



UNIVERSITY
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SYSTEM

July 18, 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: Kaua'i Community College Rezoning to University District – Chapter 343, Hawai'i Revised Statutes (HRS), Compliance – Determination of No Additional Environmental Review Required.
Puhi, Līhu'e, Island and County of Kaua'i, State of Hawai'i TMKs: (4) 3-4-07: 001, 002, 003, and 006

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 Kaua'i Community College rezoning to University District herein referred to as the Proposed Action. The letter documents our findings that the analysis and conclusions of the existing 2012 Final Environmental Assessment (FEA)/Finding of No Significant Impact (FONSI) for Kaua'i Community College Redesignation to Urban District (2012 FEA/FONSI for Kaua'i CC) are still relevant and that the project remains in compliance with Chapter 343, Hawai'i Revised Statutes (HRS) requirements.

Background

In August 1999, the University of Hawai'i Community Colleges (UHCC) prepared a LRDP for Kaua'i CC as an update to their original master plan. The LRDP provided guidelines for the development of the campus to accommodate a population of 3,000 full time equivalent (FTE) students with an interim phase of 1,500 FTE students. In 2012, the UHCC completed a FEA/FONSI to support a State Land Use District Boundary Amendment (SLUDBA) to redesignate a portion of the Kaua'i CC campus lands of approximately 153 acres (TMK: 3-4-07: por. 01, 02, and 03) from the Agricultural District to Urban District. Land use allocations within the 2012 FEA/FONSI for Kaua'i CC generally followed land use allocations recommended by the Ultimate Site Plan presented in the Kaua'i CC's LRDP. The project description as provided in the 2012 FEA/FONSI for Kaua'i CC represented an update to Kaua'i CC's 1999 LRDP; the update was not based on a planning process such as that used in preparing the 1999 LRDP, but rather was a status on the projects proposed in the 1999 LRDP. In 2017, the State Land Use Commission approved the State Land Use District Boundary Amendment to redesignate the 153 acres to the Urban District as Docket No. A16-801. The area encompassed by the State Land Use District Boundary Amendment (SLUDBA) petition is shown in the enclosed Subject Area map. Below is a summary of the 2012 FEA/FONSI for Kaua'i CC:

2327 Dole Street
Honolulu, Hawai'i 96822
Telephone: (808) 956-6023
Fax: (808) 956-3763

2012 Chapter 343, HRS, Final EA and Finding of No Significant Impact – Kaua'i Community College Redesignation to Urban District

Project: Kaua'i Community College Redesignation to Urban District (2012)
Landowner: University of Hawai'i
Proposing Agency: University of Hawai'i Community Colleges
Agent: Wilson Okamoto Corporation
Approving Agency: University of Hawai'i Community Colleges
Location: Puhi, Līhu'e, Island and County of Kaua'i, State of Hawai'i
Tax Map Key: (4) 3-4-07: 001, 002, 003, and 006
Area: Approximately 153 acres
Proposed Action: Amend the State Land Use Boundary to redesignate a portion of Kaua'i CC campus from Agricultural District to Urban District

Project Description/Proposed Action

In 2015, UHCC commenced work on an update to the 1999 LRDP. The current update to the LRDP is a 10-year master plan. At the time, Kaua'i CC had an FTE of 831 students and the projected growth for the campus was to decline slightly to 814 FTE by the year 2020. Due to the slower than anticipated growth in student population and limited funding available for the construction of new buildings, the updated plan has reduced the target population from 3,000 FTE students under the previous LRDP to 1,500 FTE students within the next 10-year period.

In 2017, the County of Kaua'i established via Ordinance No. 1013 a new University District zoning to accommodate such uses as Kaua'i CC and Island School. The University District applies to areas of land that are utilized for campus-related activities and is intended to apply to areas for the location and expansion of universities and similar educational campus environments, and the uses and facilities that are associated with and are supportive of them. The ordinance notes that special consideration of such uses and facilities are appropriate given the unique characteristics of campus areas, the variety of uses needed to serve campus communities, and the varying intensities of land uses in such communities.

The UHCC currently proposes to rezone the 153-acre portion of the Kaua'i CC property located within the State Land Use Urban District from the Kaua'i County's Agriculture and Open Space zones to University District, in anticipation of future development of the Kaua'i CC campus based on the updated LRDP for 1,500 FTE.

Prior Findings of No Significant Impact Application to the Proposed Action

In accordance with guidance set forth under Section 11-200.1-11, HAR, the UHCC reviewed the 2012 FEA/FONSI for Kaua'i CC for logical relevancy and bearing to the Proposed Action and 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 received a FONSI as cited and referenced herein;
- (2) The Proposed Action is anticipated to have direct, indirect, and cumulative effects similar to those analyzed in the final environmental assessment as cited and referenced herein; and
- (3) The Proposed Action was analyzed within the range of alternatives in the final environmental assessment documents cited and referenced herein.

Our conclusions are based on the following analysis discussed below.

The proposed rezoning will be based on the updated LRDP Plan. The plan has a more realistic reduced target student population of 1,500 FTE students when compared to the 3,000 FTE students anticipated in the 2012 FEA/FONSI for Kaua'i CC. While this represents a change in anticipated student population size and overall square footage, the change is a component of the 2012 FEA/FONSI for Kaua'i CC as it is in alignment with the 1,500 FTE interim phase of development mentioned in the document. In short, the timing for development to reach the 1,500 FTE student population has been extended further into the future due to a slower than anticipated growth and limited financing available for campus expansion than had been anticipated in the 2012 FEA/FONSI for Kaua'i CC. Since the 2012 EA/FONSI for Kaua'i CC was completed, the campus has not implemented any major projects and no significant changes have been made to the campus in the ensuing years.

The campus program uses identified in the current LRDP Update remain consistent with the uses identified in the 2012 FEA/FONSI for Kaua'i CC, but with much less development envisioned for the updated plan. While the areas identified for the specific program areas may differ between the two plans, in general the program areas for both plans have higher intensity uses such as classrooms, administrative facilities and housing in the core of the campus or in close proximity to the loop roadway. As such, impacts anticipated from the updated LRDP and rezoning are not anticipated to be greater than those identified within the 2012 FEA/FONSI for Kaua'i CC.

Since at the time, UHCC was not proposing any major projects, the 2012 FEA/FONSI for Kaua'i CC anticipated that subsequent Environmental Assessments (EAs) or Environmental Impact Statements (EISs) would need to be prepared pursuant to Chapter 343, HRS, for individual development of projects when more plans for such projects become available. While the Proposed Action includes an updated plan for the campus, the LRDP Update is a conceptual plan, serving as a guide for future growth and development. The LRDP Update does not in itself trigger the actual construction of a project, but will be used to secure the necessary zoning for campus. When specific projects are funded, they will go through review for compliance with HRS Chapter 343 and applicable zoning review.

The UHCC is currently coordinating with State and County agencies on submittal requirements for the zone change application, and based on discussions with the State of Hawai'i, Department of Transportation, an updated Transportation Impact Analysis Report (TIAR) will be submitted as part of the zone change application.

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

Sincerely,

Michael T. Unebasami
Associate Vice President for Administrative Affairs
University of Hawaii Community Colleges

Cc:

Enclosure

From: webmaster@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Thursday, August 25, 2022 4:33:45 PM

Action Name

Kaua'i Community College Rezoning to University District

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

Līhu'e, Kaua'i

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

(4) 3-4-07:001 (por.); (4) 3-4-07:002; and (4) 3-4-07:003

Action type

Agency

Other required permits and approvals

Zone Change

Proposing/determining agency

University of Hawai'i, 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

Consultant contact email

gmurakami@pbrhawaii.com

Consultant contact phone

(808) 521-5631

Consultant address

1001 Bishop Street, Ste 650
Honolulu, HI 96813
United States
[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 rezoning of a 153-acre portion of the Kaua'i CC property (located within the State Land Use Urban District) from the Kaua'i County's Agricultural and Open Space zones to University District, in anticipation of future development of the Kaua'i CC campus. A Final Environmental Assessment and Finding of No Significant Impact (FEA/FONSI) was prepared for the campus in 2012 to address potential direct, indirect, and cumulative impacts associated with the project. The UHCC has conducted their review of the 2012 FEA/FONSI and has determined that the proposed action is a component of, or is substantially similar to, actions that were identified in the document; is anticipated to have direct, indirect and cumulative effects similar to those analyzed; and was analyzed within the range of alternatives analyzed in the document.

Attached documents (signed agency letter & EA/EIS)

- [Subject-Area-map-rev2.pdf](#)
- [Draft-HRS-343-Determination-Letter-to-ERP-071822.pdf](#)

Action location map

- [KauaiCC_Rezoning_Action_Location_Boundary.zip](#)

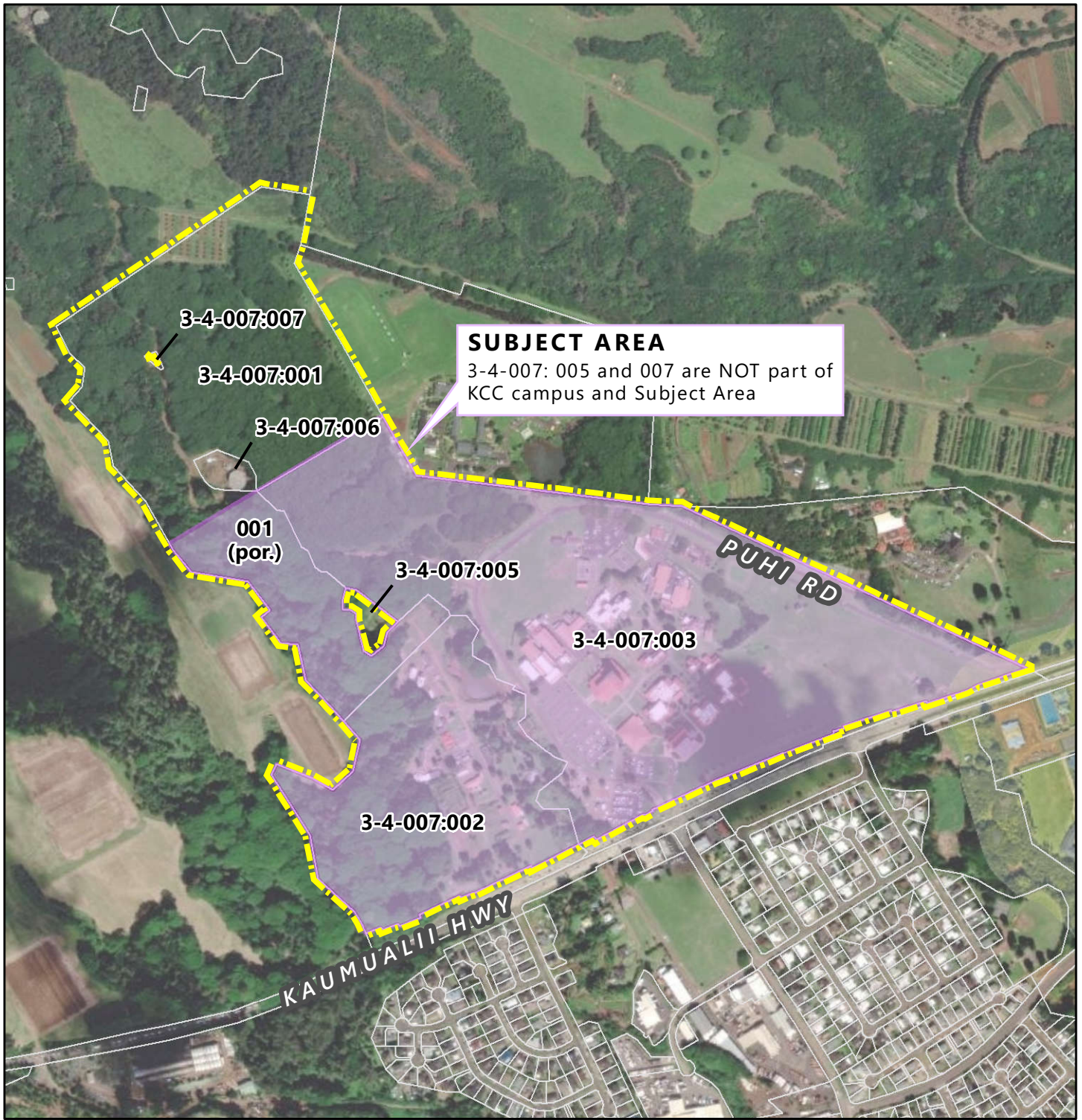
Authorized individual

Grant Murakami




Authorization

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

Path: Q:\Kauai\Kauai CC - restored\GIS\Project\Subject Area map.mxd



Legend

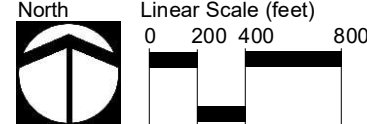

-  Kaua'i CC
-  Subject Area includes Parcels 001 (por.), 002, and 003
-  Tax Map Key Parcels

Subject Area Map of Proposed Action

**Kaua'i Community College
Rezoning to University District**

North Island of Kaua'i

Linear Scale (feet)
0 200 400 800

Source: County of Kaua'i, 2020. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only.