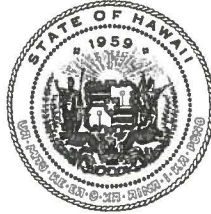


DAVID Y. IGE
GOVERNOR OF
HAWAII



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SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

REF:OCCL:TM

AHC-FEIS

OCT 15 2019

MEMORANDUM

TO: Director
Office of Environmental Quality Control

FROM: Suzanne D. Case, Director *[Signature]*
Department of Land and Natural Resources

SUBJECT: Acceptance of the Final Environmental Impact Statement (EIS) for the Adventist Health Castle Master Plan-Hawai'i Loa Campus Located at 45-045 Kamehameha Hwy., Kaeleuli, Kāne'ohe/Kailua, Island of O'ahu, Tax Map Key: (1) 4-5-035:010

The Department is notifying the Office of Environmental Quality Control (OEQC) that on October 11, 2019, the Board of Land and Natural Resources accepted the final Environmental Impact Statement for the Adventist Health Castle-Hawai'i Loa Campus as fulfilling the requirements of the Hawai'i Revised Statutes (HRS), Chapter 343.

Proposed Project

The project is to create a state-of-the-art medical campus to meet the health care needs of Windward O'ahu. The Master Plan guides the three phased development through a roughly 15-year period to transform the educational campus to a medical campus. The existing college structures are transformed or removed with new structures constructed to provide a cancer center, medical offices and hospital in addition to patient-oriented retail, landscaping, parking improvements and a second entry point.

Procedure

- Notice of the Environmental Impact Statement Preparation Notice (EISPN) was published in the March 23, 2018 Office of Environmental Quality Control's (OEQC) publication the Environmental Notice. The EISPN was distributed to various City, State, and federal agencies, organizations, and individuals; and
- Notice of the Draft Environmental Impact Statement (EIS) was published in the February 23, 2019 issue of OEQC publication the Environmental Notice. The draft EIS was distributed to various City, State, and Federal agencies, organizations and individuals listed in Chapter 6 of the final EIS.

20-107

Content

The final EIS complies with the content requirements set forth in the Hawai'i Administrative Rules (HAR), §11-200-18.

Response to Comments

The Applicant responded to relevant comments that were raised during the public review and consultation process. The comment letters and response are also found in Chapter 6 of the final EIS. Revisions were appropriately made throughout the text of the final EIS.

Major Permit Required

The project will require a Conservation District Use Permit.

Determination

The Board of Land and Natural Resources has determined this final EIS to be acceptable under the procedures established in HRS, Chapter 343. The recommendation to the Board may be found online at <https://dlnr.hawaii.gov/wp-content/uploads/2019/10/K-1.pdf>.

Pursuant to HAR, §11-200-23, the Department requests that OEQC publish the Board's determination in the **November 8, 2019** edition of The Environmental Notice. Should there be any questions regarding this matter, contact Tiger Mills of the Office of Conservation and Coastal Lands at (808) 587-0382.

APPLICANT PUBLICATION FORM

Project Name:	Adventist Health Castle Master Plan - Hawai'i Loa Campus
Project Short Name:	Adventist Health Castle at Hawai'i Loa
HRS §343-5 Trigger(s):	Use of Land in the Conservation District
Island(s):	O'ahu
Judicial District(s):	Ko'olau Poko
TMK(s):	(1) 4-5-035:10
Permit(s)/Approval(s):	<i>STATE</i> : Rule amendment to change the existing Special subzone of the Conservation District; Conservation District Use Permit; HRS Chapter 6E Review; Stream Channel Alteration Permit; Section 401 Water Quality Certification; National Pollutant Discharge Elimination Systems Permit (General). <i>COUNTY</i> : Site Development Permits. <i>FEDERAL</i> : Jurisdiction Determination.
Approving Agency:	Department of Land and Natural Resources
<i>Contact Name, Email, Telephone, Address</i>	Kimberly (Tiger) Mills Office of Conservation and Coastal Lands 1151 Punchbowl Street, Room 131 Honolulu, Hawai'i, 96813 (808) 587-0382; kimberly.mills@hawaii.gov
Applicant:	Adventist Health Castle
<i>Contact Name, Email, Telephone, Address</i>	Kathryn Raethal, President Adventist Health Castle 640 Ulukahiki St. Kailua, HI 96734 (808) 263-5142; RaetheKA@ah.org
Consultant:	G70
<i>Contact Name, Email, Telephone, Address</i>	Christine Mendes Ruotola, AICP, LEED AP G70 111 South King Street, Suite 170 Honolulu, Hawai'i 96813 (808) 523-5866; AdvHealthCastle@g70.design

Status (select one) DEA-AFNSI**Submittal Requirements**

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

 FEA-FONSI

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

 FEA-EISPN

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

 Act 172-12 EISPN
("Direct to EIS")

Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.

 DEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.

 FEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.

- FEIS Acceptance Determination The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
- FEIS Statutory Acceptance The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.
- Supplemental EIS Determination The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
- Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.
- Other Contact the OEQC if your action is not one of the above items.

Project Summary

Provide a description of the proposed action and purpose and need in 200 words or less.

Adventist Health Castle (AHC) has been caring for the Windward O'ahu community since Castle Memorial Hospital first opened its doors in 1963, and serves a population of more than 130,000 residents. Castle Medical Center currently provides 160 hospital beds supported by more than 1,000 associates, 330 medical staff and 140 volunteers. AHC's patient-centered care extends well beyond hospital and clinical walls through its many programs that serve the health and medical needs of the community. AHC has determined it needs to modernize its inpatient care facility, to expand outpatient facilities to meet the projected increased demand and to offer treatments not currently available in Windward O'ahu, and to consolidate its services in a centralized, natural healing environment. AHC purchased the 132-acre Hawai'i Pacific University (HPU) campus in 2016, securing sufficient space to create a 21st Century health care campus to meet the community's current and future needs. The privately-owned parcel lies within the State Conservation District and was authorized for educational use as the Hawaii Loa College Special Subzone under HAR §13-5. To transform the campus as guided by the AHC Master Plan requires approval from the Department of Land and Natural Resources (DLNR) to include a subzone use change.