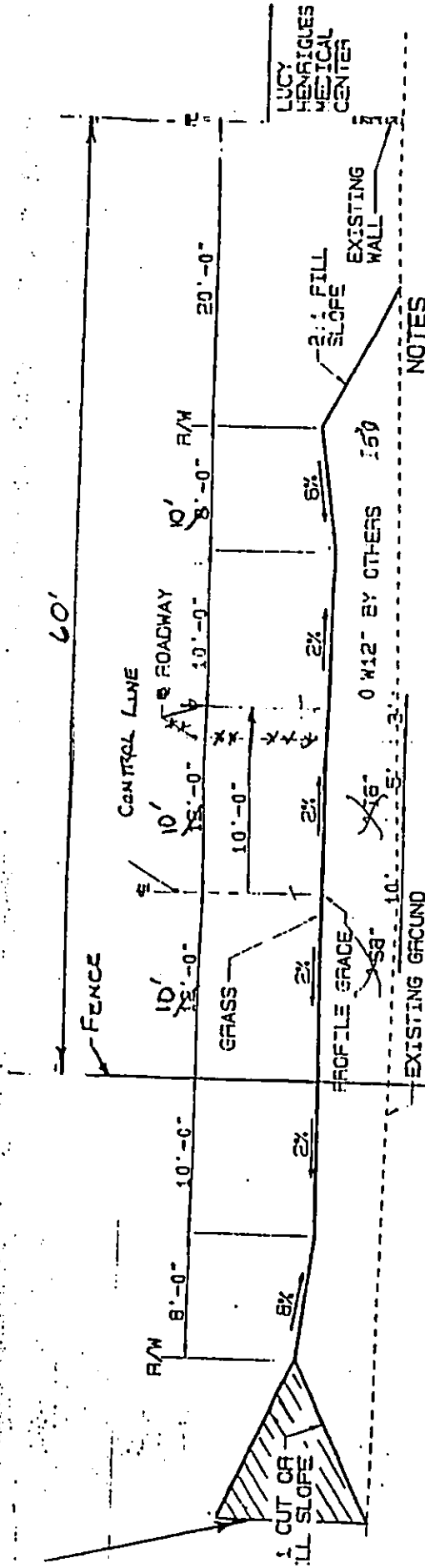

SAM CALLEJO
State Comptroller

RC:jj

Attachments

c: Mr. Douglas Dick, Admin., Lucy Henriques Med. Cntr. w/attach.
Mr. Pat Linton, Administrator, NHCH w/attach.
Mr. Stanley Takamoto, Hawaii District Engineer w/attach.

VARIES - INCREASES AS DISTANCE FROM
MAMALAHOA HIGHWAY INCREASES.



NOTES

1. S IS 10' OFFSET B. FOR INFORMATION SEE SHEET 67
2. PROFILE GRADE IS BASEDON E.

TYPICAL SECTION FOR ROADWAY "A"
(STA 9+00 TO STA 16+50)
SCALE: 1/8" = 1'-0"

GRADING SHOWN IS TO SCALE;
HOWEVER, DIMENSIONS REVISED
AS-MARKED, R. CHING 1/6/96

RD A 5+42
1/4 27' (RT)
INSTALL:
1-12" x 8" TEE
1-12" BFV
1-6" GV
1-MANHOLE
1-VB
13 LF 8" DI
PIPE CL 52
1-8" CAP
2-CONC BLKS

EMERGENCY ACCESS
CB #5

CONN TO E/W12"
RD A 1-10+69±
(1/4 50' ± RT)
INSTALL:

1-12" x 12" TAPPING TEE
1-12" TAPPING VALVE
1-VALVE BOX
1-12" SLEEVE, 12" LONG
9/2 LF 12" DI PIPE CL 52
TEMP FOR TESTING
1-12" CAP W/4" C.O.
CONC BLK

CONTRACTOR SHALL VERIFY
LOCATION AND INVERT OF
E/W12" PRIOR TO TRENCHING
FOR PROPOSED W/12"

RD A 0+40
(1/4 27' RT)
INSTALL:
1-12" 1/32 BEND
1-CONC BLK

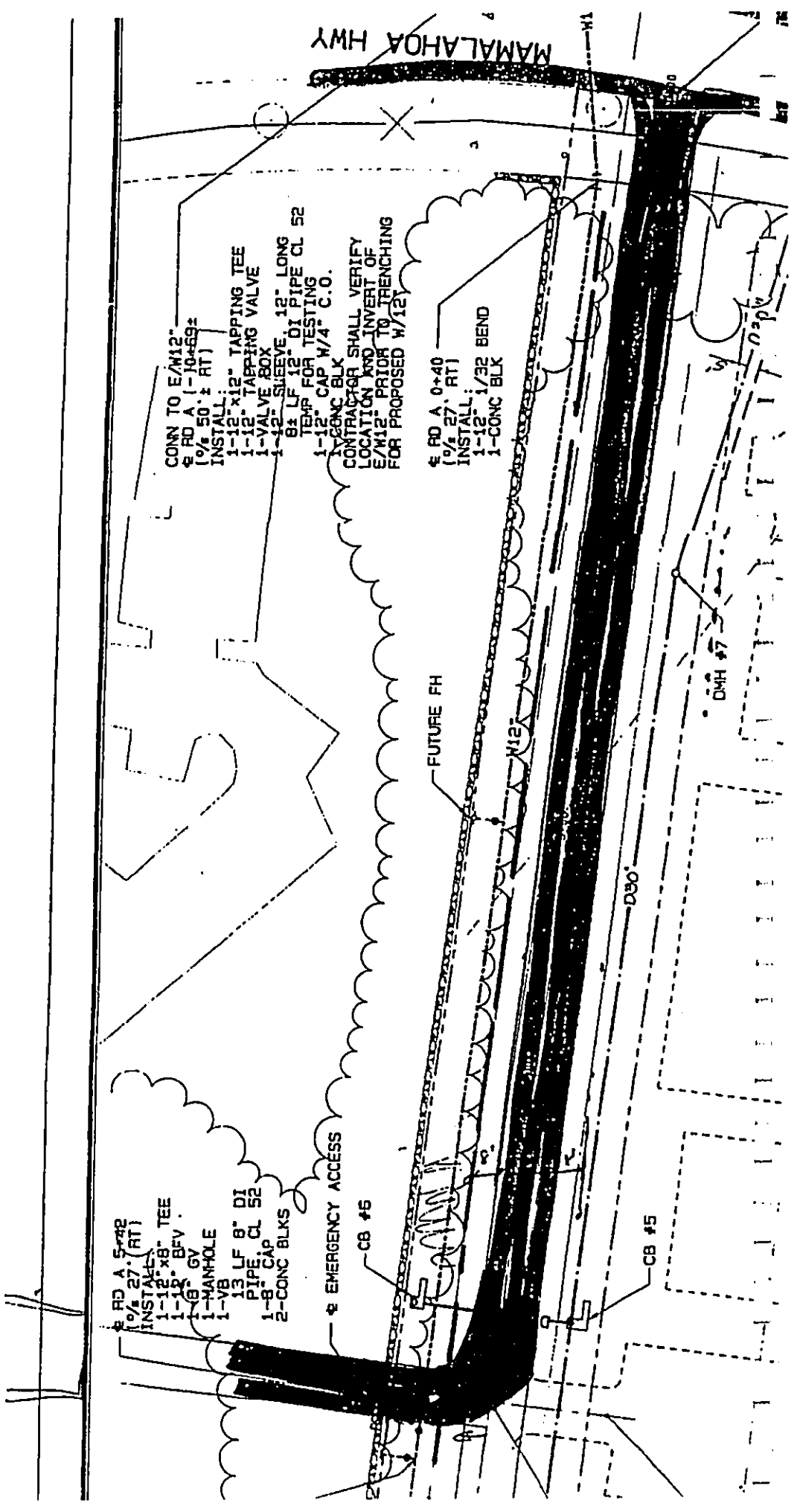
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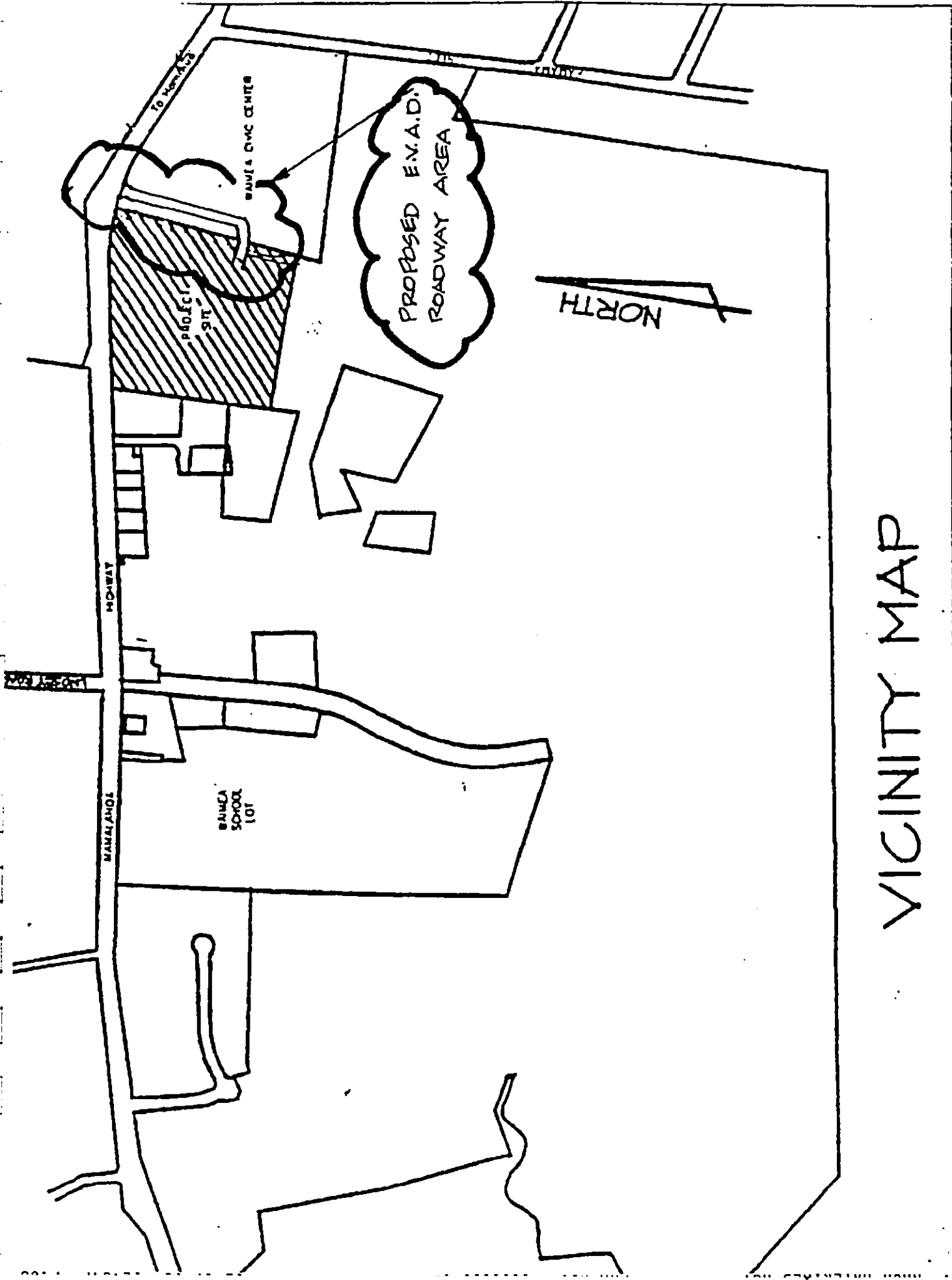
D90'

CB #5

DMH #7

MAMALAHOA HWY





VICINITY MAP

TAX MAP KEY 6-7-02.13

Stephen K. Yamashiro
Mayor



RECEIVED
NOV 15
COMPTROLLER'S OFFICE
STATE OF HAWAII

Donna Fay K. Kiyosaki
Chief Engineer

Jiro A. Sumada
Deputy Chief Engineer

6022-01

County of Hawaii
DEPARTMENT OF PUBLIC WORKS
25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252
(808) 961-8321 • Fax (808) 969-7138

November 8, 1996

MR SAMUEL CALLEJO COMPTROLLER
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
1151 PUNCHBOWL STREET
HONOLULU HI 96813

SUBJECT: WAIMEA CIVIC CENTER

State P.W. Eng	Approve
P.W. Secy	Sign
Staff Serv. B.	Info
2 Planning B.	File
Proj. Mgmt. B.	See me
Design B.	Comments
Insp. B.	Invest &
Dist. Cont. Eng.	Repl.
Transp. Serv. B.	

On September 26, 1996, Ordinance No. 96-117 was approved by the County of Hawaii, rezoning certain Parker Ranch lands within the Village of Waimea, South Kohala, Hawaii. The project, known as the Parker Ranch 2020, included commercial areas, park and open space and approximately 730 residential units. The lands involved include the areas on the south side of Mamalahoa Highway between Kamamalu Street on the east end of Waimea and Waimea Race Track on the west.

As a condition of approval, Parker Ranch was required to construct a "connector road" between the east and west ends of the project area to alleviate traffic conditions in the Waimea area. A copy of the conditions of approval of the ordinance are attached for your information.

Parker Ranch's original alignment for this connector road, as shown on the attached map, was to intersect with Kamamalu Street, south of the Waimea Fire Station. However, during the review process, the County amended the condition regarding the location of the connector road to provide for a possible connection to Mamalahoa Highway, possibly through the Waimea Civic Center. More specifically, Condition (M)(1)(b) of Ordinance No. 96-117 describes the connector road as follows:

Two lane collector standard within an 80-foot wide right-of-way (to allow development of separate bike and pedestrian facilities) extending from the western intersection with Mamalahoa Highway in the vicinity of the Vacuum Cooling Plant to its northern intersection with either Kamamalu Street or Mamalahoa Highway in the vicinity of the Waimea Civic Center.

The responsibility for determining the final location of this roadway was assigned to the Department of Public Works.

CC: NHCH, VIA FAX 10/6/97

Ltr. to Sam Callejo
Page 2
November 8, 1996

The purpose of this letter is to initiate consultation with your Department regarding the preferred alignment for this connector road. In that the Waimea Civic Center may be impacted by either of the alternatives, we are seeking your input before any decision is made as to the preferred alignment.

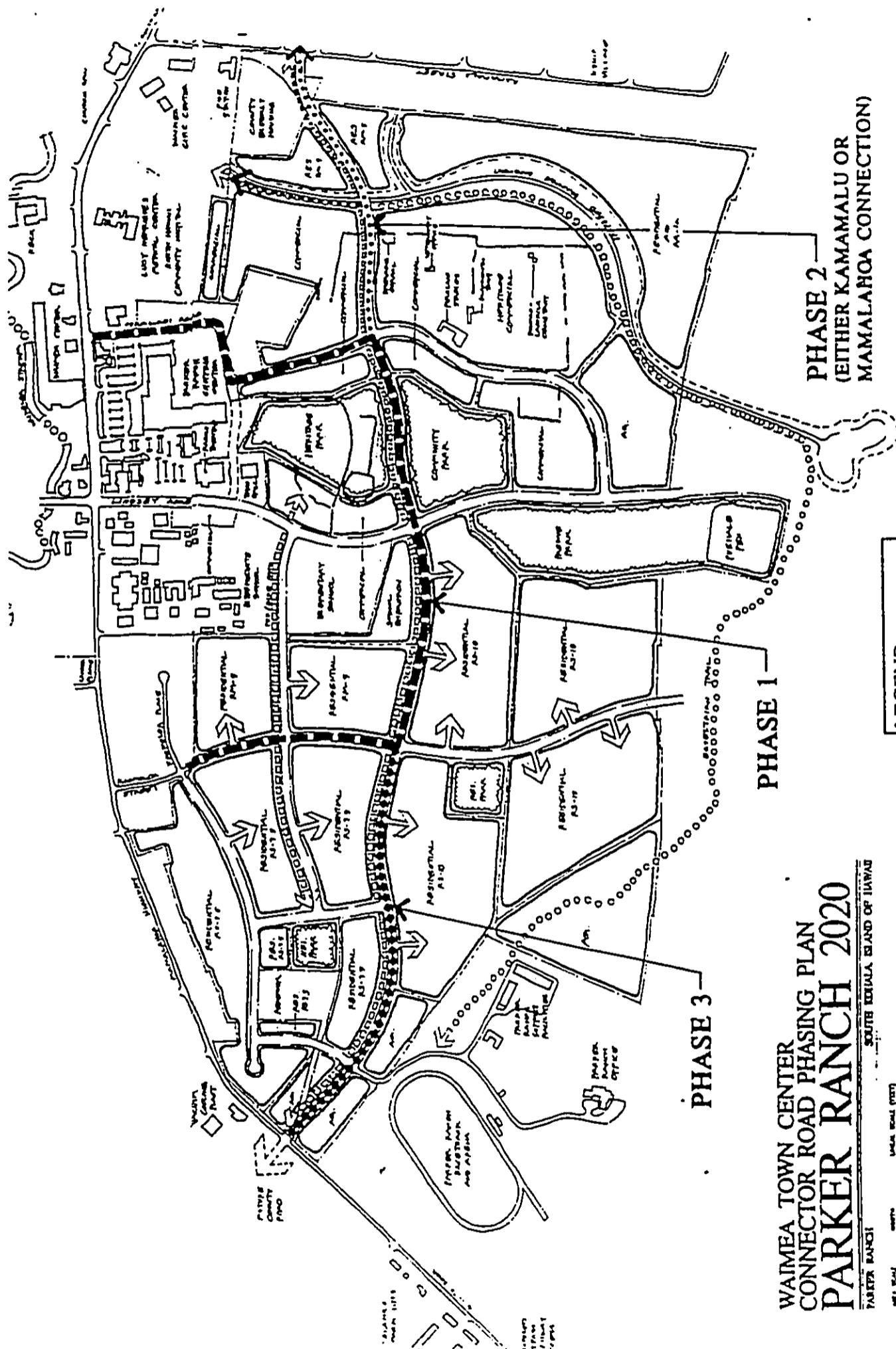
For your information, because of the importance of this roadway to alleviate traffic in the Waimea area, we are pursuing development of this roadway through the State Department of Transportation's (DOT) Innovative Financing Program. This program is a cooperative effort between the County, DOT, Federal Highways Administration (FHWA) and private land owners to develop needed roadway improvements. Accordingly, while Parker Ranch will be responsible for the costs of the road, its actual development would be under the sponsorship of the County and DOT.

We would appreciate your response regarding the alternative alignments for the connector road within thirty (30) days so that we can proceed with our planning for this much needed project. If you have any questions in the meantime, please feel free to call Galen Kuba, Division Chief, Engineering Division, 961-8327, who is overseeing this project for the County.



DONNA FAY K. KIYOSAKI, P.E.
Chief Engineer

Attachment



WAIMEA TOWN CENTER
 CONNECTOR ROAD PHASING PLAN
PARKER RANCH 2020

PARKER RANCH SOUTH KAUAI ISLAND OF HAWAII



LEGEND

—	PHASE 1
---	PHASE 2
.....	PHASE 3

PHASE 2
 (EITHER KAMAMALU OR
 MAMALAHOA CONNECTION)

PHASE 1

PHASE 3

EXHIBIT "D"
 AUGUST 19, 1996

9/16/97
 REC 5.2

Comptroller	.....
State P.W. Engr.	.....
P.W. Secty	.....
Staff Serv.	.....
Planning Br.	.....
Proj. Mgmt. Br.	.....
Design Br.	.....
Inspec. Br.	.....
Quality Control	.....
Leasing Br.	.....
Contracts	.....
Fiscal Off.	.....
(P) 1156.7	.....

5-Ron
 5-Alan

FEB 24 1997

Mr. Pat Linton, Executive Team Leader
 North Hawaii Community Hospital (NHCH)
 67-1125 Mamalahoa Highway
 Kamuela, Hawaii 96743

Dear Mr. Linton:

Subject: Request for Right-of-Entry, Waimea Civic Center
 E.O. 2632 to Construct Emergency Vehicle Access
 Driveway (EVAD)

This is in response to your October 25, 1996 letter and our subsequent meeting on December 18, 1996. The Department of Accounting and General Services (DAGS) hereby grants a 70-ft. wide right-of-entry (ROE) to construct the EVAD subject to the following conditions:

- A. Align and construct the EVAD as shown in Attachment A which voids the cross-section drawing provided in our letter (P)1716.6 dated November 26, 1996 to the Mayor, County of Hawaii.
- B. Maintain the existing grades and configuration which is needed to conform with Attachment A. The above should apply if Parker Ranch filled the site per the permit drawings. If this is not the case, advise DAGS in writing within thirty (30) calendar days.
- C. Amend the NHCH Environmental Impact Statement (EIS) to address the EVAD, the row of trees issue, the relocation of the hospital and the work done to revise the flood zone prior to any EVAD construction or DAGS approval of any plans.
- D. Survey and provide easement maps and legal descriptions for the following:
 - 1. The EVAD.
 - 2. The mutual reciprocal easement for the rock wall wandering from property to property along the common boundary.

3. The location of Parker Ranch's existing high pressure irrigation line within the EVAD easement. Address and state the provisions and/or requirements in the easement which Parker Ranch must comply with for accessing and maintaining their high pressure irrigation line within the EVAD ROE area.
- E. Restore and maintain the existing rock wall along the common boundary.
- F. Install a 4-ft. or higher chain link fence to separate the soccer field from the EVAD for the safety of younger children
- G. Install a County standard steel guard rail at the downhill end of the EVAD.
- H. Install public vehicle control devices which are acceptable to DAGS to limit the number of vehicles entering and leaving the NHCH through the EVAD.
- I. Grass and maintain the area within the ROE which will include mowing, weeding, controlling erosion, removing debris, etc., as determined acceptable by DAGS. The objective is to provide and maintain on a continuing basis an appealing area which meets the requirements of the scrutinizing public's high standards (e.g., the Outdoor Circle).
- J. Provide construction plans and specifications for all work on State property for DAGS' review and approval prior to commencement of any construction.
- K. Co-insure the State and the EVAD at all times during and after construction for as long as the EVAD exists.

Attachment B is Parker Ranch's consultant's December 22, 1995 geotechnical subsurface investigation report for your information and reference in the design and construction of the EVAD. We will forward a copy of the fill compaction test results when Parker Ranch provides them.

Attachment C shows the County's standard roadway construction criteria. Attachment D shows the roadway cross-section which will be the State's requirement if the Parker Ranch 2020 subdivision's access road comes through the EVAD instead of through our recommended route along Kamamalu Street.

Mr. Pat Linton
Page 3

1156.7

Please provide a schedule for the above work within thirty (30) calendar days. Should you have any questions, please call me at 586-0400 or have your staff call Mr. Ronald Ching of the Public Works Division at 586-0490, if you need any additional information.


SAM CALLEJO
State Comptroller

RC:jy

Attachments

c: Mayor Stephen Yamashiro, County of Hawaii w/attach.
Mr. Douglas Dick w/attach.
Mr. Stanley Takamoto w/attach.

5 Comptroller
 4 State P.W. Engr.
 P.W. Secty
 Staff Serv.
 6.3 Planning Br.
 Proj. Mgmt. Br.
 Design Br.
 Inspec. Br.
 Quality Control
 Leasing Br.
 Contracts
 Fiscal Off.
 (P)11245.7
 1 Ron. F. 3/24/97
 2 Alan Q. 3/24

MAR 24 1997

Mr. Pat Linton, Executive Team Leader
 North Hawaii Community Hospital
 67-1125 Mamalahoa Highway
 Kamuela, Hawaii 96743

Dear Mr. Linton:

Subject: Waimea Civic Center, Request for Right-of-Entry
 Executive Order No. 2632, to Construct Emergency
 Vehicle Access Driveway (EVAD); Related Soils
 Consultant's Reports

We are providing as advised by our February 24, 1997 letter
 (P)1156.7 for information, Parker Ranch's Soil Consultants Field
 Monitoring Reports for civil work adjacent or near the subject
 EVAD.

Should you have any questions, please call me at 586-0400 or have
 your staff call Mr. Ronald Ching of the Public Works Division at
 586-0490 if you need any additional information.

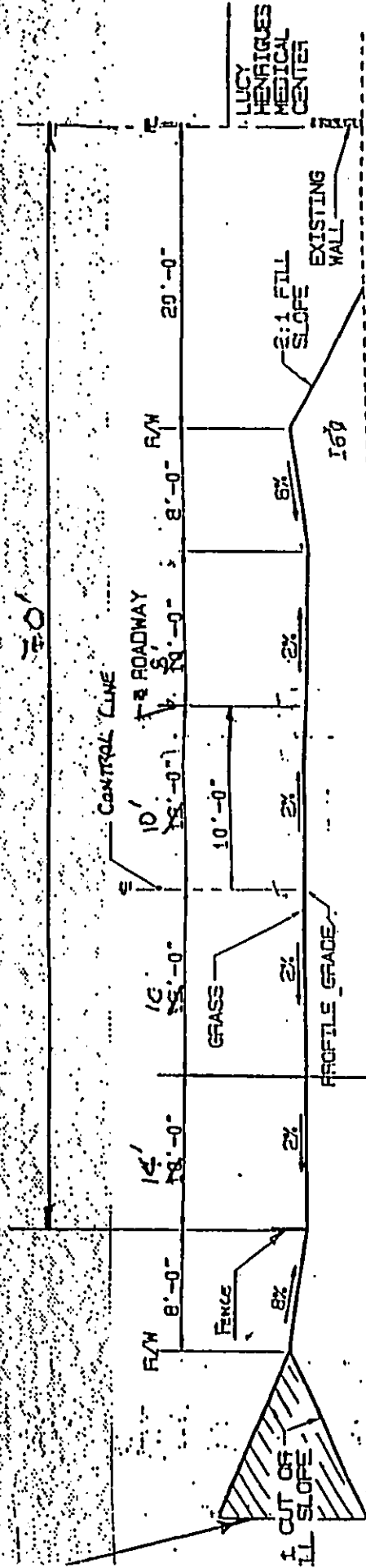
Sam Callejo
 SAM CALLEJO
 State Comptroller

RC:jy

Attachments

c: Mr. Douglas Dick w/o attach.
 Mr. Stanley Takamoto w/o attach.

VARIES - INCREASES AS DISTANCE FROM
MAMALAHOA HIGHWAY INCREASES.



NOTES

1. E IS 10' OFFSET FROM CENTERLINE
2. PROFILE GRADE IS BASED ON E.

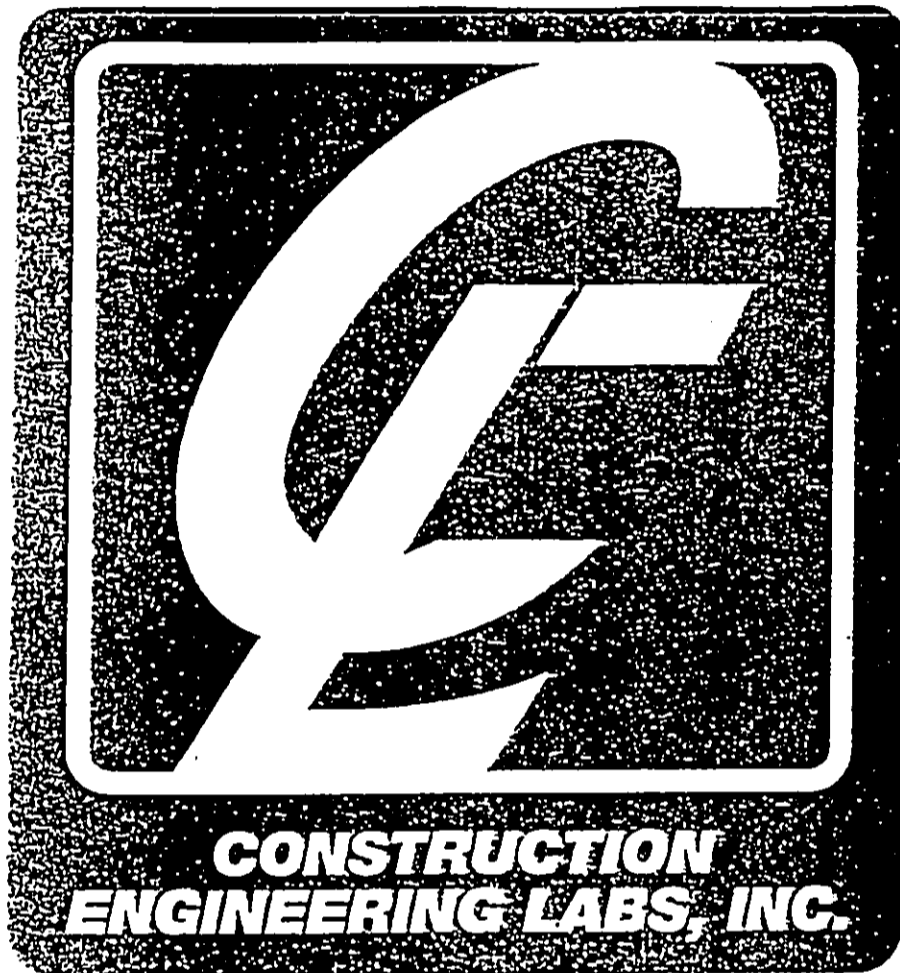
TYPICAL SECTION FOR ROADWAY "A"
(STA 9+00 TO STA'16+50)

SCALE: 1/8" = 1'-0"

GRADING SHOWN IS TO SCALE;
HOWEVER, DIMENSIONS REVISED
AS-MARKED. R. CHING 1/24/97

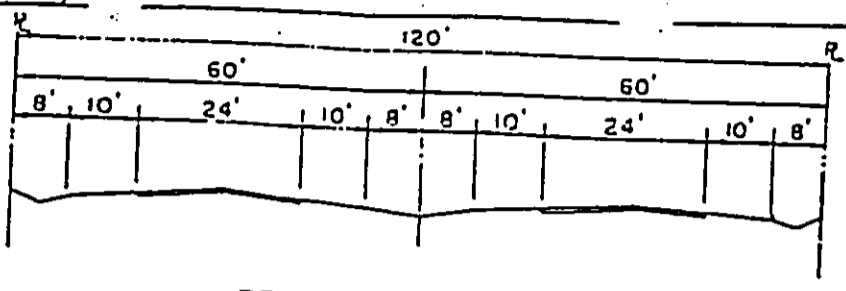
ATTACHMENT A

ATTACHMENT A

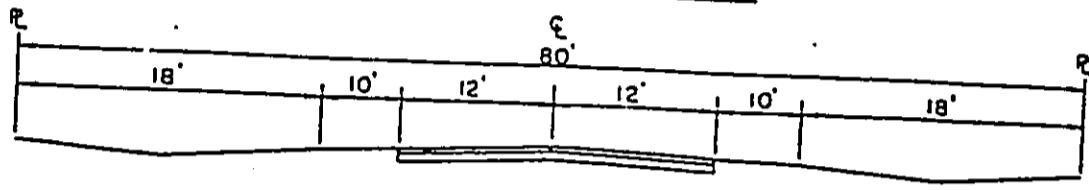


MAKE COPY
OF THE
COMPLETE
REPORT
ATTACHED

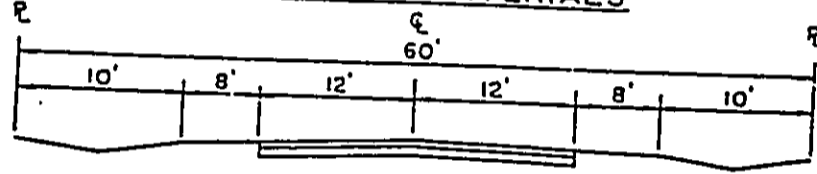
ATTACHMENT E



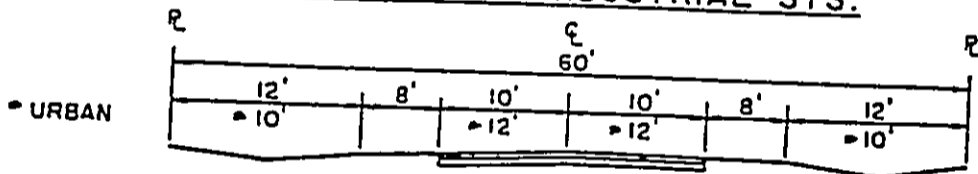
PRIMARY ARTERIALS



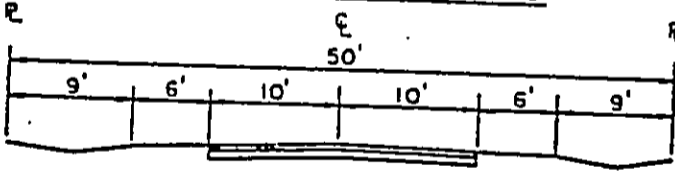
SECONDARY ARTERIALS



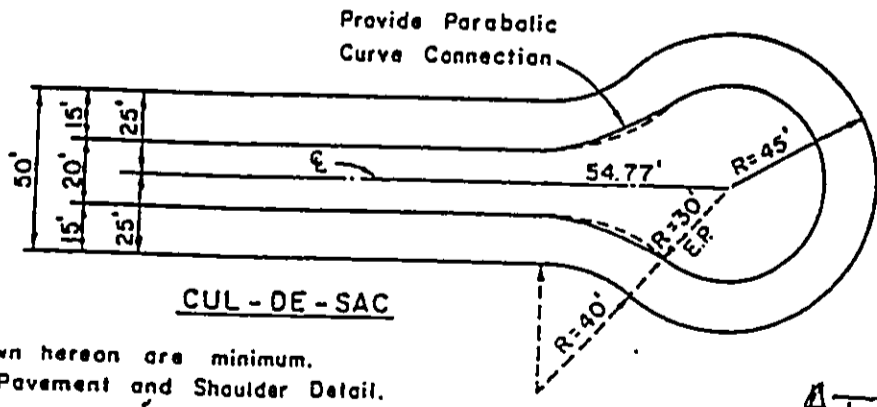
BUSINESS & INDUSTRIAL STS.



COLLECTOR STREETS



MINOR STREETS & CUL-DE-SAC



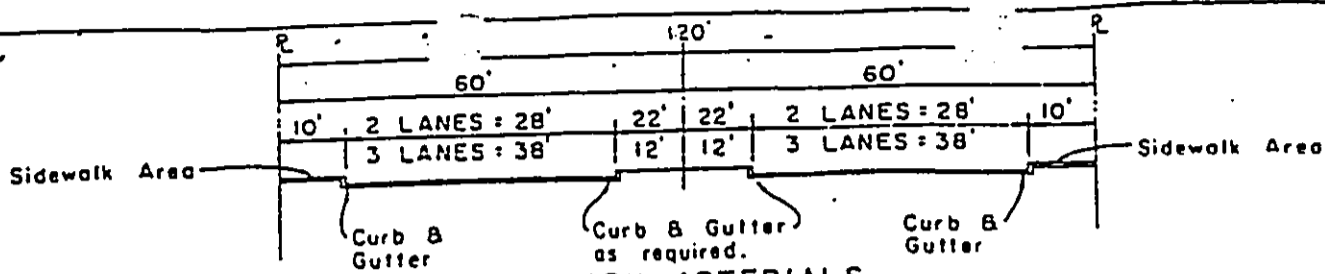
CUL-DE-SAC

NOTE:
All R/W widths shown hereon are minimum.
See R-34 for Road Pavement and Shoulder Detail.

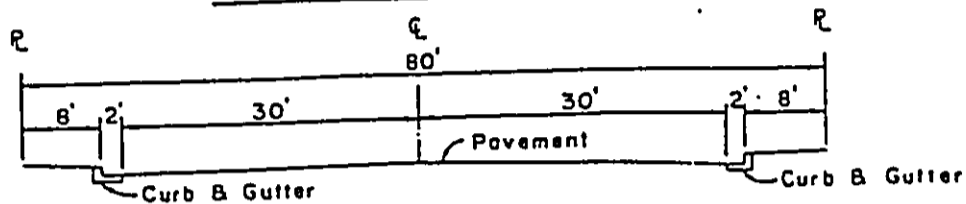
ATTACHMENT E

STREET CROSS SECTIONS
WITHOUT SIDEWALK

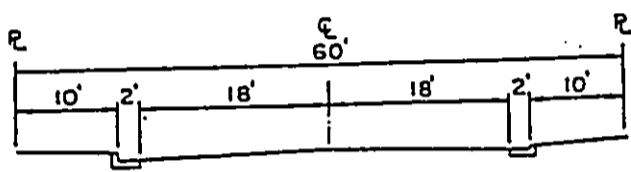
COUNTY OF HAWAII	STREET CROSS-SECTIONS WITHOUT SIDEWALK	STANDARD DETAILS	R-33
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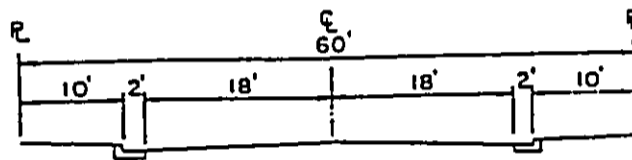
PRIMARY ARTERIALS



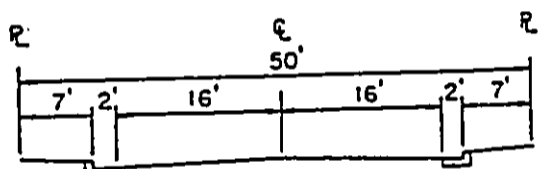
SECONDARY ARTERIALS



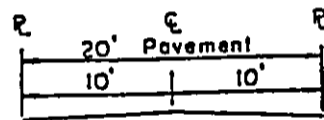
BUSINESS & INDUSTRIAL STREETS



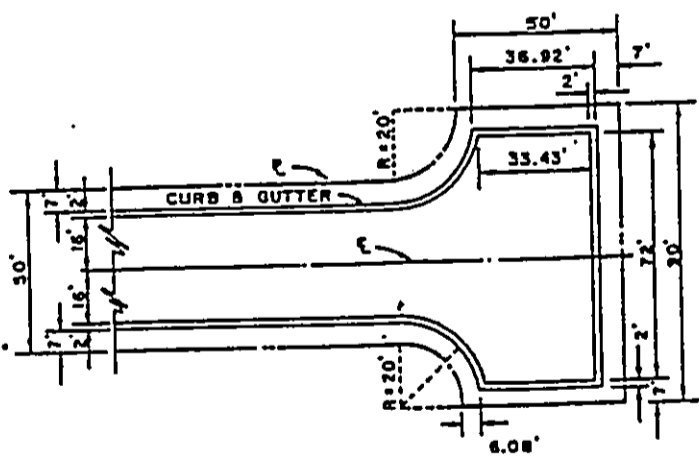
COLLECTOR STREETS



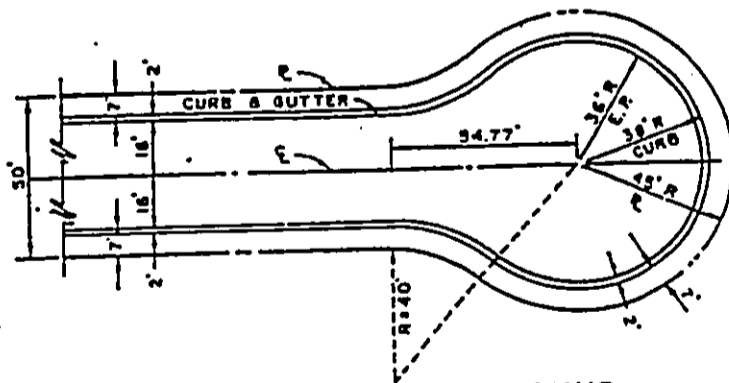
MINOR STS. & CUL-DE-SAC



ALLEY



"T" TURNAROUND



CIRCULAR TURNAROUND

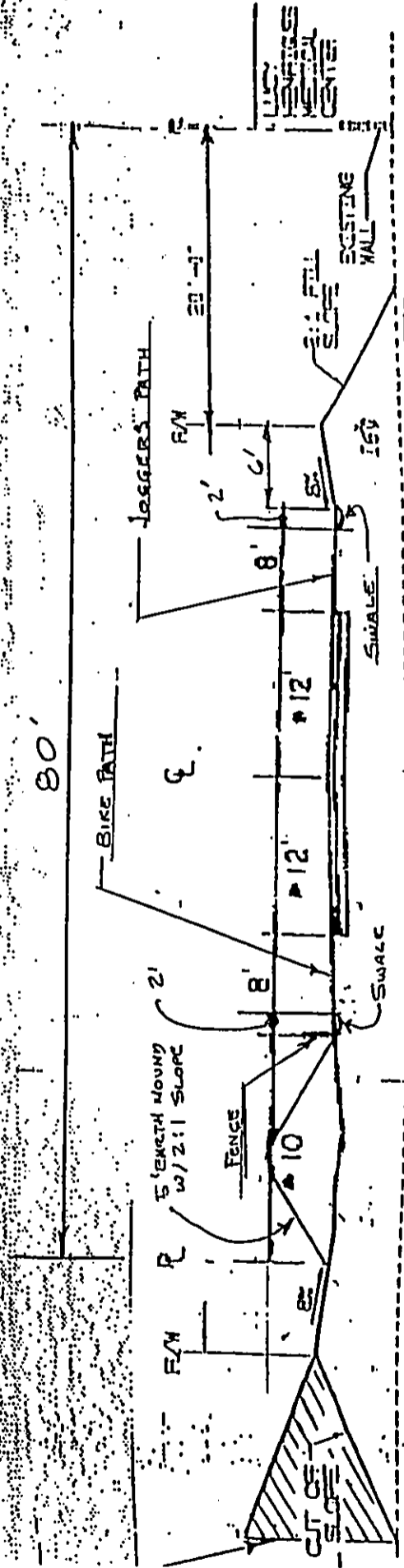
NOTE:

All R/W widths shown hereon are minimum.
See R-34 for Road Pavement and Sidewalk Detail.

**STREET CROSS SECTIONS
WITH SIDEWALK**

R-32	STANDARD DETAILS	STREET CROSS-SECTIONS WITH SIDEWALK SEPTEMBER 1984	COUNTY OF HAWAII NOT TO SCALE
------	---------------------	--	----------------------------------

- VARIES - INCREASES AS DISTANCE FROM
MAMALAHUA HIGHWAY INCREASES.



TYPICAL SECTION FOR ROADWAY "A"

(STA 9+00 TO STA 16+50)

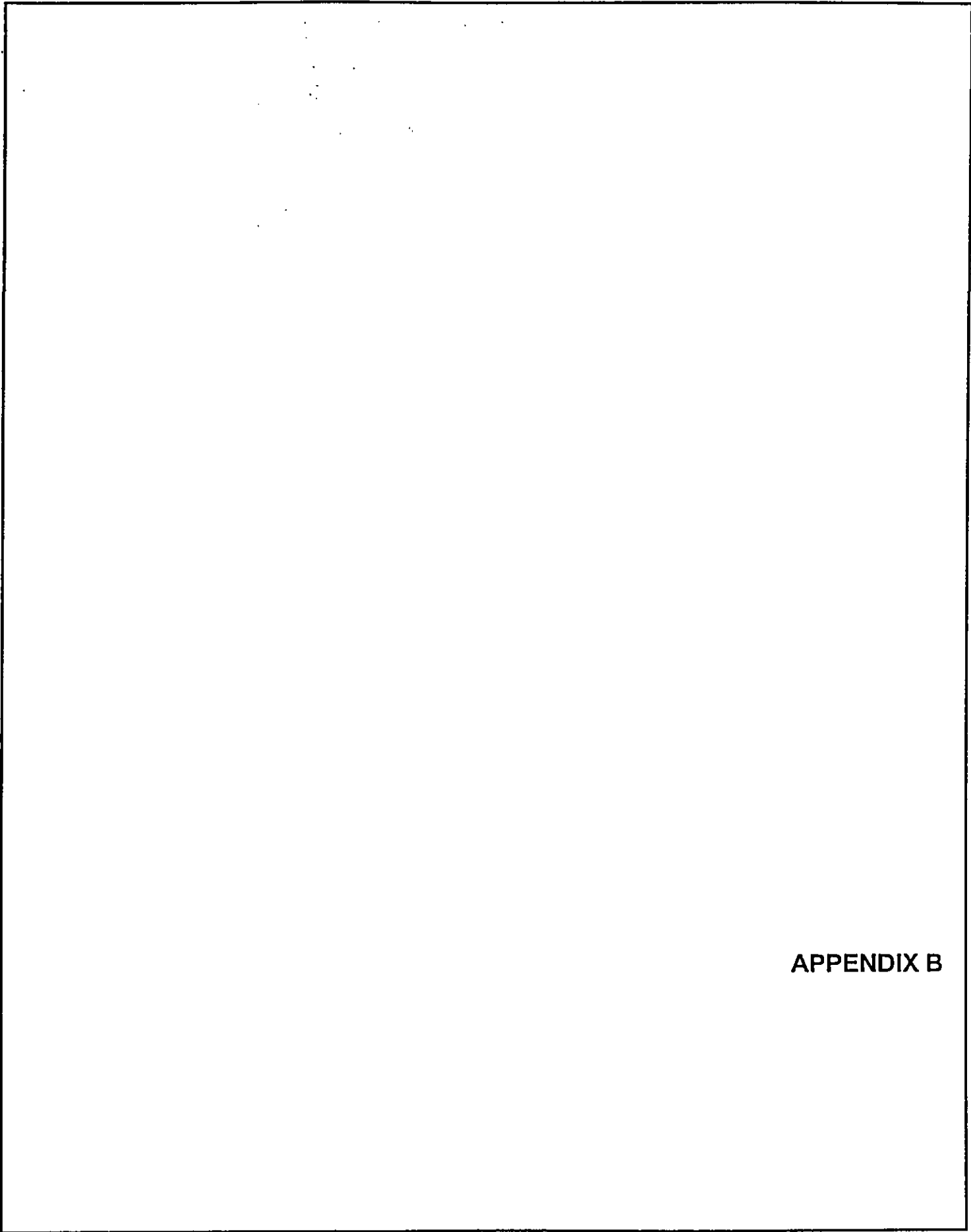
SCALE: NTS

NOTES

1. S IS 10' OFFSET
2. PROFILE GRADE IS BASED ON

ATTACHMENT D

ATTACHMENT D



APPENDIX B

Stephen K. Yamashiro
Mayor



County of Hawaii
POLICE DEPARTMENT
349 Kapiolani Street • Hilo, Hawaii 96720-3998
(808) 935-5311 • Fax: (808) 943-2702

6082-01
1/4/98 JS
Wayne G. Carvalho
Police Chief
James S. Correa
Deputy Police Chief

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS
1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2233

January 6, 1998

Mr. John I. Sakaguchi
Senior Planner
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Sakaguchi:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
PRE-ASSESSMENT CONSULTATION
NORTH HAWAII COMMUNITY HOSPITAL
EMERGENCY VEHICLE ACCESS ROAD, KAMUELA, HAWAII**

The proposed plan for the Kamuela Emergency Vehicle Access Road appears to meet the needs of our police emergency vehicles responding to the North Hawaii Community Hospital.

This should prevent problems which are now incurred when driving through the busy parking lot.

A left-hand turn lane on Route 190 will prevent any traffic build up during busy hours.

Thank you for the opportunity to comment.

Sincerely,

Wayne G. Carvalho
WAYNE G. CARVALHO
POLICE CHIEF

DW:lk

6082-01
March 3, 1998

Mr. Wayne Carvalho, Chief
Police Department
County of Hawaii
349 Kapiolani Street
Hilo, Hawaii 96720

**Subject: Draft Environmental Assessment
Pre-Assessment Consultation
North Hawaii Community Hospital
Emergency Vehicle Access Road
Kamuela, Hawaii**

Dear Chief Carvalho:

Thank you for your letter dated January 6, 1998, regarding the North Hawaii Community Hospital, Emergency Vehicle Access Road (EVAD).

The need for a left turn lane from Mamoehoa Highway into the EVAD will be coordinated with the County of Hawaii Department of Public Works. However, at this time, since the EVAD will be used for only ingress for emergency vehicles (ambulances, fire and police), there may not be a need for a left turn lane. Also, since use of the EVAD will be limited to emergencies, sirens and flashing lights should warn on-coming traffic of the emergency situation and the need to yield for left turning emergency vehicles.

Thank you for your comments on the Pre-Assessment Consultation. If you have any questions, please call me at 946-2277

Sincerely,

John L. Sakaguchi

John L. Sakaguchi, Senior Planner

cc: J. Bolner, NHCH
DAGS

Stephen K. Yamashiro
Mayor



County of Hawaii
DEPARTMENT OF PUBLIC WORKS
25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252
(808) 961-4321 • Fax (808) 961-4600

February 18, 1998

MR. JOHN SAKAGUCHI
WILSON OKAMOTO & ASSOCIATES INC
P.O. BOX 3530
HONOLULU HAWAII 96811

SUBJECT: NORTH HAWAII COMMUNITY HOSPITAL
Emergency Vehicle Access Road
TMK: 3 / 6-7-02: 11

We have reviewed your revised intersection layout and provide you with our comments as follows:

1. The centerline alignment of the EVAD with Church Road is acceptable. We have no comments concerning the design layout of the EVDA outside of the County right-of-way.
2. The concrete driveway and apron shall conform to the ADA accessibility standards.
3. Provide a stopline, double yellow centerline, and a stop sign (R1-1) at the exit of the EVAD, all outside of the County right-of-way.
4. Provide an "emergency vehicles only" (with medical symbol?) sign at the entrance of the EVAD, outside of the County right-of-way.
5. Show all existing and proposed street lights for further review and comments.

Should there be any questions concerning this matter, please feel free to contact Mr. Casey Yanagihara in our Engineering Division at (808) 961-8327.

GALEN M. KUBA, P.E.
Division Chief, Engineering Division

CKY

6082-01
Denina Fay K. Kiyooka
Chief Engineer
2/23/98
Jiro A. Saito
Deputy Chief Engineer DS

CC: NACH
DMS
JNA
JAS
JMS

6082-01
March 16, 1998

Mr. Galen M. Kuba, P.E. Division Chief
Engineering Division
Department of Public Works
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720-4252

Subject: North Hawaii Community Hospital Kamuela, Hawaii
Emergency Vehicle Access Drive; Intersection Layout and
Related Comments

Dear Mr. Kuba:

This replies to your letter of February 18, 1998, regarding the North Hawaii Community Hospital, Emergency Vehicle Access Drive (EVAD) intersection layout and related comments.

We are proceeding with design of the intersection which will align the EVAD and Church Road. The concrete driveway and apron will conform to ADA accessibility standards.

A sign will be placed at the entrance to the EVAD outside of the County right-of-way. We will coordinate placement of other signs and the street lights with the County.

The EVAD will be used only for ingress of emergency vehicles. As such, we do not believe a stopline, double yellow line, and stop sign are warranted.

We will continue to coordinate other design aspects with the County.

Thank you for your comments. If you have any questions, please call Denis Shiu or me in Honolulu at (808) 946-2277.

Sincerely,

John L. Sakaguchi, Senior Planner

cc: J. Bolner, NHCH

41-15-96 THU 5:16 PM P&R Administration

FAX NO. 808 961 6411

6082-01



George Yoshida
Director 1/16/98
Jollette M. Tulane
Deputy Director DS

Stephen K. Yamashiro
Mayor

County of Hawaii

DEPARTMENT OF PARKS AND RECREATION

25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252

(808) 961-8311

cc: NHCH
DAGS } VIA FAX

January 15, 1998

Wilson Okamoto & Associates, Inc.
1907 South Beretania St., Suite 400
Honolulu, Hawaii 96826

Attn: John Sakaguchi

Re: North Hawaii Community Hospital Emergency Vehicle Access
Road, Kamuela, Hawaii-Draft EA Pre-Assessment Consultation

Dear Mr. Sakaguchi:

Please be informed that temporary soccer fields are under construction on the Waimoa Civic Center parcel adjacent to the proposed emergency vehicle access road.

It is recommended that a site visitation be scheduled before installation of the chainlink security fence.

If any questions arise, please contact Glenn Miyao at 961-8313.

Sincerely,

George Yoshida
George Yoshida
Director

**WILSON
OKAMOTO**
A ASSOCIATES, INC.



**ENGINEERS
PLANNERS**
1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2177
FAX: (808) 946-2293

6082-01
March 3, 1998

Mr. George Yoshida, Director
Department of Parks and Recreation
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720-4252

Subject: Draft Environmental Assessment
Pre-Assessment Consultation
North Hawaii Community Hospital
Emergency Vehicle Access Road
Kamuela, Hawaii

Dear Mr. Yoshida:

Thank you for letter dated January 15, 1998, regarding the North Hawaii Community Hospital, Emergency Vehicle Access Road (EVAD). Your comments regarding construction of the temporary soccer field will be included in the Draft Environmental Assessment. We will also note the State of Hawaii Department of Accounting and General Services (DAGS) right-of-entry dated November 26, 1996 limits the temporary soccer field to an area of 190 feet by 500 feet.

Since the design of the EVAD is still underway, we would appreciate receiving a copy of the site and grading plans for the temporary soccer field. This will ensure that the EVAD design includes the location and plans for the temporary soccer field.

If you have any questions, please call me at 946-2277.

Sincerely,

John L. Sakaguchi

John L. Sakaguchi
Senior Planner

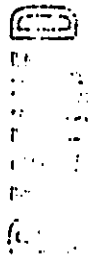
cc: J. Bolner, NHCH
DAGS



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 1118, HONOLULU, HAWAII 96819

REPLY TO: SAC/STENO
GRT/STENO

JAN 12 1998



Mr. John L. Sakaguchi
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street
Honolulu, Hawaii 96826

Dear Mr. Sakaguchi:

Subject: Draft Environmental Assessment
Pre-Assessment Consultation
North Hawaii Community Hospital (NHCH)
Emergency Vehicle Access Road (EVAD)
Kamuela, Hawaii

Thank you for the opportunity to review the subject document. The following confirms our discussion on the document on December 18, 1997 and includes additional comments:

- A. List the type of emergency vehicles which will be allowed to use the EVAD (e.g., ambulances, police vehicles, fire department vehicles, etc.).
- B. The EVAD will be used for ingress and egress of emergency vehicles only. The exit will be controlled in a manner acceptable to DAGS.
- C. DAGS is not aware of any formal NHCH request, much less DAGS' approval, for use of the State Civic Center buildings and land for any reason. DAGS intends to build additional facilities in the future. We therefore recommend that the hospital find a more permanent location for a medical emergency staging center for care, medical evacuation and access to the hospital during emergency and disaster situations. We suggest that the Parker Ranch 2020 master plan include all the community's requirements for the Waimea area. Why not the Parker Ranch race track for example?
- D. The Waimea Civic Center buildings do not qualify structurally for a civil defense disaster center.

6082-74
1/14/98
DS
File
CC: NHCH
Letter no (P) 1007.8

Mr. John L. Sakaguchi
Page 2
Ltr. No. (P) 1007.8

If there are any questions, please have your staff call Mr. Ronald Ching of the Planning Branch at 586-0490.

Sincerely,

GORDON MAISUKA
Public Works Administrator

RC:jy

6082-01
March 11, 1998

Mr. Gordon Matsuoka
Public Works Administrator
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810

Subject: Draft Environmental Assessment, Pre-Assessment Consultation
North Hawaii Community Hospital, Emergency Vehicle
Access Road, Kamuela, Hawaii

Dear Mr. Matsuoka:

Thank you for your letter of January 12, 1998 regarding the North Hawaii
Community Hospital, Emergency Vehicle Access Road (EVAD).

The emergency vehicles using the EVAD will include: ambulances, police and fire
department vehicles. Also, the EVAD will be used for ingress from Mamalahoa
Highway by emergency vehicles only. There will be no egress using the EVAD.

The vehicle access gate along the EVAD security fence will be removed. The
Environmental Assessment will note the Waimea Civic Center buildings do not
qualify as a civil defense center.

We appreciate your comments on the Pre-Assessment Consultation. If you have
any questions, please call me at 946-2277.

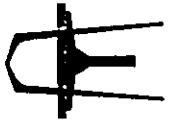
Sincerely,



John L. Sakaguchi, Senior Planner

cc: J. Bolner, NHCH

**WILSON
OKAMOTO
ASSOCIATES, INC.**



**ENGINEERS
PLANNERS**
475 BERETANIA STREET
HONOLULU, HAWAII 96805
TELEPHONE: (808) 946-2277
FAX: (808) 946-2253

Stephen K. Yamashiro
Mayor



County of Hawaii
DEPARTMENT OF PUBLIC WORKS
25 Aupoua Street, Room 202 • Hilo, Hawaii 96720-4352
(808) 961-8321 • Fax: (808) 961-8630

January 6, 1998

MR. JOHN L. SAKAGUCHI
WILSON OKAMOTO & ASSOCIATES INC
1907 SOUTH BERETANIA STREET
HONOLULU HAWAII 96826

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
PRE-ASSESSMENT CONSULTATION**
Emergency Vehicle Access Driveway
for the North Hawaii Community Hospital
Kamuela, South Kohala, Hawaii
TMK: 316-7-02: 11

We acknowledge receipt of your letter concerning the subject matter, and provide you
with our comments as follows:

1. All earthwork and grading shall be in conformance with Chapter 10, Erosion and
Sediment Control, of the Hawaii County Code. All development generated runoff
shall be disposed on site and shall not be directed toward any adjacent properties.
2. Any work within the County right-of-way (Mamalahoa Highway) shall be in
conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.
3. Any construction within known watercourses shall be in conformance with Chapter
27, Flood Control, of the Hawaii County Code. The subject property is found within
Flood Zone "AE", according to the Flood Insurance Rate Map dated September 16,
1988.
4. A street light will be required at the intersection of the proposed Emergency Vehicle
Access Driveway (EVAD) and Mamalahoa Highway.
5. The EVAD shall be located with proper sight distances for all turning movements.

6082-01
Donna Fay K. Kiyosaki
Chief Engineer

Jiro A. Sumada
Deputy Chief Engineer
1/12/98

cc: NHCH
DMCS
VIA
FAX

RECEIVED
JAN 7 1998

WILSON OKAMOTO & ASSOCIATES

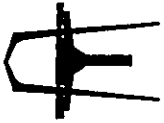
6. No private fences, landscaping, etc. will be allowed within the Mamalahoa right-of-way.
 7. Why is the EVAD proposed with a 20-ft. wide pavement? Does an emergency vehicle need a two-way road to be used for emergency purposes only? Provide proper signs to ensure that the EVAD will be used for emergency purposes only.
 8. Align the EVAD with Church Road. Coordinate with the County to provide a revision to the Mamalahoa Highway Improvements (Kamamalu Street to Lindsey Road) project, to provide a left-turn storage lane into the EVAD.
- Should there be any questions concerning this matter, please feel free to contact Mr. Casey Yanagihara in our Engineering Division at (808)961-8327.


Galen M. Kuba, Division Chief
Engineering Division

CKY

6082-01
March 3, 1998

WILSON
KAMOTO
ASSOCIATES, INC.



ENGINEERS
LANNERS
37 S. KOLEKOLE STREET
MOLOKAI, HAWAII 96768
T. (808) 946-2277
F. (808) 946-2253

Ms. Donna Fay K. Kiyosaki, P.E. Chief Engineer
Department of Public Works
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720-4252

Subject: Draft Environmental Assessment
Pre-Assessment Consultation
North Hawaii Community Hospital
Emergency Vehicle Access Road
Kamuela, Hawaii

Dear Ms. Kiyosaki:

Thank you for your letter of January 6, 1998, regarding the North Hawaii Community Hospital, Emergency Vehicle Access Road (EVAD).

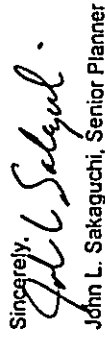
The design of the EVAD will conform to applicable County of Hawaii codes including Chapter 10, Erosion and Sediment Control, Chapter 22, Streets and Sidewalks, and Chapter 27, Flood Control.

The design plans will include a street light at the intersection of the EVAD and Mamalahoa Highway. No fencing or landscaping is proposed within the Mamalahoa Highway right-of-way. Signs will be posted along Mamalahoa Highway to indicate the EVAD is for emergency vehicles only. Since the EVAD is to be used only for ingress of emergency vehicles, at this time, the 20-foot wide pavement is proposed.

Regarding alignment of the EVAD and Church Road, this will be considered in the design. However, please note, the EVAD will be for emergency vehicles (ambulances, fire, and police vehicles) and will not be used by other traffic to the Hospital emergency room. We will coordinate other design aspects with the County.

Thank you for your comments on the Pre-Assessment Consultation. If you have any questions, please call me in Honolulu at 946-2277.

Sincerely,


John L. Sakaguchi, Senior Planner

cc: J. Bolner
DKG

Stephen K. Yamashiro
Mayor



County of Hawaii

PLANNING DEPARTMENT
25 Auapua Street, Room 109 • Hilo, Hawaii 96720-4111
(808) 941-4228 • Fax (808) 941-5742

cc: NHUA
DAGS

VIA FAX

December 30, 1997

Mr. John L. Sakaguchi, Senior Planner
Wilson Okamoto & Associates
1907 S. Beretania Street
Honolulu, HI 96826

RECEIVED
JAN 6 1998

Dear Mr. Sakaguchi:

Pre-Assessment Consultation Regarding the Preparation of a Draft Environmental Assessment for an Emergency Vehicle Access Road (EVAD) for the North Hawaii Community Hospital
TMK: 6-7-02:11:Kamuela, South Kohala, Hawaii

Thank you for your letter dated December 19, 1997, inviting our office to provide comments regarding the preparation of a draft environmental assessment for the construction of a new emergency vehicle access road (EVAD) for the North Hawaii Community Hospital. We are providing the following comments for your consideration.

- The subject property, consisting of approximately 15 acres, is situated within an area designated for Medium Density Urban development by the Hawaii County General Plan. The General Plan defines Medium Density Urban development as "Village and neighborhood commercial and residential uses and related functions." The property is situated within an area designated as "Urban" by the State Land Use Commission and Agricultural-40 acres (A-40a) by the Hawaii County Zoning Code. The construction of the EVAD is consistent with uses permitted within these land use designations.
- The property is not situated within the County's Special Management Area (SMA).
- The draft environmental assessment should disclose whether the emergency vehicle access road will be accommodated within a road easement or roadway lot. We understand that a 70-foot wide right-of-entry was granted by the Department of Accounting and General Services in February 1997. However, the roadway is later

Mr. John L. Sakaguchi, Senior Planner
Wilson Okamoto & Associates
Page 2
December 30, 1997

discussed as a "right-of-way". If the creation of a roadway lot is being contemplated, then the requirements of Chapter 23, Hawaii County (Subdivision) Code must be complied with.

We will reserve final comment pending our receipt of the draft environmental assessment. In the meantime, please contact Darym Arai of this office should you have any questions.

Sincerely,

B. Virginia Goldstein
B. VIRGINIA GOLDSTEIN
Planning Director

DSA:jkg
FAV60VZEM1C3J3JLNHCH01.d14

c w/ltr: West Hawaii Office
County, DPW-Engineering

609Z-01
Virginia Goldstein
Director
Russell Kokubun
Deputy Director
12/19/97
DSJS

6082-01
March 3, 1998

Ms. Virginia Goldstein, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720-4252

Subject: Draft Environmental Assessment
Pre-Assessment Consultation
North Hawaii Community Hospital
Emergency Vehicle Access Road
Kamuela, Hawaii

Dear Ms. Goldstein:

Thank you for your comment letter dated December 30, 1997, regarding the North Hawaii Community Hospital (NHCH), Emergency Vehicle Access Road (EVAD).

The Environmental Assessment (EA) will include the information as to the State Land Use Commission "Urban" designation and the County of Hawaii Agricultural-40 acres (A-40a) zoning. The EA will also note the EVAD is permitted within the these land use designations.

The EA will also note the project site is not located within the County's Special Management Area (SMA).

Regarding the issue of a roadway easement or roadway lot, since the land is owned by the State of Hawaii and controlled by the Department of Accounting and General Services, NHCH will use the EVAD as an easement. A separate lot will not be created for the EVAD.

We appreciate your comments on the Pre-Assessment Consultation. If you have any questions, please call me at 946-2277.

Sincerely,



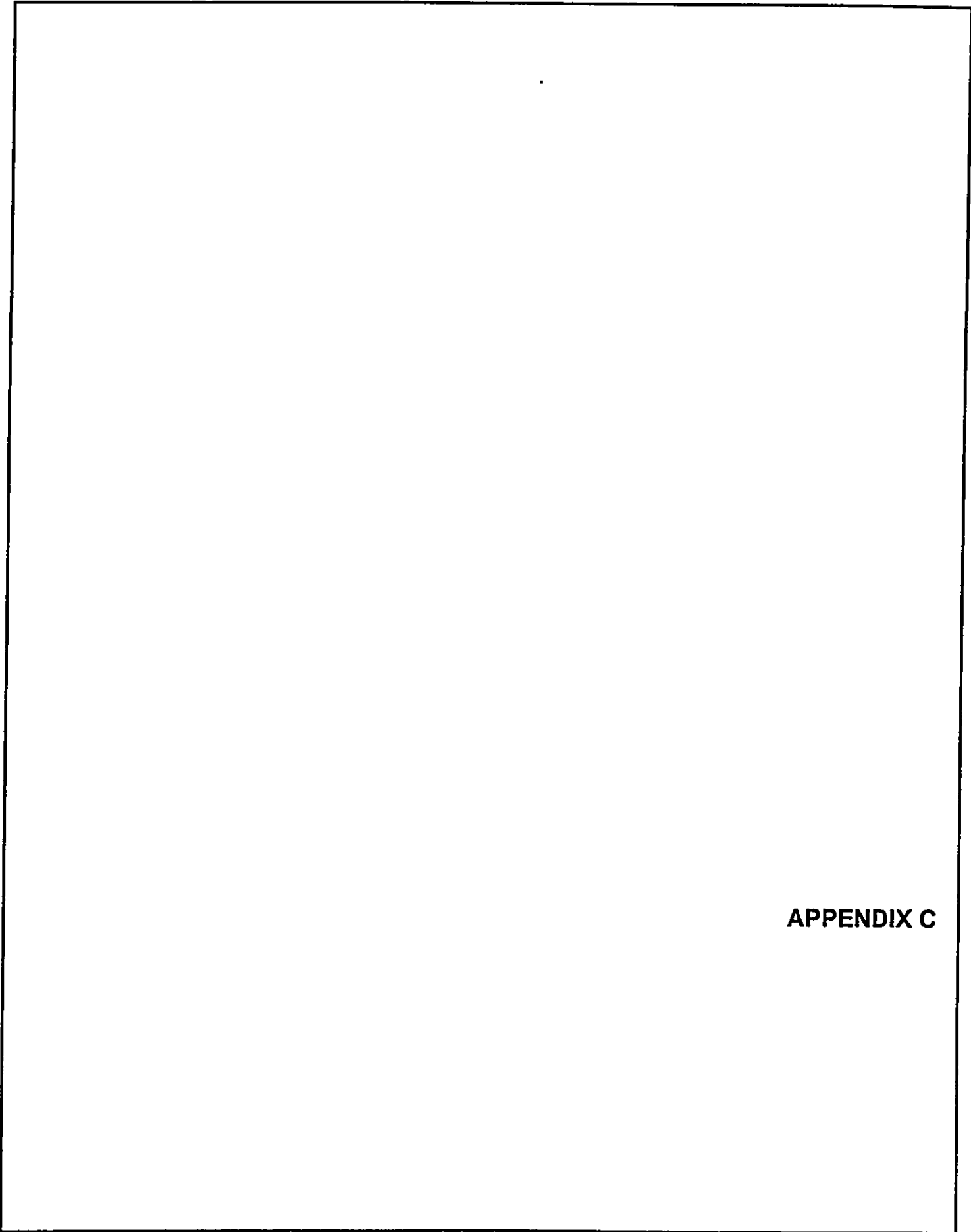
John L. Sakaguchi, Senior Planner

cc: J. Bolner, NHCH
DA6S

WILSON
OKAMOTO
ASSOCIATES, INC.



ENGINEERS
LANDSCAPE ARCHITECTS
705 KIPUKAUA STREET
HONOLULU, HAWAII 96813
P: (808) 946-2277
F: (808) 946-2253



APPENDIX C

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United States
Department of
Agriculture
Natural
Resources
Conservation
Service

P.O. Box 50004
Honolulu, HI
96850

Our People...Our Islands...in Harmony

May 17, 1999

Mr. John L. Sakaguchi
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Sakaguchi:

Subject: Draft Environmental Assessment/Finding of No Significant Impact
(DEAFONSI) - Emergency Vehical Access Driveway, North Hawaii
Community Hospital, Kamuela, Hawaii

We have reviewed the above mentioned document and have no comments to offer at
this time.

Thank you for the opportunity to review this document.

Sincerely,


KENNETH M. KANESHIRO
State Conservationist

The Natural Resources Conservation Service works hand-in-hand with
the American people to conserve natural resources on private lands.

AN EQUAL OPPORTUNITY EMPLOYER

6082-01



BEY TO
ATTENTION OF

Civil Works Technical Branch

May 20, 1999

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAWNEE, HAWAII 96826-5445

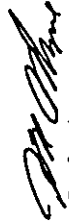
Mr. John L. Sakaguchi
Wilson Okamoto and Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Sakaguchi:

Thank you for the opportunity to review and comment on the
Draft Environmental Assessment (DEA) for Emergency Vehicle Access
Driveway, North Hawaii Community Hospital, Kamuela, Hawaii (TMK
6-7-2: 11). The following comments are provided in accordance
with Corps of Engineers authorities to provide flood hazard
information and to issue Department of the Army (DA) permits.

- a. Based on the information provided, a DA permit will not
be required for the project.
- b. The flood hazard information provided on page 2-2 of the
DEA is correct.

Sincerely,


Paul Mizue, P.E.
Acting Chief, Civil Works
Technical Branch

JS
6082-01
5/17/99

6082-01
4/29/98



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96831

ENVIRONMENTAL PLANNING OFFICE
HAWAII STATE DEPARTMENT OF HEALTH
519 ALA MOANA BLVD., 3RD FLOOR
HONOLULU, HI 96814-4912

FACSIMILE TRANSMITTAL

DATE: 4/29/98 NO. OF PAGES (w/ cover sheet): 2
TO: Mr. John Sakaguchi
OFFICE: Wilson Okamoto & Assoc.
FAX: 946-2253 PHONE: 946-2277

FROM: Curt BAUCKHAM
OFFICE: EPO, ADA
PHONE: (808) 586-4337 FAX: (808) 586-4370

MESSAGE: DEA - Emergency Vehicle Access
Driveway, North Community Hospital,
Kamuela TKX: 6-7-2:11
We have no comments to offer on this
above project. AS

NOTE: If this transmittal was illegible or incomplete, please call the sender.

STATE OF HAWAII
DEPARTMENT OF HEALTH



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P.O. BOX 821
HONOLULU, HAWAII 96809

6082-01
JUN 16 1999
WILSON OKAMOTO & ASSOC., INC.

cc: DMS, V/A FAX
JUN 03 1999

JUN 2 1999

Ref: PS: EH

Mr. John L. Sakaguchi
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Sakaguchi:

Subject: Draft Environmental Assessment (DEA)
Emergency Vehicle Access Driveway
North Hawaii Community Hospital
Kamuela, Hawaii
TKX: 6-7-02:11

We have reviewed the subject DEA document and have no comments to offer on the proposed project.

Thank you for the opportunity to review the subject document. Should you have any questions or require further assistance, please contact staff planner Ed Henry at 587-0380.

Very truly yours,

Timothy E. Johns
Chairperson

c.c. OEQC
HDLO

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
659 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

MAY 03 1999

KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
BRYAN K. NISHIDA
OLETHIA M. OROFIO
STP 8.9067

IN REPLY REFER TO:

April 29, 1999

Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Attention: John L. Sakaguchi

Subject: Emergency Vehicle Access Driveway, North Hawaii Community Hospital,
Draft Environmental Assessment/Finding of No Significant Impact
(DEA/FONS)
TMK: 6-7-02: 11 Kamuela, Hawaii

Thank you for your transmittal requesting our comments on the subject action.

The proposed project will not impact our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

Kazu Hayashida

KAZU HAYASHIDA
Director of Transportation

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
1445 Punchbowl Street, Room 555
Honolulu, Hawaii 96826

RECEIVED
JUN 01 1999

Mr. John Sakaguchi
Wilson Okamoto & Associates, Inc.
1907 S. Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Sakaguchi:

SUBJECT: Draft Environmental Assessment for Emergency Vehicle Access
Driveway for the North Hawaii Community Hospital at Kamuela
Waimea, South Kohala, Hawaii Island
TMK: 6-7-02:11

Thank you for your letter of April 22, 1999 and the opportunity to review and comment on the Draft EA for the above referenced project.

The discussion of historic sites in the Draft EA indicates that an archaeological survey of the Emergency Vehicle Access Driveway (EVAD) was undertaken as part of a larger survey of proposed hospital sites by PHRI in 1991. The survey indicated that the EVAD site had been extensively disturbed. Following the survey, the EVAD project site was graded and filled. The information presented in the EA indicates that some 6 to 8 feet of fill was introduced.

Based on the history of previous land disturbance and alteration, we think it would be highly unlikely that significant historic sites would exist in the project area. We thus believe that the EVAD will have "no effect" on significant historic sites.

If you have any questions about our comments please contact Patrick McCoy (692-8029).

Aloha,

Patrick McCoy

DON HIBBARD, Administrator
State Historic Preservation Division

PM:amk

THOMAS E. JONES, CHAIRMAN
BOARD OF LAND AND NATURAL RESOURCES
DEPUTY
JANET L. KANE, O

AQUATIC RESOURCES
SOILS AND OCEAN RESOURCES
CONSERVATION AND RESTORATION
ENFORCEMENT
CONVEYANCES
CULTURAL RESOURCES
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

cc: DKS, via Fax
6/9/99

LOG NO: 23322
DOC NO: 9905PM04

Stephen K. Yamashiro
Mayor



County of Hawaii

PLANNING DEPARTMENT
25 Aupuni Street, Room 107 • Hilo, Hawaii 96720-4112
(808) 941-4222 • Fax (808) 941-4712

May 20, 1999

Mr. John L. Sakaguchi, Senior Planner
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, HI 96826

Dear Mr. Sakaguchi:

Request for Comments re: DEA (Draft Environmental Assessment) of
EVAD (Emergency Vehicle Access Driveway) for
North Hawaii Community Hospital (NHCH)
Wai'anae Civic Center, Wai'anae Villages, S. Kohala, Hawaii Island
TMK: 6-7-02-11

Our comments on the above DEA are stated below pursuant to Hawaii Administrative Rule
11-200-9(a)(1) as the county agency responsible for implementing the Hawaii County General
Plan.

General Project Description. This is a proposal to construct an EVAD on state property from
Mamalahoa Highway to the NHCH emergency room. The purpose of the EVAD is to provide a
more direct and shortened access restricted to only emergency vehicles (medical, fire, and police).
Use of the EVAD will also be restricted to only ingress from the highway. Exiting to the highway
will be prohibited from the EVAD for all vehicles including emergency services. NHCH has been
granted from the State of Hawaii a right-of-entry to construct the emergency access on state land
and the EVAD is to be designed as a driveway.

Zoning & Land Use Designations.

- ▶ County Zoning: A-40s (Agricultural)
- ▶ SLU (State Land Use): "Urban"
- ▶ County GP (General Plan) Medium Density
- ▶ SMA: n/a
- ▶ Shoreline Setback: n/a

(6082-01) JS

Virginia Goldstein
Director
Susan Kokubus
Deputy Director
5/24/99

Stephen K. Yamashiro
Mayor



County of Hawaii

DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252

May 21, 1999

Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, HI 96826

Attn: John Sakaguchi

Re: Emergency Vehicle Access Driveway (EVAD), North Hawaii Community
Hospital, Kamuela, Hawaii-Draft EA/FONSI

Dear Mr. Sakaguchi:

Thank you for the opportunity to review the Draft EA/FONSI.

We are aware that there will be no vehicle access from the EVAD to the County's
temporary soccer fields, as initially noted in a letter from the State Comptroller
dated November 26, 1996.

Sincerely,

Juliette Tulang
Juliette Tulang
Director

(6082-01) JS
Juliette M. Tulang
Director
C. Kenneth Sawden
Deputy Director
5/20/99

RECEIVED

MAY 25 1999

WILSON OKAMOTO & ASSOC., INC.

Mr. John L. Sakaguchi, Senior Planner
Wilson Okamoto & Associates, Inc.
Page 2
May 20, 1999

Stephen K. Yamashiro
Mayor



Wayne G. Carvalho
Wayne G. Carvalho
Police Chief
MAY 19 1999
James S. Loreta
Deputy Police Chief

County of Hawaii
POLICE DEPARTMENT
549 Kapihueloa Street • Hilo, Hawaii 96720-3798
(808) 935-3311 • Fax (808) 961-2702

Thank you for including our participation to comment on this proposal. Any follow-up on these comments may be made with Earl Lucero. Ph: 961-8288.

Sincerely,

Virginia Goldstein
VIRGINIA GOLDSTEIN
Planning Director

EML:gp
Engineering Administration Unit

c: West HI Planning Office
Mr. Jiro Sumada, Deputy Chief Engineer
Thomas Paok, P.E., Department of Public Works - Engineering Division, Kona Office
SMA Section

April 30, 1999

Mr. John L. Sakaguchi
Senior Planner
Wilson, Okamoto & Associates, Inc.
1907 South Beretania Street
Honolulu, HI 96826

Dear Mr. Sakaguchi:

RE: EMERGENCY VEHICLE ACCESS DRIVEWAY, NORTH HAWAII COMMUNITY
HOSPITAL, KAMUELA, HAWAII
DRAFT ENVIRONMENTAL ASSESSMENT/FINDING OF NO SIGNIFICANT IMPACT
(EA/FONSI)
TAX MAP KEY: 6-7-02:11

This acknowledges receipt of your letter of April 22, 1999, requesting written comments on the above-proposed Draft Environmental Assessment.

Staff has reviewed the application and found no adverse effects to public safety or traffic created by the proposed action.

Should you have any questions or require further assistance on this matter, please contact Captain Harry S. Kubojiri at (808) 887-3080.

Thank you for the opportunity to comment.

Sincerely,
Wayne G. Carvalho
WAYNE G. CARVALHO
POLICE CHIEF

HSK:lk

MAY 0 4 1999
POLICE DEPARTMENT

Stephen K. Yamashiro
Mayor



County of Hawaii
DEPARTMENT OF PUBLIC WORKS
25 Auahi Street, Room 202 - Hahaione, Hawaii 96720-4112
(808) 961-4321 • Fax (808) 961-8530

10-2897
682-01

Jiro A. Sumida
Deputy Chief Engineer

5/26/99

May 24, 1999

RECEIVED

MAY 26 1999

MR. JOHN L. SAKAGUCHI
WILSON OKAMOTO & ASSOCIATES INC
1907 SOUTH BERETANIA STREET
HONOLULU HAWAII 96826

WILSON OKAMOTO & ASSOC., INC.

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
Emergency Vehicle Access Driveway, North Hawaii Community Hospital
TMK: 3/6-7-02: 11

We acknowledge receipt of your letter concerning the subject matter, and have no further comments to offer.

Should there be any questions concerning this matter, please feel free to contact Mr. Casey Yanagihara in our Engineering Division at (808)961-8327.

Galen M. Kuba, Division Chief
Engineering Division

CKY

