



UNIVERSITY
of HAWAII[®]
SYSTEM

June 29, 2022

Ms. Mary Alice Evans, Director
Environmental Review Program
Office of Planning and Sustainable Development
State of Hawai'i, Department of Business, Economic Development and Tourism
235 S. Beretania Street, Room 702
Honolulu, Hawai'i 96813

SUBJECT: Hawai'i Community College-Pāalamanui Campus Multi-Purpose Outdoor Classroom at Piko and Future Multi-Purpose Classroom– Chapter 343, Hawai'i Revised Statutes (HRS), Compliance – Determination of No Additional Environmental Review Required.
Kailua-Kona, Island and County of Hawai'i, State of Hawai'i TMK: (3) 7-3-010: 042

Dear Ms. Evans:

Pursuant to Section 11-200.1-11, 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) Community Colleges has determined that additional environmental review is not required for the Hawai'i Community College-Pāalamanui Campus Multi-Purpose Outdoor Classroom at Piko and Future Multi-Purpose Classroom herein referred to as the Proposed Action. The letter documents our findings that the analysis and conclusions of the existing 2010 *Final Supplemental Environmental Impact Statement for the University of Hawai'i Center-West Hawai'i Long Range Development Plan 2009 Revision and Update* (FSEIS for the UHCWH LRDP) are still relevant and that the project remains in compliance with Chapter 343, Hawai'i Revised Statutes (HRS) requirements.

Background

The University of Hawai'i's efforts for a permanent higher education facility for the West Hawai'i region of the island of Hawai'i were formalized in 1991 when the University of Hawai'i Board of Regents selected a 500-acre site in Kalaoa in Kailua-Kona as the location for the future University of Hawai'i Center-West Hawai'i (UHCWH) (the campus' official name is now the Hawai'i Community College-Pāalamanui)¹. This site was the preferred choice for the majority of West Hawai'i residents because of its central location between the urban center of Kailua-Kona and the resort nodes of South Kohala and North Kona, and its proximity to the airport and high tech facilities (Natural Energy Laboratory of Hawai'i and the Hawaiian Ocean Science and Technology Park).

With the selection of a site, the University began its planning for the new campus which culminated in the completion of a Long Range Development Plan (LRDP) in 1996 and an updated to the LRDP which followed in 1998. Following completion of the LRDP, an Environmental Impact Statement (EIS) was prepared and completed for the campus in 2000. The EIS included development of the UHCWH campus core on an approximately 33-acre site in the southwestern portion of the 500-acre state-owned parcel.

¹ Subsequent to completion of the 2010 FSEIS, the University of Hawai'i Center-West Hawai'i's name was officially changed to Hawai'i Community College-Palamanui, both names are used within the document.

Subsequent to completion of the LRDP in 1998 and EIS in 2000, there were two major changes to the planning effort for the campus that required revisions to the LRDP. The changes included a change in location of the campus core from the southwestern portion of the 500-acre property to a 73-acre site in the northwestern corner, and expanded educational requirements and inclusion of additional instructional programs for the campus. As a result of the changes, the University of Hawai'i, Office of Capital Improvements determined that a Supplemental Environmental Impact Statement (SEIS) would need to be prepared for the UHCWH campus. The changes are reflected in the FSEIS for the UHCWH LRDP which was completed in 2010 and is summarized below:

Project: Final Supplemental EIS for University of Hawai'i Center-West Hawai'i 2009 Revisions and Update

Completion Date: Publication Date September 2010

Recorded Fee Owner: State of Hawai'i

Proposing Agency: University of Hawai'i Office of Capital Improvements

SEIS Preparer: Wil Chee-Planning & Environment

Accepting Authority: University of Hawai'i, Office of Capital Improvements

Location: Kailua-Kona, Island and County of Hawai'i, State of Hawai'i

Tax Map Key: (3) 7-3-010: 042

Area: Approximately 500 acres of which a 73-acre subdivision was assigned to the UHCWH campus

Proposed Action: Development of the University of Hawai'i Center-West Hawai'i on the 500-acre state-owned parcel in Kalaoa of which a 73-acre subdivision was assigned for campus development

The 500-acre University parcel comprises a portion of the 2,640-acre state-owned parcel that is located approximately 4,500 feet mauka or landward of the Queen Ka'ahumanu Highway. The mauka or eastern boundary of the project area is determined by the Urban Land Use Petition boundary for the 2,640-acre state-owned parcel and is delineated by the proposed Waena Drive road alignment. The makai or western boundary is delineated by the former alignment of the Mid-Level Road. The Pālanui development abuts the project area along its northern boundary and is delineated by the proposed University Drive, which will link the Pālanui development and the UHCWH with Queen Ka'ahumanu Highway. The Kona Palisades Subdivision lies to the immediate south of the project area. While it is understood that the entire 500-acre parcel is set aside for University use; at present, the University does not control the property, which remains under the jurisdiction of the State of Hawai'i DLNR.

Under the FSEIS, the UHCWH campus core is to be located in the northwestern corner of the 500-acre University parcel. A subdivision of 73 acres (subsequently completed) was assigned to the University by the Department of Land and Natural Resources, Land Division in 2008. The campus core covers approximately 23 acres of the subdivision. Another roughly seven acres on the eastern side of the campus core are set aside for future expansion, in which possible uses include student/transient housing and recreational facilities. The campus core was placed as close as possible to the adjacent Pālanui Master Planned Community to capitalize on infrastructure needs and development cost factors. This location minimizes infrastructure costs because the length of utility lines (i.e., water, sewer, electrical, and telecommunications) needed to connect with Pālanui's utility systems would be reduced. It also provides students and staff ease of access to the commercial and community facilities available in the Pālanui Village Town Center.

The 2010 SFEIS included a total capacity of 1,500 (Full Time Equivalent) FTE students. Anticipated development of the campus would be in four incremental phases. This phasing allows for the

development of the UHCWH as enrollment and program requirements increase and funding becomes available. Because the UHCWH will tie into the Pāalamanui development's infrastructure, initial development of the campus would occur in the extreme northwest corner of the proposed site, nearest to Pāalamanui's Village Town Center. Successive development phases will gradually move farther away from the corner.

The projected square footage of the various campus components for the incremental development of the UHCWH's four phases total 22.7 acres with roughly 12.3 acres of built-up areas in phases 1 to 3 which cover completion of the 750 FTE campus. At total build out, the SFEIS includes: 225,195 sf of buildings and covered areas (165,815 gross square feet (gsf) of buildings + 59,380 for covered areas), 435,000 sf for roadways and parking (including overflow parking), and 80,000 sf for pedestrian walkways.

Campus uses identified in the SFEIS include the following:

- vehicular circulation with two vehicular accesses (one from the Main Street Road and a secondary access via University Drive),
- nine campus buildings constructed in four phases totaling 165,815 gsf,
- 750 parking stalls to accommodate the 1,500 FTE students (including standard, accessible, and loading stalls),
- pedestrian entry plaza, pedestrian malls and central space, marae/piko, cultural plaza, outdoor amphitheater, cultivation area, landscaping, and an archaeological preserve.

It should be noted that since completion of the FSEIS, the 500-acre property has been subdivided into a number of parcels, with the campus area of 72.58 acres retaining the same TMK number (3) 7-3-010:042, and a larger 413.76-acre parcel to the south identified as (3) 7-3-010:062.

Existing Campus Conditions

Current access to the 73-acre campus property is provided via the "Main Street Road" (previously known as the Mid-Level Road) which provides access to the campus from Kaimi Nani Drive. Kaimi Nani Drive provides access to Queen Ka'ahumanu Highway to the west and the Māmalahoa Highway to the east. A future access is anticipated in the northern portion of the property extending from Queen Ka'ahumanu Highway at the boundary of the University parcel and the Pāalamanui development.

Campus development has been concentrated in the northwestern corner of the property and includes the construction of five buildings (Building 500 Koali, Building 501-Panini, Building 502-Kaliko, Building 503 Elama, and Building 504-Limuwai.) totaling 23,054 square feet. Parking and passenger loading areas are provided with access off of the Main Street Road in both the northeastern and southwestern portions of the campus. The campus includes a total of 64 faculty and study parking stalls, 3 ADA stalls, 8 bicycle, 15 moped, and 3 loading stalls, with most parking concentrated in the southwestern portion of the property.

Project Description/Proposed Action

With the onset of the Covid-19, naturally vented, open outdoor learning spaces can provide a safer option for on-campus learning for students. The UHCC is committed to providing these spaces for Hawai'i Community College-Pāalamanui (Hawai'i CC-Pāalamanui) students by proposing to construct two new facilities that will provide opportunities for outdoor learning support for the campus. The new facilities,

here-in referred to as the Proposed Action, include a new outdoor classroom/covered pavilion at the piko and a new multi-purpose classroom. (See Attachment)

Located near the center of the existing campus, the new outdoor classroom/covered pavilion will encompass up to about 5,000 square feet of covered outdoor area and will be depressed approximately two feet below grade. The project also proposes a new multi-purpose classroom of up to about 3,000 square feet. The new facility will be located in the southern portion of the existing campus, adjacent to the access pathway leading to buildings 503 and 504, and in the area that had been planned for additional buildings in the 2010 FSEIS. Finally, the project includes a total of about 30 new parking stalls to accommodate additional parking for the campus. The parking will be located directly off of the Main Street Road access to the campus.

Prior Accepted Environmental Impact Statements to Satisfy Chapter 343, HRS, for the Proposed Action

In accordance with guidance set forth under Section 11-200.1-11, HAR, the UHCC reviewed its records of relevant prior Chapter 343, Hawai'i Revised Statutes (HRS) prior exemptions, findings of no significant impact (FONSI), or accepted EISs that have logical relevancy and bearing to the Proposed Action. Relevant references reviewed include the following:

- Final Environmental Impact Statement for University of Hawai'i Center at West Hawai'i (2000)
- Final Environmental Impact Statement for Pāalamanui, A Project by Hiluhilu Development (2004)
- Final Environmental Assessment for University of Hawai'i Center at West Hawai'i Main Street Collector (2007)
- Final Environmental Assessment for Pāalamanui Waterline, 343-foot Elevation Reservoir and Main Street Collector Road Extension (2008)
- Final Supplemental EIS for University of Hawai'i Center-West Hawai'i 2009 Revisions and Update (2010)

Declaration of Determination

Based on a review of the 2010 FSEIS for the UHCWH LRDP the UHCC has determined that additional environmental review is not required for the Proposed Action because:

- (1) The Proposed Action is a component of, or is substantially similar to, actions that were identified in the 2010 FSEIS as cited and referenced herein;
- (2) The Proposed Action is anticipated to have direct, indirect, and cumulative effects similar to those analyzed in the 2010 FSEIS as cited and referenced herein; and
- (3) The Proposed Action was analyzed within the range of alternatives in the 2010 FSEIS documents cited and referenced herein.

Our conclusions are based on the following analysis discussed below.

The Proposed Action is a component of, and is substantially similar to uses proposed in the 2010 FSEIS for the UHCWH LRDP. The proposed new outdoor classroom/covered pavilion at the piko and new multi-purpose classroom are clearly identified as uses described in the 2010 FSEIS. Together the two facilities add a total of up to 8,000 sf. Added to the existing 23,054 square feet of existing building area, the total area for the new facilities totals about 32,000 square feet which still remains well under the square footage of 225,195 sf identified for buildings and covered areas identified in the 2010 FSEIS. In addition, the new total of roughly 94 parking stalls (including the existing parking) remains well under the total 750 stalls identified for the ultimate build out of the campus. Furthermore, all of the proposed facilities will be located in the area depicted for campus development within the FSEIS and will not impact the archaeological preserve area or other environmentally sensitive areas on the campus.

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According to data from Hawai'i CC, the Hawai'i CC-Pāalamanui campus had a 2022 student enrollment of 483 students (120 physically on campus and 363 who were 100% on-line). This number is well below the 1,500 FTE student target identified within the FSEIS. In addition, the Proposed Action, as well as the Hawai'i CC-Pāalamanui campus itself, remains consistent with the goals, objectives, policies and courses of action as it pertains to the General Plan and Kona Community Development Plan. Like these land use plans, the surrounding physical and regulatory environments were analyzed and are consistent with representations made in the 2010 FEIS. Based on our review, the UHCC has concluded that the Proposed Action is anticipated to have direct, indirect, and cumulative effects similar to, or less than the impacts identified and analyzed in the FSEIS for the campus.

Finally, an earlier EIS which was prepared in 2000 for the UHCWH analyzed potential impacts associated with the project as it was proposed in the 1998 LRDP. The current FSEIS built upon the 2000 EIS by evaluating a new alternative, the campus plan proposed in the 2009 LRDP. The Proposed Action is a component of the 2010 FSEIS and as such was analyzed in comparison within the range of alternatives in the 2010 FSEIS.

Please publish these findings in the next edition of *The Environmental Notice*. Should you have any questions, please contact Denise Yoshimori Yamamoto, Director of UHCC Facilities & Planning at (808) 956-8373.

Sincerely,



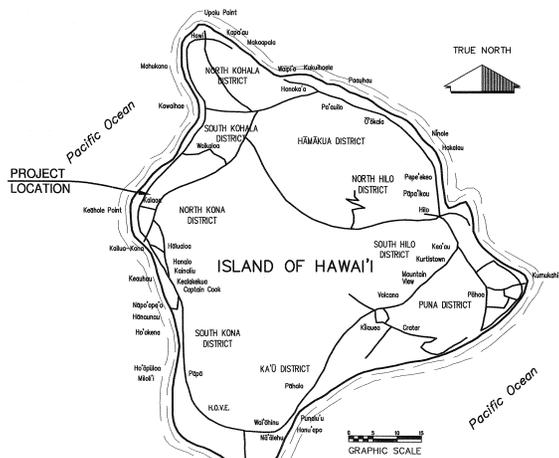
Michael T. Unebasami

Associate Vice President for Administrative Affairs
University of Hawai'i Community Colleges

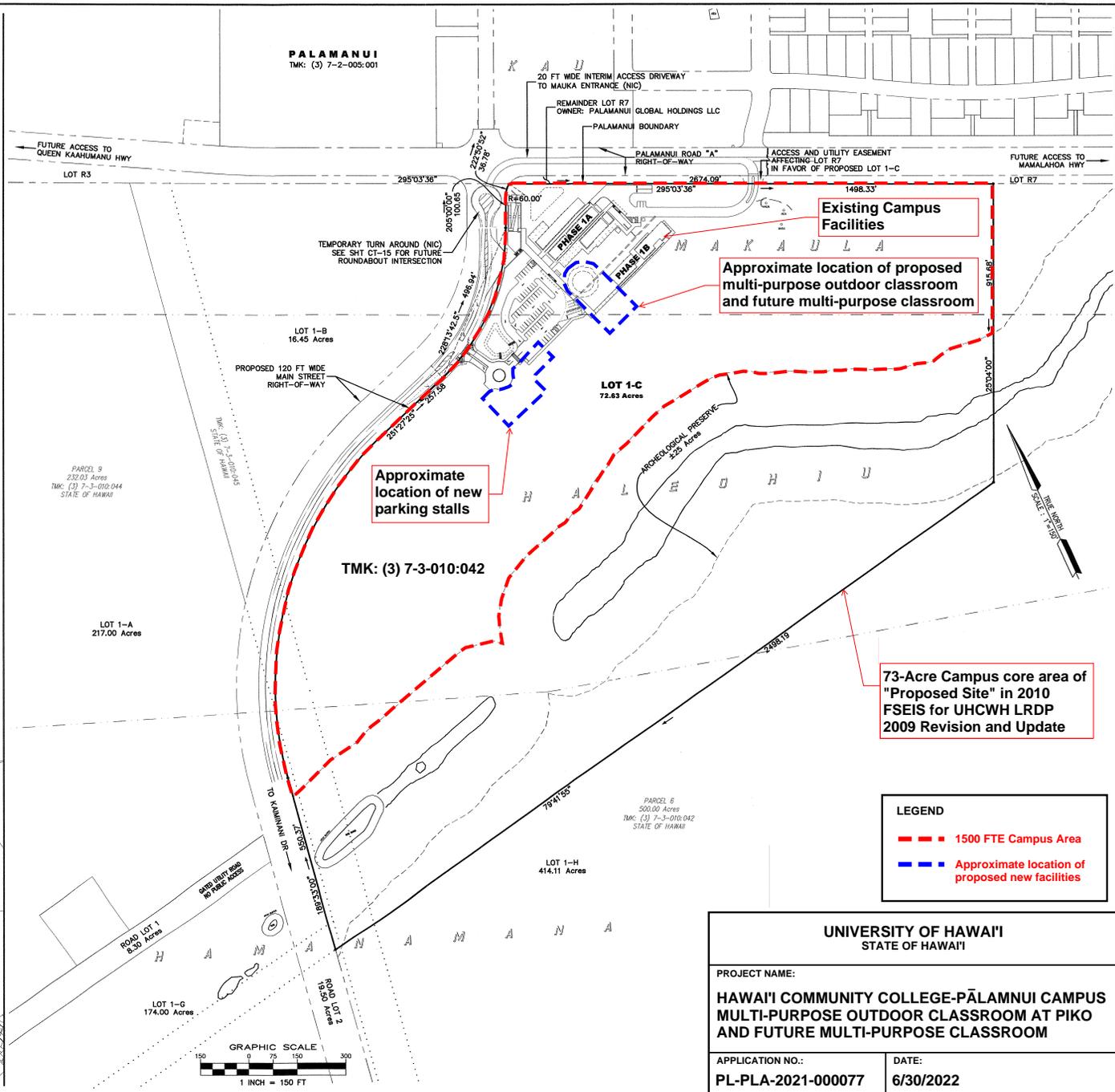
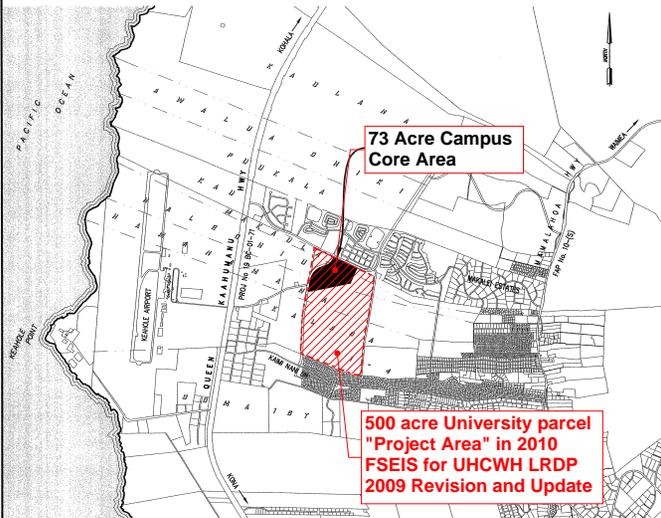
Cc: Denise Yoshimori Yamamoto

Attachment

ISLAND MAP
SCALE: NTS



LOCATION MAP
SCALE: NTS



LEGEND

- 1500 FTE Campus Area
- - - Approximate location of proposed new facilities

UNIVERSITY OF HAWAII STATE OF HAWAII	
PROJECT NAME: HAWAII COMMUNITY COLLEGE-PĀLAMĀNU CAMPUS MULTI-PURPOSE OUTDOOR CLASSROOM AT PIKO AND FUTURE MULTI-PURPOSE CLASSROOM	
APPLICATION NO.: PL-PLA-2021-000077	DATE: 6/30/2022

From: webmaster@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Thursday, June 30, 2022 7:34:17 AM

Action Name

Hawai'i Community College-Palamananui Campus Multi-Purpose Outdoor Classroom at Piko and Future Multi-Purpose Classroom

Type of Document/Determination

Prior Chapter 343 determination (explain in Summary below)

HRS §343-5(a) Trigger(s)

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

Judicial district

North Kona, Hawai'i

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

(3) 7-3-010: 042

Action type

Agency

Other required permits and approvals

Hawaii Revised Statutes, Chapter 6E review and compliance, Addendum to Individual Wastewater System Permit, Underground Injection Control Permit, Plan Approval, Demolition Permit, Building Permit, Grading and Trenching Permit, Solid Waste Disposal Plan

Proposing/determining agency

State of Hawaii, University of Hawaii, Office of Community Colleges

Agency contact name

Denise Yoshimori Yamamoto

Agency contact email (for info about the action)

dfyoshim@hawaii.edu

Email address or URL for receiving comments

gmurakami@pbrhawaii.com

Agency contact phone

(808) 956-8373

Agency address

2327 Dole Street
Honolulu, HI 96822
United States
[Map It](#)

Was this submittal prepared by a consultant?

Yes

Consultant

PBR HAWAII and Associates, Inc.

Consultant contact name

Grant Murakami

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Consultant address

1001 Bishop Street, STE 650
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[Map It](#)

Action summary

This letter serves as notification that the University of Hawai'i, Community Colleges (UHCC) has determined that additional environmental review is not required for the construction of a multi-purpose outdoor classroom at the piko, future multi-purpose classroom, and additional parking for the Hawai'i Community College-Palamananui campus. A Final Supplemental Environmental Impact Statement (FSEIS) for the University of Hawai'i Center-West Hawai'i 2009 Revision and Update was prepared for the campus in September 2010 to address potential direct, indirect and cumulative impacts associated with the project. The UHCC has conducted their review of the 2010 FEIS and has determined that the proposed action is a component of, or is substantially similar to, actions that were identified in the 2010 FSEIS; is anticipated to have direct, indirect and cumulative effects similar to those analyzed in the 2010 FSEIS; and was analyzed within the range of alternatives in the 2010 FSEIS.

Attached documents (signed agency letter & EA/EIS)

- [Environmental-Review-Letter-062922.pdf](#)

Action location map

- [UHCWH_LRDP_Action_Location_Boundary.zip](#)

Authorized individual

Grant Murakami

Authorization

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