



UNIVERSITY  
of HAWAII®  
MĀNOA

May 24, 2021

Dr. Keith Kawaoka, Acting Director  
State of Hawai'i, Department of Health  
Office of Environmental Quality Control  
235 South Beretania Street, Room 702  
Honolulu, Hawai'i 96813

Subject: University of Hawai'i Cancer Center (UHCC)  
Chapter 343, Hawai'i Revised Statutes (HRS) Exemption  
Kaka'ako, Honolulu, Island of O`ahu, State of Hawai'i  
Tax Map Key No. (1) 2-1-060-009

Dear Dr. Kawaoka:

Pursuant to Section 11-200.1-15, Hawai'i Administrative Rules (HAR), this letter serves as notification and a request for publication in the next issue of *The Environmental Notice* that the University of Hawai'i (UH) has determined that the Proposed Action is exempt from the preparation of an Environmental Assessment (EA) as it constitutes Exemption List Class #1, #2, #4, #6, and #7 supported by the University of Hawai'i Exemption List, reviewed and concurred by the Environmental Council on August 9, 2019. The Chapter 343, HRS exemption determination made by the University of Hawai'i in May 2021 is enclosed.

Sincerely,

 2021.05.24 08:50:17  
-10'00'

Nelson A. Lee  
Director, Office of Project Delivery

Attachment

c: Randall Holcombe, MD, MBA, Director, UHCC

## EXEMPTION NOTICE FORM

University of Hawai'i  
2500 Campus Road  
Honolulu, HI 96822

TO: 1. Agency-Maintained Public Files for Chapter 343 HRS Exemption Determinations  
2. Office of Environmental Quality Control  
3. University of Hawai'i Cancer Center

FROM: Nelson Lee, Director of the University of Hawai'i Office of Project Delivery

SUBJECT: Exemption Notice for The Early Phase Clinical Research Center and Organoid Generation Facility within the Existing University Cancer Center Building

DATE: 5/17/2021

### AGENCY OR APPLICANT ACTION

Check applicable box

- This exempted action is an agency action as defined by Section 343-5(b), Hawai'i Revised Statutes (HRS), and Section 11-200.1-8, Hawai'i Administrative Rules (HAR),
- This exempted action is an applicant action as defined by Section 343-5(e), HRS, and Section 11-200.1-9, HAR

### EXEMPTION TYPE:

The Exemption Notice for the action described below is based on the general types enumerated in Section 11-200.1-15(c), Hawai'i Administrative Rules (HAR), Exemption Type 1, 2, 4, 6 & 7.

As applicable, the exemption for the action described below is also supported by the Exemption List for the **University of Hawai'i**, reviewed and concurred to by the Environmental Council on 8/9/2019.

- Exemption List Class 1.
- Item Number 1(a).
- Applicable language from the exemption list: Operation, repair, or maintenance of existing buildings used for offices, classrooms, laboratories, laboratory animals, aquaria, libraries, theaters, student and faculty housing, food service, stores or storage on lands owned, leased or rented by the University.
- Exemption List Class 2.
- Item Number 2(q).
- Applicable language from the exemption list: Replacement or reconstruction of parking lots walkways, roads, and bike paths.

- Exemption List Class 4.
- Item Number 2.  
Applicable language from the exemption list: Minor alterations in the condition of land, water, or vegetation. Planting of trees, other plants, and sod.
- Exemption List Class 6.
- Item Number 6(1)(i).
- Applicable language from the exemption list: Construction or placement of furnishings.
- Exemption List Class 7.
- Item Number 7(1).
- Applicable language from the exemption list: Interior alterations involving such things as partitions, plumbing, and electrical conveyances. Construction, repair, or removal of interior partitions.
- Exemption List Class 7.
- Item Number 7(2).
- Applicable language from the exemption list: Interior alterations involving such things as partitions, plumbing, and electrical conveyances. Modifications to interior plumbing, electrical, communication, and ventilating systems.

#### DESCRIPTION OF ACTION

Proposing Agency or Applicant: University of Hawai'i

Project Name & Address/Location: The Early Phase Clinical Research Center and Organoid Generation Facility at the Existing University Cancer Center Building, 701 Ilalo Street, Honolulu, HI 96813

Anticipated Start Date: 9/1/2021

Anticipated End Date: 5/31/2023

Island and District: O`ahu Honolulu

Tax Map Key(s) and other geolocation means: (1) 2-1-060-009

All Necessary Permits and Approvals: SMA – Minor Permit, HCDA Compliance Review, and Building Permits.

#### NARRATIVE

Describe the action and why it qualifies for the exemption: The Proposed Action includes the following improvements required for the development of the Early Phase Clinical Research Center (EPCRC). This project includes build-out of approximately 17,049 ft.<sup>2</sup> of existing shell space at the University of Hawai'i Cancer Center. Building-out of the unfinished west portion of the existing Cancer Center buildings first and second floors, and a small portion of the third floor, and fifth floor mechanical penthouse. In addition, build-out of portion of the remaining third and fourth floors (future biotech-incubator space) will be programmed to accommodate the remaining build-out laboratory space of the Cancer Center. The UH Cancer Center EPRC

includes a phlebotomy, out-patient exam rooms, a CT Scan, common areas, and a clinical blood lab on the first floor. The second floor will house additional out-patient clinical spaces in addition to a pharmacy and associated office and ancillary spaces. The third floor build-out encompasses approximately 25% of the existing unfinished shell space for use as an Organoid Generation Facility (OGF). Sustainability goals for this Proposed Action include both WELL and LEED certification. The certification goals for both LEED and WELL are planned for Gold certification level. Currently, the possibility of connecting an alternate canopy outside the facility is being explored but nonetheless is a minor accessory structure to the facility. These activities fall under UH Exemption List Classes 1, 6, and 7, and general exemption types under HAR §§ 11-200.1-15(c)(1), (2), and (3), as identified above.

The existing makai parking lot will also be raised to match the existing grade of the facility. These activities fall under UH Exemption List Classes 2 and 4, and general exemption types under HAR §§ 11-200.1-15(c)(1), (2), (3), and (4), as identified above.

#### RECEIVING ENVIRONMENT

Describe the site, including any impacts on the receiving environment: The Proposed Action is anticipated to have direct, indirect, and cumulative effects as previously analyzed and stated under the prior Final-EA FONSI, as completed pursuant to Chapter 343, HRS.

#### ENVIRONMENTAL ANALYSIS

I have considered the potential effects of the proposed project and all related activities against the criteria checked below:

	Not Applicable
<input checked="" type="checkbox"/> Land Use and Zoning Conformance	<input type="checkbox"/>
<input type="checkbox"/> Traffic (Vehicles, Bicycles, Pedestrian)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Infrastructure (Roads, Buildings, Utilities)	<input type="checkbox"/>
<input type="checkbox"/> Air Quality Pollutant Emissions	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Noise Emissions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Solid, Hazardous, and Liquid Waste Management	<input type="checkbox"/>
<input type="checkbox"/> Social	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Economic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Health and Safety	<input type="checkbox"/>
<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/>
<input type="checkbox"/> Public Beach Access	<input checked="" type="checkbox"/>
<input type="checkbox"/> Cultural Resources and Practices	<input checked="" type="checkbox"/>
<input type="checkbox"/> Visual/Aesthetic	<input checked="" type="checkbox"/>
<input type="checkbox"/> Environmental Justice	<input checked="" type="checkbox"/>
<input type="checkbox"/> Rare, Threatened, and/or Endangered Species	<input checked="" type="checkbox"/>
<input type="checkbox"/> Surface and Ground Water Resources	<input checked="" type="checkbox"/>
<input type="checkbox"/> Wetlands	<input checked="" type="checkbox"/>

- |   |                                     |
|---|-------------------------------------|
| <input type="checkbox"/> Floodplains                | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Riparian/Coastal Resources | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Other                      | <input checked="" type="checkbox"/> |

Comments/summary of impact analysis: The Proposed Action is not anticipated to have any adverse effects on the receiving environment as it involves the build-out of existing shell space at the UH Cancer Center which was previously analyzed and stated under the prior Final-EA FONSI, as completed pursuant to Chapter 343, HRS. The Proposed Action is consistent with the permitted uses approved for the Project Site. The Proposed Action would remain consistent with the overall UH Cancer Center's operations and is not expected to raise power or utility requirements for the facility. All activities related to the Proposed Action are expected to be within the utility supplier capacities. Construction related noise is expected to occur to buildout the existing shell space and minor reconstruction of the makai parking lot. Although noise will be generated, it is not expected to be significant. Applicable best management practices will be implemented to ensure and construction related noise is not disruptive to nearby educational or operational areas in the UH Cancer Center facility or surrounding uses. The Proposed Action is limited to the construction of improvements and modification of the existing shell space and the minor reconstruction of the parking lot. There may be short-term positive impact to the economy in the form of construction related employment; however, the extent of the impact is limited and is not considered to be significant. The Proposed Action will comply with all safety standards to ensure the safety of workers, public, and the environment. The contractor will implement safety devices and follow rules and regulations as required. There are no expected increase demands for medical, fire, or protective services.

#### MITIGATION

Describe all mitigation measures and best management practices planned to address impacts during the project activities and after project completion: Mitigation measures will include best management practices related to interior construction to ensure that noise generated will not be disruptive nearby educational or operational areas in the UH Cancer Center facility or surrounding uses. The Proposed Action will be in compliance with all applicable rules and regulations established by HAR Chapters 11-55, Water Pollution Control; 11-54, Water Quality Standards; 11-58.1, Solid Waste Management; 11-59, Ambient Air Quality Standards; and 11-60, Air Pollution Control, to address state water quality standards, provide proper waste disposal and control, and meet air pollution control requirements. Moreover, the Proposed Action will comply with all safety standards to ensure the safety of workers, public, and the environment. The contractor will implement safety devices and follow rules and regulations as required.

#### CONSULTATION

The following parties have been consulted about this declaration exemption (Name, affiliation, consultation date): No consultation will be required in regards to the Proposed Action. The University of Hawai'i will inform adjacent parcel owners and applicable users of the facility of the construction work involved for the Proposed Action. Upon the completion of project construction activities all users will be notified and operations will be returned to normal operating conditions.

EXEMPT DECLARATION

The direct, cumulative, and potential impacts of the action described above have been considered pursuant to Chapter 343, Hawai'i Revised Statutes and Chapter 11-200.1, Hawai'i Administrative Rules. I declare that the action described above will have minimal or no significant impact on the environment and is therefore exempt from the requirement to prepare an environmental assessment.



2021.05.24 08:50:42 -10'00'

\_\_\_\_\_  
Signature of Director or Delegate

\_\_\_\_\_  
Date

This document is to be kept on file in the agency's records and made available for public review

- Please check here if this document is being submitted to the Office of Environmental Quality Control for voluntary publication in *The Environmental Notice*.