

HAWAII HEALTH SYSTEMS
C O R P O R A T I O N

"Touching Lives Everyday"

June 28, 2005

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Subject: Final Environmental Assessment (EA) / Finding of No Significant Impact (FONSI)
Hawaii State Veterans Home at Hilo Medical Center
Tax Map Keys: 2-3-27:02 (portion)
Hilo, Hawaii

Dear Ms. Salmonson:

The Hawaii Health Systems Corporation, an agency of the State of Hawaii, has reviewed the comments received during the 30-day public comment period which began on April 23, 2005. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the July 23, 2005 issue of *The Environmental Notice*. Enclosed are the following items:

- Four (4) copies of the Final EA
- Completed OEQC Publication Form
- Completed Final EA Distribution Cover Letter to the participants
- Completed Final EA Distribution List
- Electronic File of Project Description Summary

Please call Mr. Earl Matsukawa of Wilson Okamoto Corporation at 946-2277 should you have any questions or require additional information regarding this Final EA/FONSI. Thank you for your attention to this matter.

Sincerely,

Ronald J. Schurra
East Hawaii Region CEO

c: Mr. Art Lucio, Architects Hawaii Ltd.
Mr. Earl Matsukawa, Wilson Okamoto Corporation

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JUL 23 2005

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**Final Environmental Assessment /
Finding of No Significant Impact**

**HAWAII STATE VETERANS HOME
AT HILO MEDICAL CENTER**

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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Prepared For

Hawaii Health Systems Corporation

1190 Waiianuenue Avenue
Hilo, Hawaii 96720

Prepared By

Wilson Okamoto Corporation

Engineers & Planners
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

June 2005

**Final Environmental Assessment /
Finding of No Significant Impact**

**Hawai'i State Veterans Home at the Hilo Medical Center
Hilo, Hawai'i Island, Hawai'i**

**Prepared for:
Hawaii Health Systems Corporation
1190 Waiianuenue Avenue
Hilo, Hawai'i 96720**

**Prepared by:
Wilson Okamoto Corporation
Engineers and Planners
1907 South Beretania Street, Suite 400
Honolulu, Hawai'i 96826**

June 2005

TABLE OF CONTENTS

PREFACE P-i

SUMMARY S-i

1. PROJECT SITE 1-1

 1.1 Project Background and Location 1-1

 1.2 Existing and Surrounding Uses 1-1

2. PROJECT NEED 2-1

3. PROJECT DESCRIPTION 3-1

 3.1 Project Schedule and Cost 3-2

4. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES 4-1

 4.1 Climate 4-1

 4.2 Geology and Topography 4-1

 4.3 Hydrology 4-4

 4.4 Hazardous Materials 4-5

 4.4.1 Hazardous Materials Assessment Survey (December 2003) 4-5

 4.4.1.1 Suspect Asbestos-Containing Materials (ACM) 4-5

 4.4.1.2 Suspect Lead-Based Paint (LBP) 4-5

 4.4.1.3 Potential Polychlorinated Biphenyl (PCB) 4-5

 4.4.1.4 Stored Hazardous Materials 4-5

 4.4.2 Addendum to Environmental Services (May 2004) 4-6

 4.5 Flood Hazard 4-7

 4.6 Volcanic and Seismic Hazard 4-7

 4.7 Flora and Fauna 4-10

 4.8 Noise 4-10

 4.9 Air Quality 4-11

 4.10 Archaeological, Historic, and Cultural Resources 4-12

 4.11 Views 4-13

 4.12 Socio-Economic Characteristics 4-13

 4.13 Public Services 4-15

 4.13.1 Police Services 4-15

 4.13.2 Fire Services 4-15

 4.13.3 Medical Services 4-16

 4.13.4 Public Educational Services 4-16

 4.13.5 Recreation 4-16

 4.14 Traffic & Parking 4-17

 4.15 Utilities 4-18

TABLE OF CONTENTS (CONTINUED)

5. RELATIONSHIP TO LAND USE, POLICIES AND CONTROLS.....5-1
 5.1 State Land Use District..... 5-1
 5.1.1 Hawaii County General Plan.....5-1
 5.1.2 Hawaii County Zoning Code5-1
 6. ANTICIPATED DETERMINATION—FINDING OF NO SIGNIFICANT IMPACT.....6-1
 7. ALTERNATIVES7-1
 8. PERMITS AND APPROVALS8-1
 9. CONSULTATION9-1
 10. REFERENCES10-1

LIST OF FIGURES

Figure 1 Location Map1-2
 Figure 2 Tax Map Key.....1-3
 Figure 3 Existing Campus Uses.....1-6
 Figure 4 Surrounding Uses Map.....1-7
 Figure 5 Proposed Site Plan3-3
 Figure 6 Proposed Elevations.....3-4
 Figure 7 Soils Map.....4-2
 Figure 8 Flood Insurance Rate Map4-8
 Figure 9 Volcanic Hazard Map.....4-9
 Figure 10 State Land Use Map.....5-2
 Figure 11 Zoning Map.....5-3

LIST OF TABLES

Table 1 Demographic Characteristics: 20004-1 4

LIST OF PHOTOGRAPHS

Photographs 1 and 2: Views of Project Site From Waiuanuenue Avenue.....1-4
 Photographs 3 and 4: Views of Project Site.....1-5

PREFACE

This Final Environmental Assessment (EA) / Finding of No Significant Impact (FONSI) has been prepared as an agency action pursuant to Chapter 343, Hawai'i Revised Statutes, and Title 11, Chapter 200, Administrative Rules, Department of Health, State of Hawai'i. The Hawaii Health Systems Corporation, an agency of the State of Hawai'i, proposes to construct the Hawai'i State Veterans Home at the existing Hilo Medical Center campus, on the site of the former Hilo Hospital, which is being demolished. The proposed Veterans Home facility will include a single-story and a two-story building housing 95 beds and various supporting facilities and services.

Preparation of this EA is required pursuant to Chapter 343, HRS as the proposed project involves the use of State land and funds. The accepting agency for the EA is the Hawaii Health Systems Corporation. Although federal funding through the Veterans Administration will also be used, a federal EA pursuant to the National Environmental Protection Act (NEPA) is not required as the proposed project was determined to be a Categorical Exclusion under Department of Veterans Affairs rules pertaining to NEPA compliance, found at 38 CFR 26.6(b).

SUMMARY

Project: Hawai'i State Veterans Home at Hilo Medical Center

Proposing Agency: Hawai'i Health Systems Corporation, an Agency of the State of Hawaii

Project Location: Hilo Medical Center
1190 Waianuenu Avenue
Hilo, Hawai'i 96720

Tax Map Key: Portion of 2-3-27: 02

Area: Approximately 4.25-acre (185,000 s.f.) portion of the 20.4 acre parcel

Recorded Fee Owner: Hawai'i Health Systems Corporation by Executive Order 1883

Existing Use: Former Hilo Hospital buildings (presently abandoned and undergoing demolition).

State Land Use Classification: Urban

General Plan Designation: Low Density Urban Development

County Zoning Designation: RS-10 Residential

Proposed Action: Construction of a 95-bed long-term care facility serving veterans in Hawai'i County. The facility will include a two-story building housing 23 single and 36 double occupancy rooms and areas for support services and an adjoining single-story building housing additional support services. The facility will provide areas for nursing, administration, physical and occupational therapy, adult daycare, maintenance, laundry and storage, as well as dining rooms, multi-purpose activity area and lobby. Exterior improvements will include parking for visitors, workers and emergency vehicles, vehicular and pedestrian access, and landscaping.

Impacts: No significant impacts are anticipated during the construction and subsequent operation of the proposed project. Construction activities are anticipated to have short-term noise, traffic and air-quality impacts in the surrounding area. Construction noise and air quality impacts will be minimized by compliance with applicable State Department of Health rules. Additional limits on construction noise generation to minimize impacts on adjoining hospital and other healthcare operations will be determined in cooperation with the Hilo Medical Center. No significant long-term environmental or community impacts in the vicinity of the project site are anticipated.

Determination: Finding of No Significant Impact

Pre-Assessment Consultation: County of Hawai'i
Planning Department
Department of Water Supply
Department of Public Works

Parties Consulted During The Draft EA Public Review:

Federal
U.S. Army Corps of Engineers
U.S. Department of Agriculture
Natural Resources Conservation Service
U.S. Department of the Interior
Fish and Wildlife Service
Geological Survey
U.S. Environmental Protection Agency

State of Hawai'i
Department of Business, Economic Development and Tourism (DBEDT)
Office of Planning
Land Use Commission
Department of Health (DOH)
Environmental Planning Office
Office of Environmental Quality Control
Environmental Management Division
Department of Land and Natural Resources (DLNR)
State Historic Preservation Division
Land Division (Honolulu Office)
Land Division (Hilo Office)
Office of Hawaiian Affairs

**Parties Consulted
During The Draft EA**

Public Review (con't.):

County of Hawai'i
Planning Department
Department of Water Supply
Department of Public Works
Police Department
Hawaii County Council

Interested Parties

First United Protestant Church
Hale Anuenue Restorative Care Center
Department of Veteran's Affairs
Hawaii Radiologic Associates, Ltd.-Women's Imaging Center
St. Francis Medical Center, Hilo Dialysis Facility
Hawaii County Economic Opportunity Counsel – OEO
Hospice of Hilo
Arc of Hilo
Kaiser Foundation Health Plan, Inc.
Dr. Wanda Meuers
Mr. and Mrs. Richard Henderson

1. PROJECT SITE

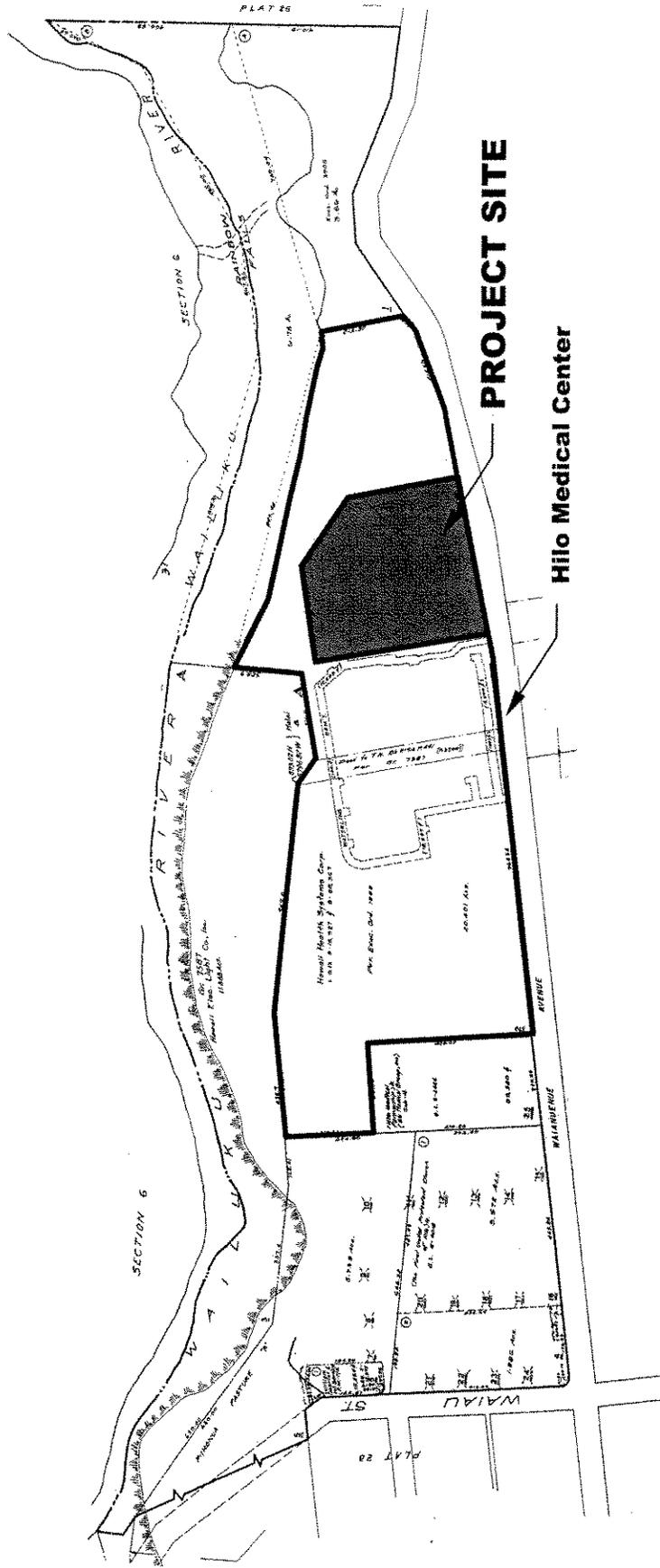
1.1 Project Background and Location

The Hawaii Health Systems Corporation (HHSC), an agency of the State of Hawaii, is proposing to develop the Hawaii State Veterans Home on the existing Hilo Medical Center campus located at 1190 Waianuenue Avenue in Hilo, Hawaii (See Figure 1). The Hilo Medical Center occupies the approximately 20.4 acre parcel identified as TMK 2-3-27:02 (See Figure 2). The proposed project site occupies approximately 185,000 square feet (4.25 acres) of land area between the existing Acute Care Hospital and Extended Care Facility, and is presently occupied by the old Hilo Hospital buildings, which are abandoned and in the process of being demolished (see Photographs 1 to 4).

1.2 Existing and Surrounding Uses

The proposed project site is located in the Hilo Medical Center campus between the existing Acute Care Hospital to the west and the Extended Care Facility to the east (See Figure 3). Extending west from the Acute Care Hospital are the Hale Hoala Psychiatric Unit building, followed by the Maintenance Office building, the helipad, the Nurses Quarters building (currently abandoned), the Wheelchair Maintenance, Auxiliary Staff and Volunteer building (formerly Nurses Cottage) and, in the northwest corner of the campus, the Administrator's Cottage. To the north of the project site are the Maintenance building and the Laundry building.

Other uses in the vicinity of the Hilo Medical Center include the Kaiser Permanente and First United Protestant Church to the west, and St. Francis Dialysis Center and Hawaii Community Economic Opportunity Counsel and Rainbow Falls Park to the east. Across Waianuenue Avenue (from west to east) are Hale Anuenue, a single-family residence, Building 1285 (occupied by Hawaii Pacific Oncology Center, Department of Veteran's Affairs, and Women's Imaging Center), Arc of Hilo, and Hospice of Hilo. The visitor parking lot (paved) and employee parking lot (graveled) are also located across Waianuenue Avenue (See Figure 4).

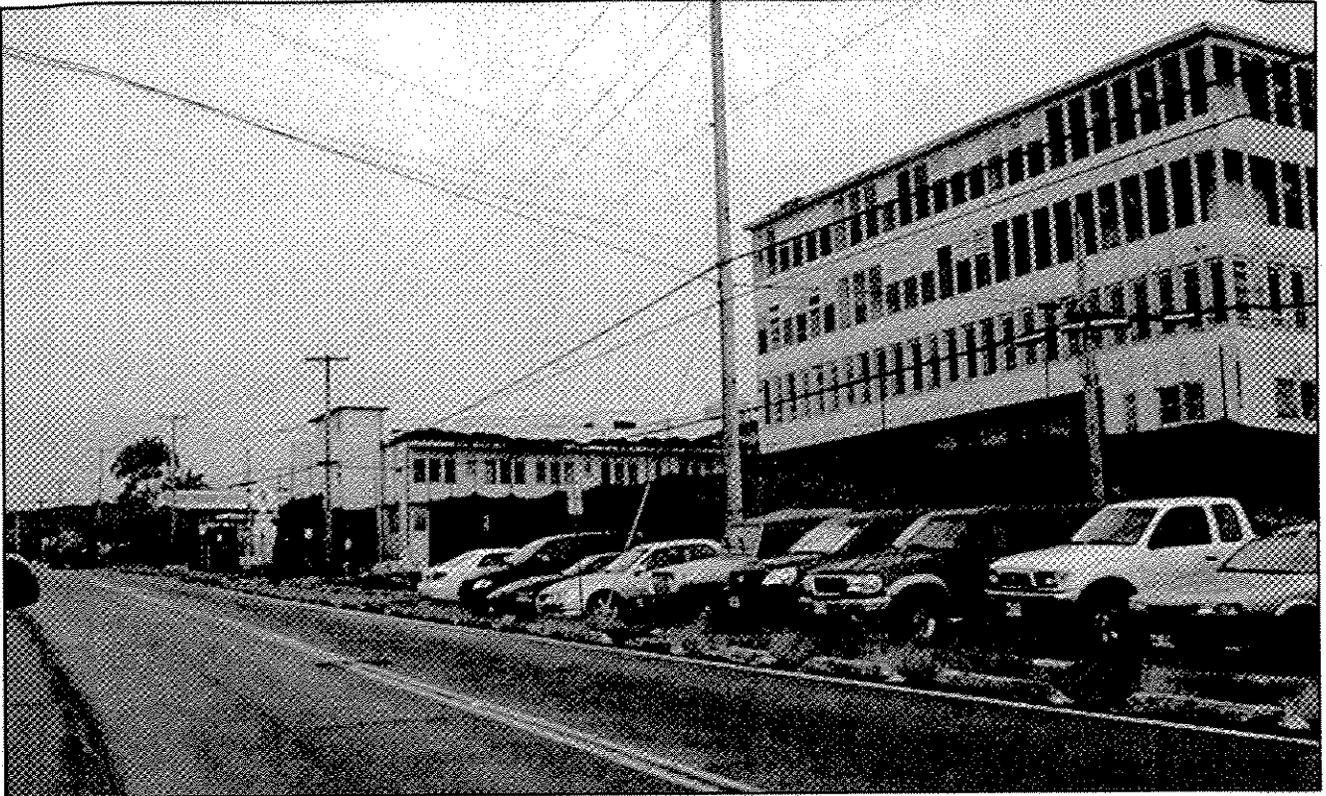



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 ENGINEERS - PLANNERS

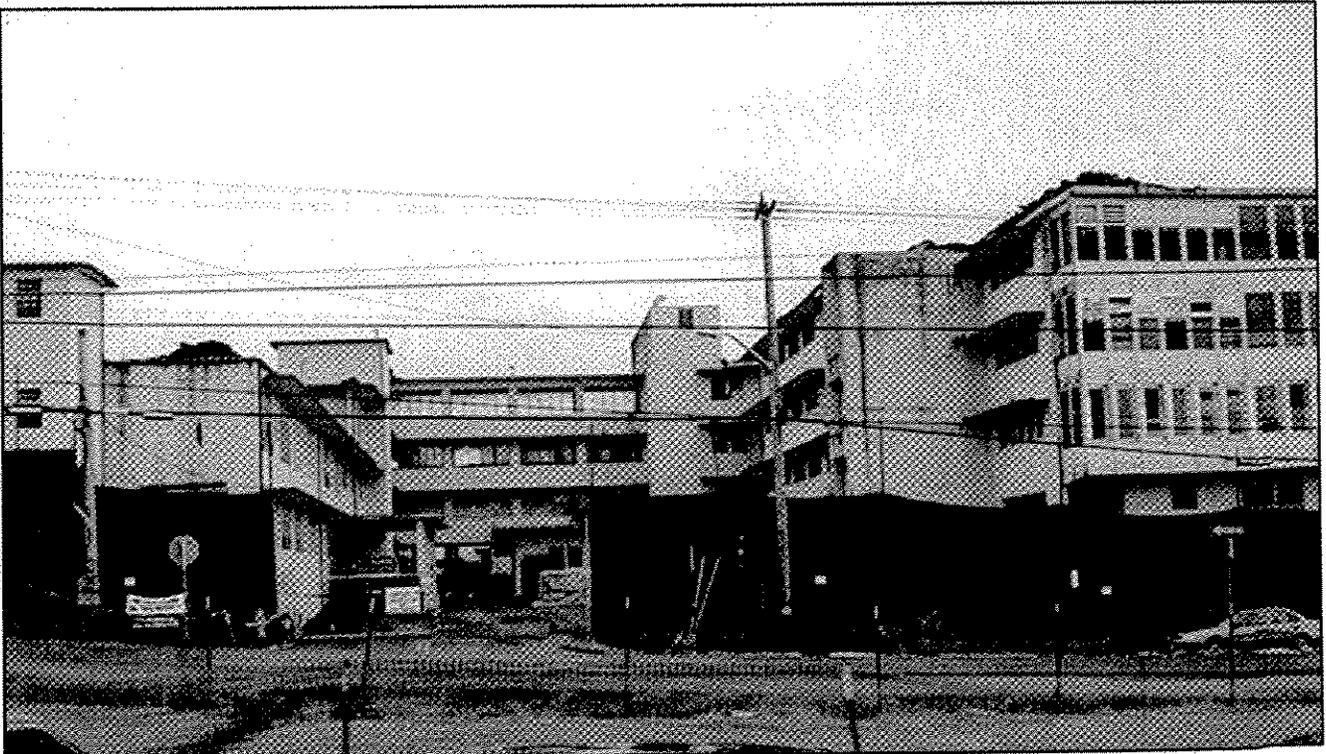
HAWAII STATE VETERANS HOME AT HILO MEDICAL CENTER

TAX MAP KEY 2-3-27: 2

FIGURE 2



Photograph #1: View of Project Site from Waiuanue Avenue Towards Northwest



Photograph #2: View of Project Site from Waiuanue Avenue Towards North



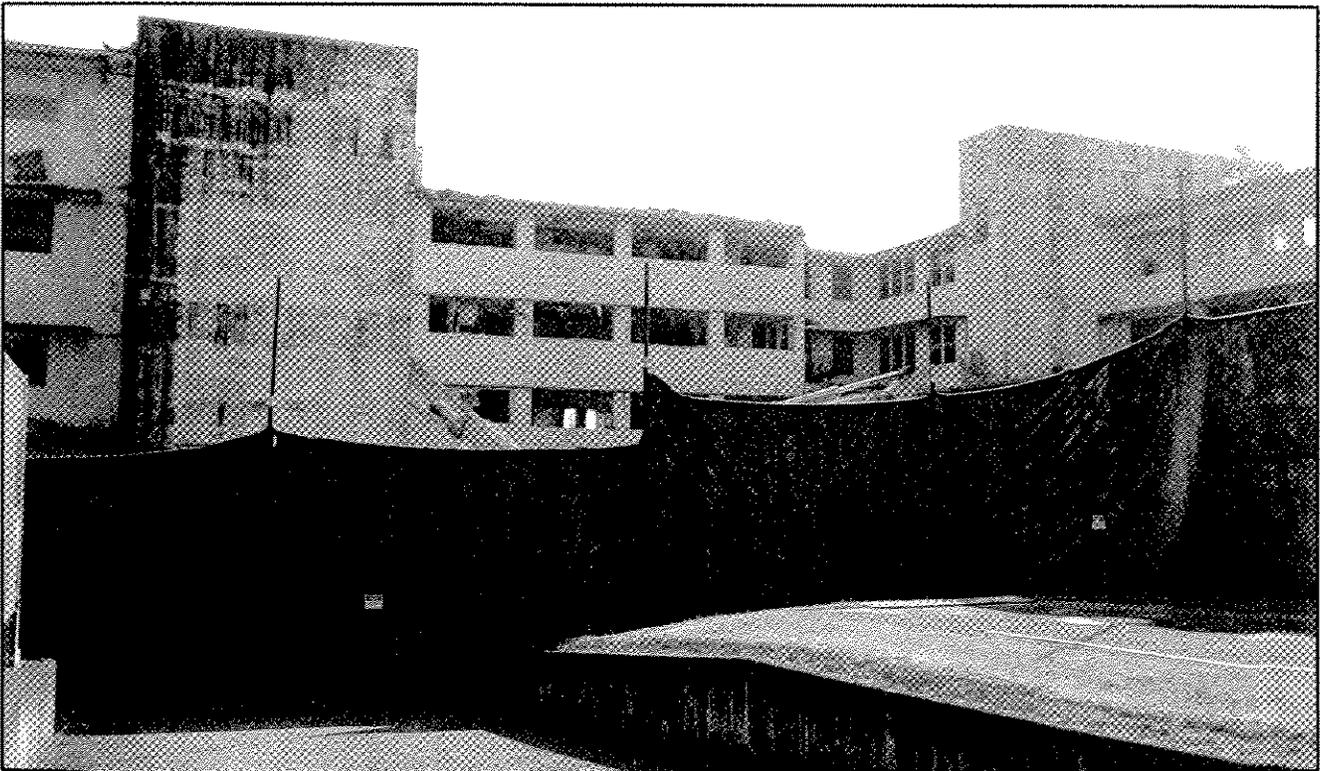
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HAWAII STATE VETERANS HOME AT HILO MEDICAL CENTER

PHOTOGRAPHS 1 AND 2



Photograph #3: View of Project Site Toward South (Waiianuene Avenue)



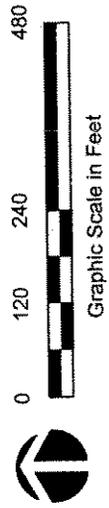
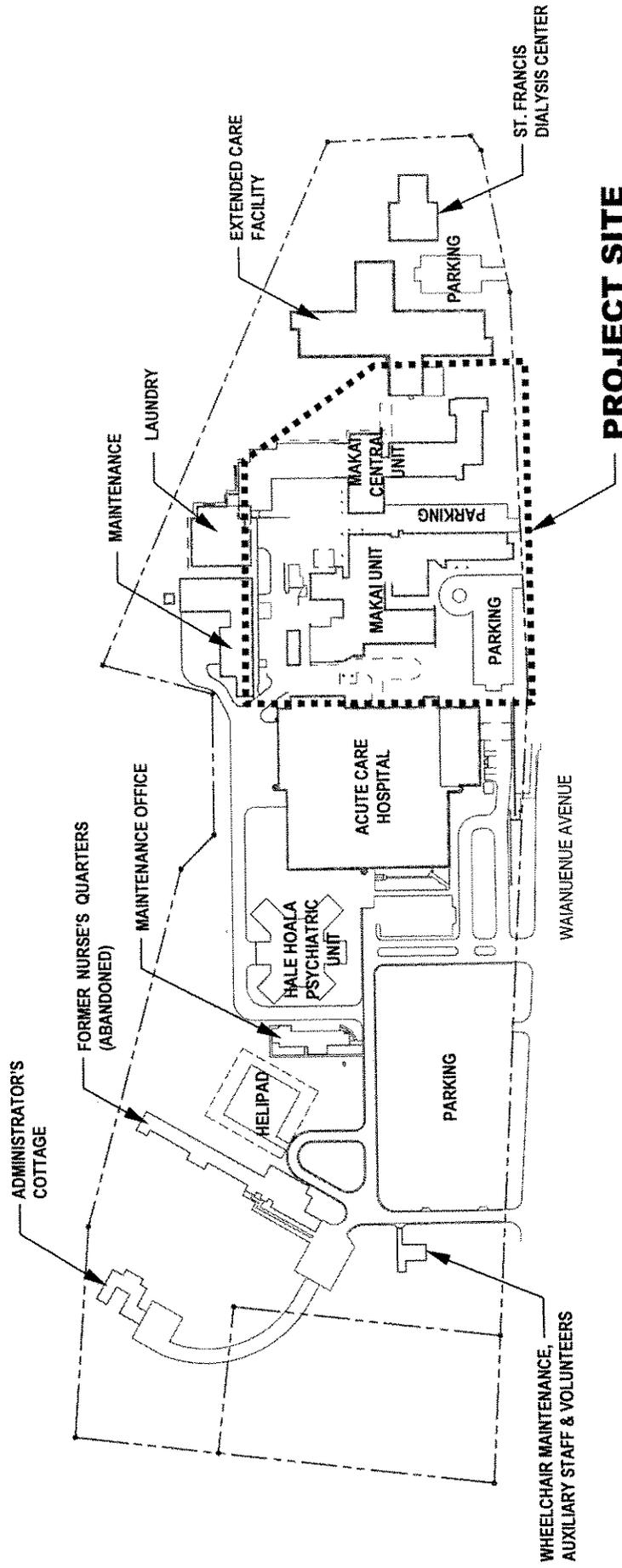
Photograph #4: View of Project Site Toward Southeast



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HAWAII STATE VETERANS HOME AT HILO MEDICAL CENTER

PHOTOGRAPHS 3 AND 4

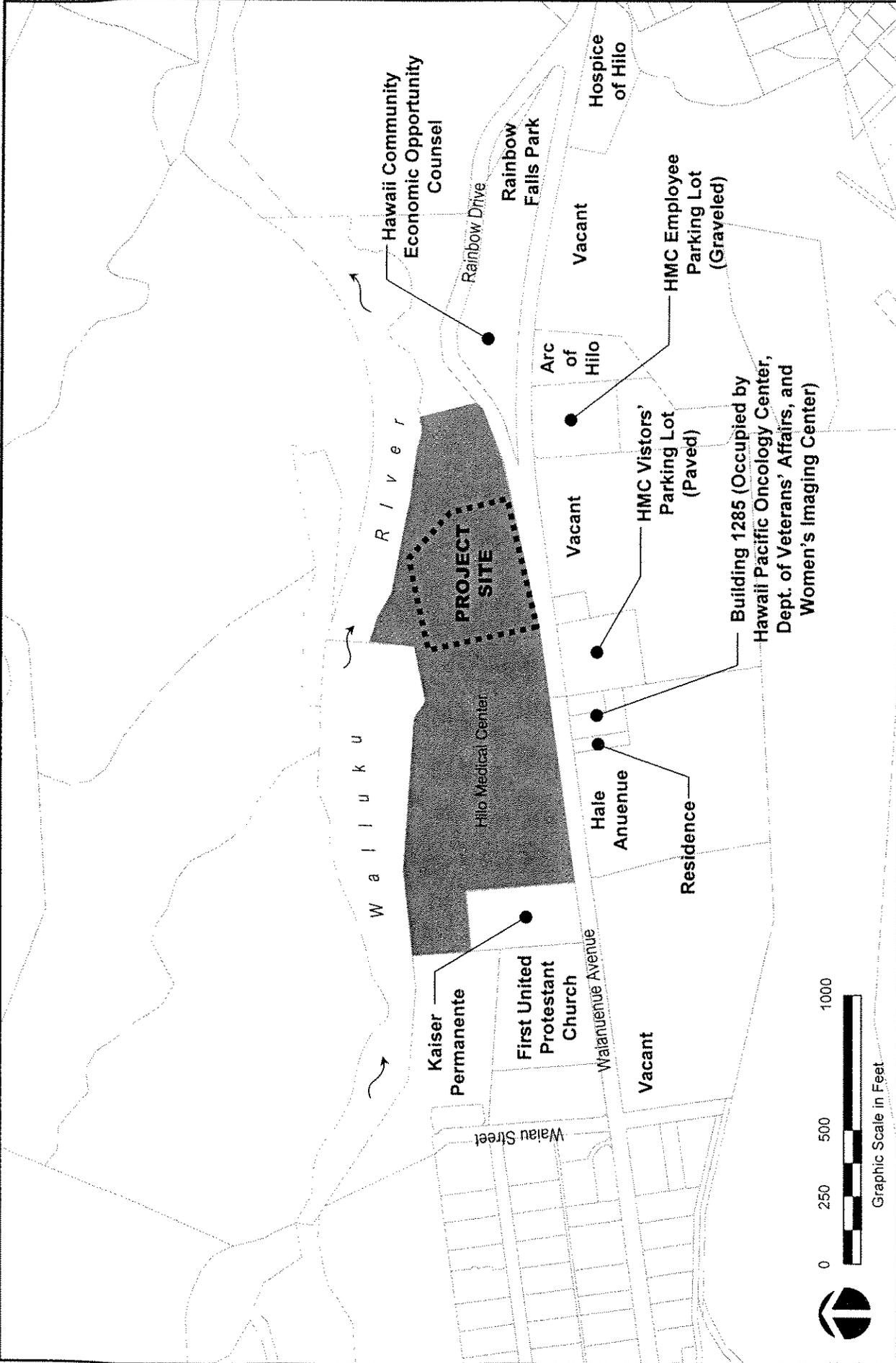


HAWAII STATE VETERANS HOME AT HILO MEDICAL CENTER

EXISTING CAMPUS USES

FIGURE 3

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HAWAII STATE VETERANS HOME AT HILO MEDICAL CENTER

SURROUNDING USES

2. PROJECT NEED

The proposed Hawaii State Veterans Home will serve veterans of military service residing in Hawaii County who are in need of long-term care and adult daycare services. According to the Feasibility Analysis Report for a State Home in Hawaii County, City of Hilo, Hawaii (July 21, 2003) prepared for the Hawaii Health Systems Corporation, there are over 41,000 veterans over the age of 65 residing in the state of Hawaii. This age group is projected to peak at over 45,000 in 2015 then return to approximately 41,000 in 2025.

Geographically, by County, the proportion of veterans residing in the City & County of Honolulu is the highest, accounting for approximately 73.2% in 2000 but projected to decline to 67.0% in 2015 and to 62.7% in 2025. The second highest proportion, 13.7%, resided in Hawaii County in 2000, but this proportion is projected to increase to 16.6 % in 2015 and to 18.7% in 2025.

According to Federal Veterans Administration (VA) policy, veterans are to be served by a combination of the VA's own nursing homes, State Homes and community nursing homes. In Hawaii, the only VA nursing home is the 60-bed Center for Aging at Tripler Army Medical Center in Honolulu and there are presently no State Homes. Currently, the VA has contracts with two community nursing homes, both of which are in Honolulu.

In Hawaii County, about a dozen nursing homes provide a total of 720 beds but the overall occupancy rate for these beds in 2002 was approximately 92%. The high demand for nursing care in the County limits the ability of the VA to provide care to veterans through these facilities. Based on a demand analysis that could be met through a new State Home Hawaii, the report recommended development of a 95-bed State Home in Hawaii County on the campus of the Hilo Medical Center.

3. PROJECT DESCRIPTION

The proposed project will redevelop the old Hilo Hospital site for the new Hawaii State Veterans Home, which will provide a 95-bed long-term care facility and an adult daycare facility. Demolition of the abandoned Hilo Hospital buildings is ongoing and will also include the demolition of a portion of the connecting Laundry building to the north. The existing Generator Building and underground fuel tanks within the project site will remain.

The proposed Hawaii State Veterans Home will include two buildings, at-grade parking, vehicular and pedestrian access and landscaping (See Figures 5 and 6). Building A will consist of a single-story structure located east of the existing Acute Care Hospital. It will house the adult daycare facility, lobby, reception and admissions, administrative offices, conference rooms, staff lounge, and various spaces for maintenance, storage, receiving deliveries, and mechanical, electrical and communication equipment.

Building B will consist of a two-story structure with four wings lying to the east of Building A. Since the project site slopes downhill toward the east, the second floor of Building B's west wing will adjoin the floor of Building A. The first floor of Building B will house 18 double- and 11 single-occupancy rooms served by a central nursing station, physical and occupational therapy facilities, a dining room and a family dining room, kitchen, barber, offices, resident and staff lounges, and areas for maintenance, laundry, storage and utilities. The second floor will provide 18 double- and 12 single-occupancy rooms with a central nursing station, multipurpose activity area, dietary facility, dining room and family dining room, offices, resident and staff lounges, and areas for maintenance, laundry, storage and utilities. A mechanical room and penthouse will sit atop the second floor at the center of the building.

Vehicular access will be provided from Waianuenue Avenue through two existing driveways, which will be restored. The driveway to Building A will directly access the passenger drop-off/pick-up area fronting the lobby. The driveway will also access 27 parking stalls between Building A and the Acute Care Hospital. It will continue past Building A to connect with the existing internal roadway running behind the Acute Care Hospital and the project site. This existing internal roadway will provide access for four additional parking stalls, as well as service and delivery vehicles to the receiving area behind Building A.

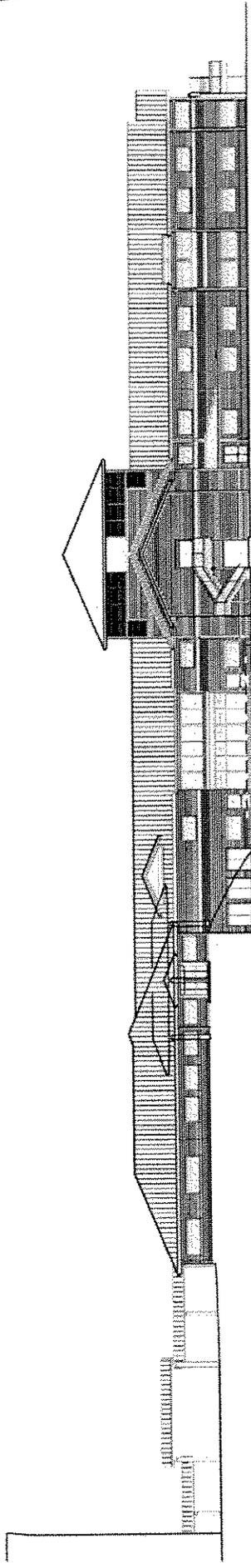
The second driveway to Building A accesses parking areas containing a total of 76 stalls. It also connects with the other driveway.

Covered walkways will connect Building A with the Acute Care Hospital and the existing Maintenance building; and, Building B with the Laundry building and the Extended Care Facility. The connection between Building B and the existing Laundry building will include reconstruction of a portion of the Laundry building. A new emergency generator will be installed adjacent to the existing generator building.

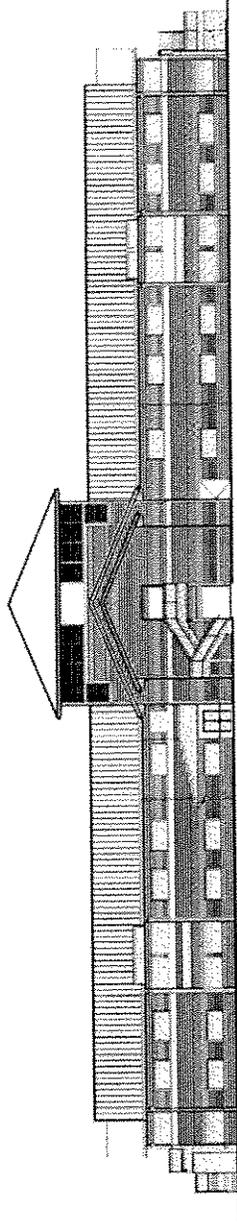
The frontage of Buildings A and B facing Waianuenue Avenue will be landscaped with trees, shrubs and lawns. An effort will be made to save and incorporate the existing Royal Poinciana tree in front of Building A. The parking medians will also be planted with rainbow shower trees and a row of rainbow shower trees and hibiscus hedge will screen the parking lot along Waianuenue Avenue. Behind the eastern and western wings of Building B, lawn and garden areas with paved walkways will be provided for residents and visitors.

3.1 Project Schedule and Cost

The construction is anticipated to begin in July 2005, and will continue for approximately 16 to 18 months, with a preliminary completion date in late 2006. The estimated project cost is approximately \$32 million.



SOUTH ELEVATION - BUILDINGS A AND B



EAST ELEVATION - BUILDING B



Source: Architects Hawaii Ltd.


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ENGINEERS - PLANNERS

HAWAII STATE VETERANS HOME AT HILO MEDICAL CENTER

PROPOSED ELEVATIONS

FIGURE

6

4. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

The following is a description of the existing environment, assessment of potential project impacts and proposed mitigation measures.

4.1 Climate

Hilo is located on the eastern side of Hawaii Island where the climate is typically semi-tropical, with average temperatures ranging from 71° in February to 76° in August. Average annual precipitation is about 127 inches. Northeasterly tradewinds, which prevail from spring to fall, generally vary from between 13 to 24 miles per hour.

Impacts

The proposed project will not affect regional climate conditions.

4.2 Geology and Topography

Hawaii Island was formed by lava from five volcanoes. The Hilo area lies at the base of the Mauna Loa volcano on a'a and pahoehoe lava flows from various eruptions. Immediately north of the project site, across Wailuku River, is land formed by lava flows from the Mauna Kea volcano.

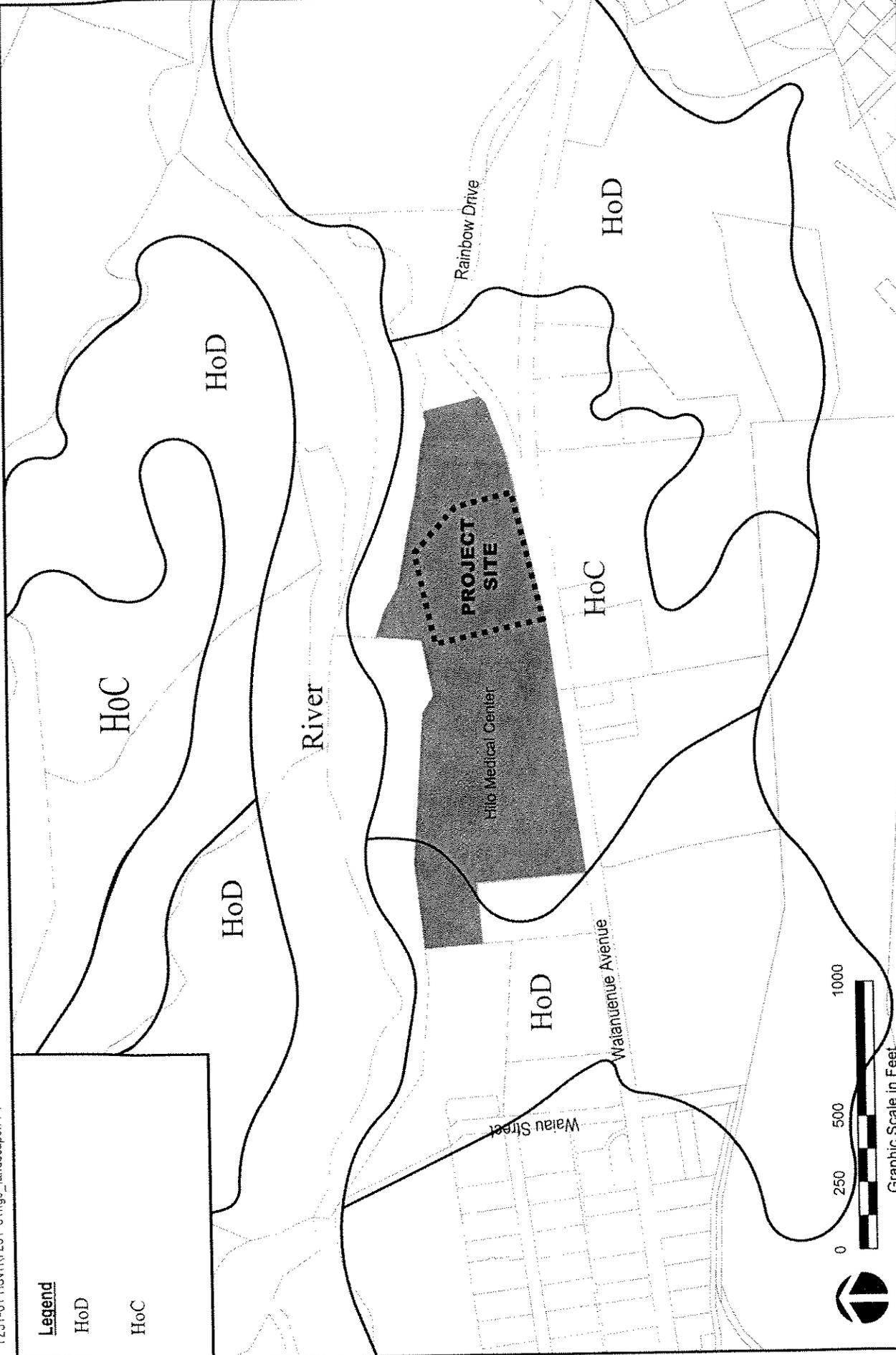
The project site is located at an elevation of about 460 feet above mean sea level. The overall topography of the Hilo Medical Center Campus slopes gently to the southwest, along and toward Wainuenue Avenue. The northern boundary of the Center is adjacent to the steep southern bank of the Wailuku River, which flows eastward.

Impacts

The proposed project will not alter the geology or overall topography of the project site.

Soils: According to the U.S. Department of Agriculture Soil Conservation Service, the soils underlying the project site are classified as Hilo silty clay loam with gentle slopes of 0 to 10 percent (HoC). This soil belongs to the family of geologically young soils (Inceptisols) that formed from volcanic ash in high rainfall areas (Hydrandepts). (See Figure 7).

The *Detailed Land Classification - Island of Oahu* published by the University of Hawai'i Land Study Bureau (LSB), evaluates the quality or productive capacity of certain lands on O'ahu for selected crops and overall suitability in agricultural use. A five-class



Legend
 HoD
 HoC


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HAWAII STATE VETERANS HOME AT HILO MEDICAL CENTER

SOILS MAP

**FIGURE
 7**

productivity rating system was established with "A" representing the highest productivity and "E" the lowest. The project site within the "C" or "Fair" classification. This soil classification occurs between the zero and 3000-foot elevations, with average rainfalls of 40 – 60 inches of annual rain. It is comprised of low humic latosol, reddish brown soil groups, and may, previously may have supported grazing, sugar cane, orchard, or forestry uses. The project site is not used for agricultural production.

A Soil Survey and Feasibility Study was conducted for the project site by Ernest K. Hirata & Associates, Inc. in December 2003. Findings from the study indicate that the project site is underlain by two distinct soil units. The first soil type, silty clay, is classified as gray to mottled gray silty clay with basaltic sand, gravel, and cobbles. This soil is highly compressible with relatively high (60%) moisture content, and is considered to be poor from a workability standpoint. Basalt, the second soil type, is considered to be hard, and is comprised of lava. The study recommended that all building foundations be constructed directly on the underlying hard basalt, and that the slabs-on-grade be designed as structural slabs capable of carrying the anticipated floor loads without the support of the underlying soil. A supplementary investigation including additional borings was also recommended for structural design.

Impacts and Mitigation Measures

No significant short-term impacts on soils are anticipated as a result of construction. Storm runoff from the project site during site preparation will be controlled in compliance with the "County's "Storm Drainage Standard", October 1970. In addition, all grading work will comply with Chapter 10 of the Hawaii County Code. Grading operations will also comply with the Erosion and Sedimentation Control Standards and Guidelines of the County of Hawaii Department of Public Works, as well as Hawaii Administrative Rules (HAR), Title 11, Chapters 54 and 55 regarding Water Quality Standards and Water Pollution Control, respectively. The area of soil disturbance within the project site will exceed one acre. Therefore, pursuant to HAR Chapter 11-55, a National Pollutant Discharge Elimination System (NPDES) permit for Construction Storm Water Activities will be required from the State of Hawaii Department of Health (DOH). A Best Management Practices (BMP) Plan will be prepared in conjunction with the NPDES permit application and may include typical mitigation measures such as: using silt fences, protecting inlets and catch basins, appropriately stockpiling materials on-site to prevent runoff and building over, and establishing landscaping as early as possible on disturbed soils to minimize length of exposure.

No significant long-term impacts on soils are anticipated as a result of the proposed project. Since the proposed project will replace a site that is almost entirely built-over or paved, the volume of surface runoff discharged into streams and existing drainage facilities will not increase. Areas disturbed during

construction will be built over, paved or landscaped to minimize erosion and sedimentation.

4.3 Hydrology

Groundwater: According to the State Commission on Water Resource Management's well inventory, the nearest wells are approximately nine miles down-gradient from the project site.

Surface Water: The project site is located adjacent to the Wailuku River, which flows in an easterly direction immediately beyond the northern boundary of the project site. A perennial stream, Wailuku River flows year-round. Drainage from the Hilo Medical Center campus flows or is directed away from Wailuku River toward County drainage facilities along Waianuenue Avenue.

Impacts and Mitigation Measures

No adverse impact on groundwater is anticipated. Due to the elevation of the project site, construction earthwork will not extend to the depth of the water table. Since wastewater will be discharged into the County sanitary sewer system, there will be no subsurface discharge of wastewater.

No significant short-term impacts on surface waters are anticipated as a result of construction. Storm runoff from the project site during site preparation will be controlled in compliance with the "County's "Storm Drainage Standard", October 1970. In addition, all grading work will comply with Chapter 10 of the Hawaii County Code. Grading operations will also comply with the Erosion and Sedimentation Control Standards and Guidelines of the County of Hawaii Department of Public Works, as well as Hawaii Administrative Rules (HAR), Title 11, Chapters 54 and 55 regarding Water Quality Standards and Water Pollution Control, respectively. The area of soil disturbance within the project site will exceed one acre. Therefore, pursuant to HAR Chapter 11-55, a National Pollutant Discharge Elimination System (NPDES) permit for Construction Storm Water Activities will be required from the State of Hawaii Department of Health (DOH). A Best Management Practices (BMP) Plan will be prepared in conjunction with the NPDES permit application and may include typical mitigation measures such as: using silt fences, protecting inlets and catch basins, appropriately stockpiling materials on-site to prevent runoff and building over, and establishing landscaping as early as possible on disturbed soils to minimize length of exposure.

No significant long-term impacts on surface water quality are anticipated as a result of the proposed project. Since the proposed project will replace a site that is almost entirely built-over or paved, the volume of surface runoff discharged into streams and existing drainage facilities will not increase. Areas disturbed

during construction will be built over, paved or landscaped to minimize erosion and sedimentation.

4.4 Hazardous Materials

4.4.1 Hazardous Materials Assessment Survey (December 2003)

A Hazardous Materials Assessment Survey was conducted for the project site by Clayton Group Services, Inc. in December 2003, prior to demolition of the abandoned Hilo Hospital building. The assessment included the collection and analyses of:

- Suspect asbestos-containing materials (ACM)
- Suspect lead-based paint (LBP),
- Potential polychlorinated biphenyl (PCB) containing transformers, capacitors, and fluorescent light ballasts; and
- Stored hazardous materials including petroleum hydrocarbon products and chemical containers.

4.4.1.1 Suspect Asbestos-Containing Materials (ACM)

Seven types of materials collected contained asbestos above the regulatory level of one percent including, pipe insulation, flooring materials, sink and countertop undercoatings, roofing materials, cement panel, ceramic wall tile underlayings, and asphaltic seismic joint compound.

4.4.1.2 Suspect Lead-Based Paint (LBP)

Of the 74 paint chip samples collected for lead analysis, two contained lead concentrations above the regulatory level of 0.5% lead by weight. These LBPs were observed in fair condition and considered acceptable to remain in place during demolition activities. In addition, 60 samples contained lead concentrations at or above the laboratory reporting limits.

4.4.1.3 Potential polychlorinated biphenyl (PCB)

Three electrical transformers were observed in a ground floor electrical room. No information on the PCB content of these transformers was available during Clayton's assessment. In addition, several fluorescent light fixtures and associated electrical ballasts were inspected. Clayton did not observe "No PCB's" labeling on the ballasts. Several walk-in refrigerator and freezer units were observed in the kitchen areas. The compressor motors associated with these units may have included PCB capacitors.

4.4.1.4 Stored hazardous materials

Several package air-handler units (AHUs) were observed on the rooftops and refrigeration units in the ground floor kitchen areas, which may contain materials such as chlorofluorocarbons (CFCs) and fluids that require specific handling and regulatory disposal requirements. The visual inspection included suspect arsenic-containing materials such as canec wall and ceiling board. None were observed.

Two walls of the x-ray room were lined with a thin layer of lead plating. In addition, containers labeled as bio-hazardous waste were observed at various locations throughout the site.

4.4.2 Addendum to Environmental Services (May 2004)

In May 2004, Clayton conducted a re-inspection of the site to collect additional samples of suspect ACM from one of the surgery rooms. Two utility rooms that were inaccessible during the original inspection were also inspected. The material samples were found to contain asbestos concentrations above the one percent regulatory limit.

Impacts and Mitigation Measures

Hazardous Materials Assessment Survey (December 2003):

- **ACMs:** The report stated that the pipe insulation was considered friable, while the remaining ACM was considered non-friable. The non-friable ACM, however, would likely become friable during building demolition activities. Therefore, prior to the planned demolition activities, the confirmed ACM should be removed from the affected building by a licensed asbestos abatement contractor, under the supervision of a qualified industrial hygienist and in compliance with federal and state regulations.
- **LBP:** Prior to disposal, demolition debris containing LBP was recommended for toxicity characteristic leaching procedure (TCLP) lead analysis. In addition, Clayton recommended conducting air monitoring during demolition activities to ensure that airborne lead dust would be below OSHA's requirements.
- **PCBs:** Clayton recommended testing the dielectric fluid in the transformers for PCB content. If they were found to be PCB-containing or PCB-contaminated, the transformers were to be removed and properly disposed of prior to demolition activities. The unlabeled ballasts were recommended to be removed from the light fixtures, sealed in properly labeled drums, and disposed of as PCB waste. Similarly, the suspect refrigerator capacitors were recommended for removal from the compressor motors, sealed in properly labeled drums, and disposed of as PCB waste.
- **Stored Materials:** Prior to demolition activities, Clayton recommended that the lead plating be properly removed and recycled at a metal recycling facility. The containers labeled as bio-hazardous were recommended to be removed and properly disposed of.

Addendum to Environmental Services (May 2004): This report did not include recommendations for removal or disposal of the ACMs.

4.5 Flood Hazard

Based on the Flood Insurance Rate Map ("FIRM"), Panel Number 155166 0880 C revised September 16, 1998, prepared by the Federal Emergency Management Agency ("FEMA"), the project site is designated Zone "X", Areas determined to be outside the 500-year flood plain" (See Figure 8). The project site is not located in any of the areas identified as sustaining repetitive losses in the County of Hawaii Civil Defense Agency's *Hazard Mitigation Plan: Natural Hazards*.

Impacts and Mitigation Measures

No impacts related to flooding are anticipated since the project site is outside of the 500-year flood plain.

4.6 Volcanic and Seismic Hazard

The project site is located at the extreme north edge of the Mauna Loa northeast rift zone in Volcanic Hazard Zone 3, which is the third highest of nine hazard zones established for the island of Hawaii by the U.S. Geological Survey (See Figure 9). Hazard zones from lava flows are primarily based on the location and frequency of both historic and prehistoric eruptions. Hazard Zone 3 is defined as: 1 to 5 percent of area covered by lava since 1800, and 15 to 17 percent of area covered by lava in the last 750 years. The greater distance from recently active vents and/or the topography of the area makes it less likely that flows will cover these areas than in Zones 1 and 2.

Seismically, the Island of Hawaii is one of the most active areas in the world, with more destructive earthquakes occurring here than in any other comparably sized area in the United States. The record of earthquake intensities on the Island of Hawaii is fairly complete for the past 166 years. Based on this record, the project site lies within the occurrence zone of Intensity VIII earthquakes, corresponding to the Mercalli Intensity Scale. Intensity VIII is the second highest on the scale.

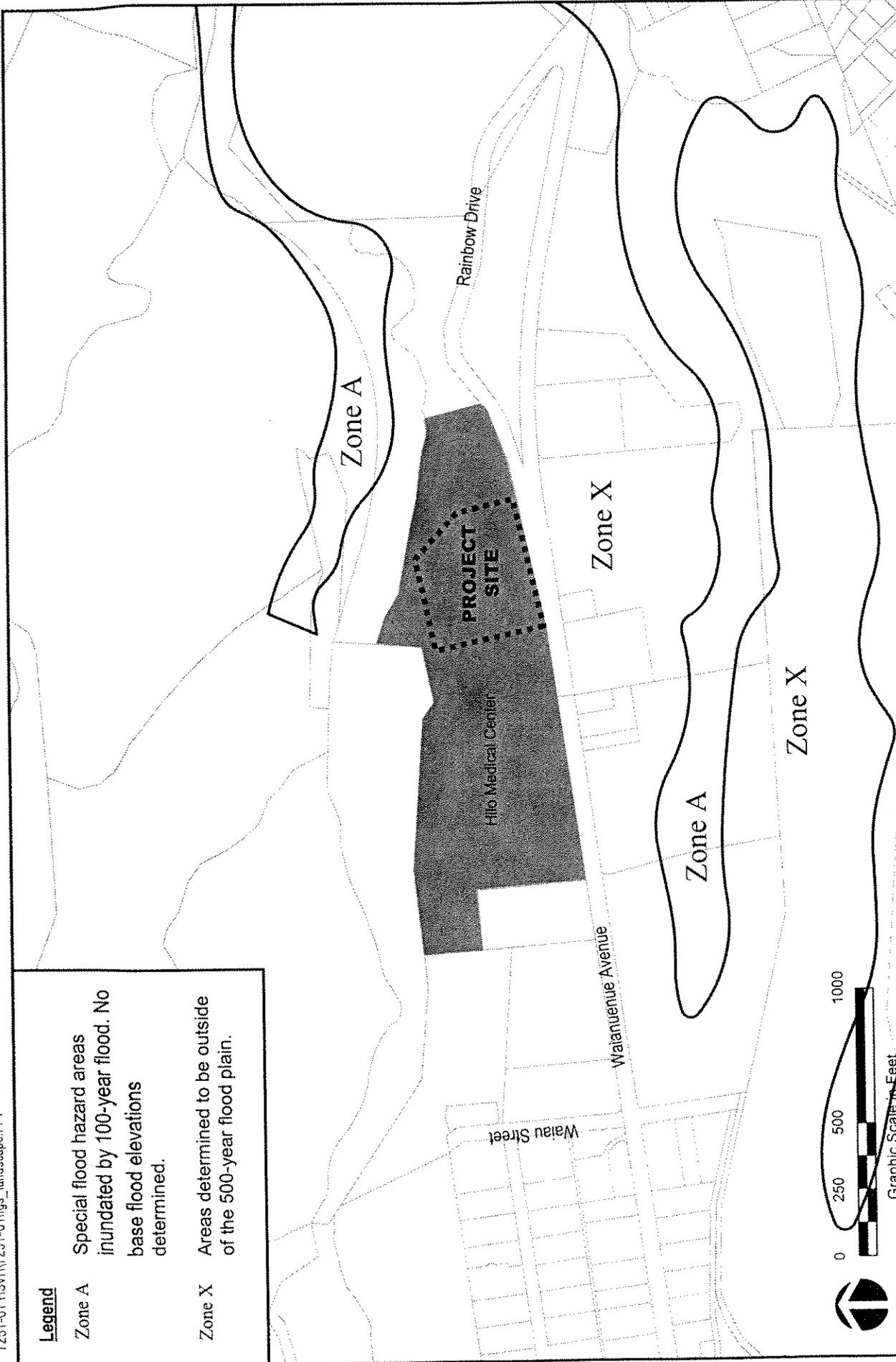
Impacts and Mitigation Measures

Mauna Loa will continue to erupt in the future, perhaps every few decades. The project site, as well as the entirety of Hilo and surrounding areas are subject to risks associated with such eruptions.

To protect structures subject to seismic activity, the County of Hawaii in 1991 adopted the International Conference of Building Officials' (ICBO) Uniform Building Code (UBC) construction standards for Seismic Zone 4, the highest standards for seismic protection. The proposed project will be constructed to those standards.

Legend

- Zone A Special flood hazard areas inundated by 100-year flood. No base flood elevations determined.
- Zone X Areas determined to be outside of the 500-year flood plain.



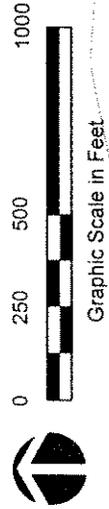
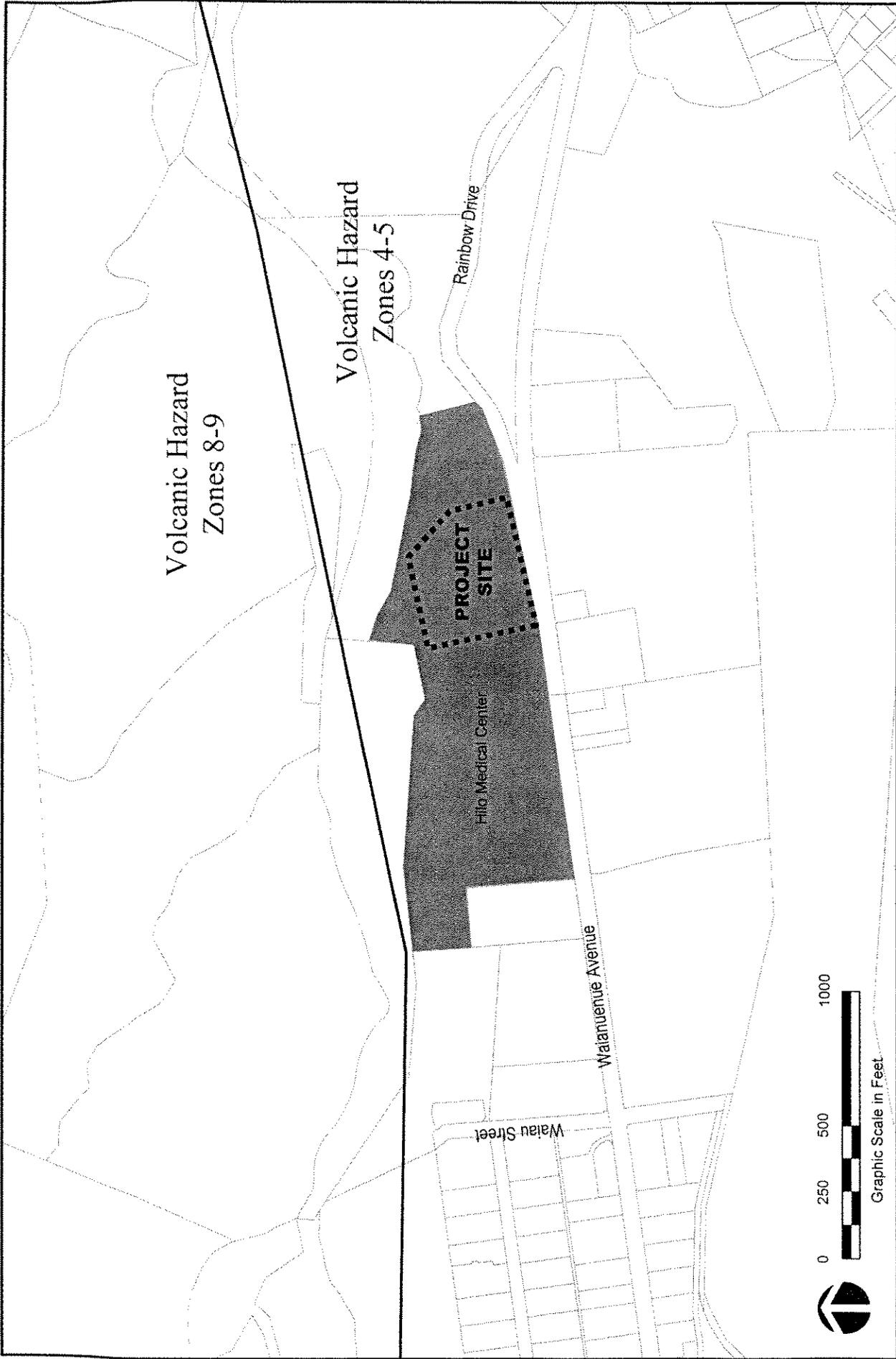

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HAWAII STATE VETERANS HOME AT HILO MEDICAL CENTER

FLOOD INSURANCE RATE MAP

FIGURE

8




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HAWAII STATE VETERANS HOME AT HILO MEDICAL CENTER

VOLCANIC HAZARD MAP

FIGURE

9

4.7 Flora and Fauna

No federally protected, threatened or endangered species of plants or animals are known to inhabit the project site. According to the maps contained in the Critical Habitat Updates available at the U.S. Fish & Wildlife Service's (USFWS) website, the project site is not located within USFWS-proposed critical habitats for 47 plant species on the Island of Hawaii. Flora within the project site is limited to landscaped areas and includes a mature Royal Poinciana tree at the hospital entrance, shrubbery and common weed species. Faunal species that may be present at the project site include common introduced bird species such as sparrows, mynah, doves, and cardinal; introduced mammals such as dogs, cats, rats, mice and mongoose; and, common introduced lizards and insect species.

Impacts and Mitigation Measures

Redevelopment of the project site will replace existing landscaping with extensive new landscaping. Based on the minimum requirements of the Hawaii County Code, which states that one caliper shade tree must be provided for every 12 parking stalls, approximately nine trees are required for the project. The proposed landscape plan provides for approximately 17 rainbow shade trees, more than twice the minimum requirement. Native or Polynesian plant species proposed in the landscape plan include: Kukui, Ohia Lehua, Hapu'u, Ulei, Laua'e Fern, Ti (variegated), Spider Lily, and Fuji Fan Palm. If feasible, the existing Royal Poinciana tree will be retained and incorporated in the redeveloped project. Habitats for various avian, mammal and insect species inhabiting the project site will be removed and subsequently replaced by comparable habitats.

4.8 Noise

The project site is surrounded by various health care facilities that are noise-sensitive uses. Noise sources in the vicinity include traffic noise along Waianuenue Avenue and in nearby parking areas, ambulance sirens and helicopters operations related to emergency transport of patients and mechanical equipment used for air conditioning, elevators, laundry and grounds maintenance. Ongoing demolition of the old Hilo Hospital at the project site is a temporary source of noise.

Impacts and Mitigation Measures

Construction noise will be unavoidable as the project site is redeveloped. Since construction activity will occur in different locations of the project site at different times, the intensity and duration of exposure to construction noise at any receptor location will vary.

Construction noise will comply with State Department of Health (DOH) rules for "Community Noise Control" (Chapter 11-46, Hawai'i Administrative Rules). Mitigation of construction noise to inaudible levels will not be practical due to the anticipated intensity of noise sources (80 to 90+ dB at 50 FT distance), and due

to the exterior nature of the work (excavation, grading, trenching, concrete pouring, hammering, etc.). The use of properly muffled construction equipment will be required on the job site.

The DOH rules limit construction activities to the hours between 6:30 am to 6:00 pm on weekdays, except holidays, and 8:30 am to 6:00 pm on Saturday. Further restrictions on construction noise will be determined in consultation with the neighboring Acute Care facility and Long-Term Care facility operations.

Long-term impacts related to the proposed State Veterans Home will be comparable to existing nursing home operations in the vicinity. Most noise-related impacts will be associated with vehicular traffic and parking for the project, mechanical equipment and maintenance activities.

4.9 Air Quality

According to the State Department of Health's (DOH) 2003 Annual Summary Hawai'i Air Quality Data, "Air quality in the State of Hawai'i continues to be one of the best in the nation and criteria pollutant levels remain well below state and federal ambient air quality standards." The report contains five-year trends based on annual averages for particulates, sulfur dioxide and nitrogen dioxide and annual averages of daily maximum 1-hour values recorded for ozone and carbon monoxide from 1999 to 2003. During this period, the averages were well below federal standards, as well more stringent State standards for carbon monoxide and nitrogen dioxide.

The DOH maintains a special purpose air quality monitoring station for "vog" near the project site. Located on the grounds of the Adult Rehabilitation Center of Hilo at 1099 Waiianuenue Avenue, the station samples PM₁₀ (particulate matter 10 micros or less) and SO₂ (sulfur dioxide). According to DOH's 2003 Annual Summary, levels of these pollutants measured at this station were well below State and federal standards. Notably, however, SO₂ levels at the station were significantly greater than those recorded at other monitoring stations across the State due to its proximity to volcanic activity.

Impacts and Mitigation Measures

The proposed project will have short-term construction-related impacts on air quality, including the generation of dust and emissions from construction vehicles, equipment and commuting construction workers. The construction contractor is responsible for complying with State Department of Health Administrative Rules, Title 11, Chapter 60-11.1 regarding "Air Pollution Control", specifically Section 11-60.1-33 regarding fugitive dust and the prohibition of visible dust emissions at property boundaries.

Mitigation measures to address short-term impacts include:

- Minimizing the movement of construction vehicles during peak traffic periods to avoid traffic congestion and associated increase in vehicular emissions; and,
- Controlling the generation of fugitive dust through frequent watering of unpaved vehicular access routes and areas of disturbed soil within the project site and building over or landscaping disturbed soils as soon as possible to minimize the time of exposure.

In the long-term, the proposed project will generate additional traffic associated with its operation. Although such traffic-related emissions will marginally degrade air quality in the immediate vicinity, they are not anticipated to exceed federal or State ambient air quality standards.

4.10 Archaeological, Historic, and Cultural Resources

An archaeological inventory survey dated February 1993 was prepared in conjunction with an environmental assessment (EA) for the proposed Hilo Health Care Center (Final EA dated October 25, 1993) in the parcel directly across Waianuenue Avenue from the Hilo Medical Center. According to the inventory survey report, in terms of ancient Hawaiian settlement patterns, the area in the vicinity of the project site is categorized as an Upland Agricultural Zone characterized by scattered huts, garden plots and dryland taro cultivation. Subsequent historic land alterations, primarily related to sugarcane cultivation have affected the preservation of any pre-Contact remains. In the early 1900's, the Hawaii Mill Company cultivated sugarcane in the Piihonua area, which likely encompassed the area in the vicinity of the project site.

The project site was previously developed for the original Hilo Hospital building, which was constructed around 1950, and subsequently expanded in 1959 with the addition of the former emergency room building. The original Hilo Hospital building was built more than 50 years ago and is, therefore, eligible for listing in the State and National Register of Historic Places.

There are no known native cultural resources or on-going cultural practices associated with the project site. Although the Wailuku River was undoubtedly an important native cultural resource in the past, no current cultural practices associated with such resources are known to utilize access to the River through the Hilo Medical Center campus. Since the portion of Wailuku River adjacent to the Hilo Medical Center campus is within the Wailuku River State Park, public access to this area is available.

Impacts and Mitigation Measures

The proposed project is not anticipated to affect any significant archaeological sites. No impacts on native cultural resources or practices are anticipated since none are associated with the project site or are accessed through the project site.

4.11 Views

Along Waianuenue Avenue, the streetscape in the vicinity of the project site is urban in character, fronted by various institutional buildings. The four-story old Hilo Hospital building is the dominant feature occupying the project site and presenting a visual impression of disrepair. The Hilo Medical Center campus is located adjacent to the Wailuku River State Park, which features scenic views of Rainbow Falls with portions of the old Hilo Hospital building visible in the background.

Impacts and Mitigation Measures

The proposed redevelopment of the project site will replace the towering former Hilo Hospital buildings with new one and two-story structures, more open space and landscaping that will be in character with the newer facilities that have been developed on the Hilo Medical Center campus and surrounding areas. Views of Rainbow Falls at Wailuku River State Park will be enhanced by replacing the tall buildings visible in the background with low-rise structures that will be below the line of sight.

4.12 Socio-Economic Characteristics

Population and Housing: The 2000 Census reported the population of Hilo at 40,759. Compared to the State of Hawaii as a whole, Hilo's demographic characteristics are not markedly different but indicate some variations (see Table 1). By age, Hilo has a lower proportion of people 20 to 64 years old but a higher proportion of those 65 and older. Hilo's racial mix has proportionately less Whites and Asians and more Native Hawaiians/Pacific Islanders and mixed races than the State as a whole. Hilo's households have proportionately less married-couple families, more female householders and non-family householders 65 years and older in comparison to the State as a whole. Housing characteristics indicate a greater proportion of homeownership and less vacant units in Hilo than the State as a whole. Social characteristics indicate that Hilo has a slightly greater proportion of veterans and a much lower proportion of foreign born than the State. Economic characteristics show a smaller percentage of those 16 and over in the work force.

Economy: Relative to economic characteristics, the 2000 Census shows that Hilo has a smaller percentage of those 16 and over in the work force, lower household, family and per capita income, and a greater proportion of families and individuals below the poverty level than the State as a whole.

Impacts and Mitigation Measures

Population and Housing: Marginal impacts on the population and the housing inventory in Hilo are anticipated to result from the construction and subsequent occupation of the proposed project. The proposed project will provide a 95-bed long-term care facility for veterans living in Hawaii County.

TABLE 1: DEMOGRAPHIC CHARACTERISTICS: 2000

Subject	Hilo CDP*		State of Hawaii	
	Number	Percent	Number	Percent
Total population	40,759	100	876,156	100
AGE				
Under 5 Years	2,301	5.6	78,163	6.5
5 – 19 years	9,143	22.4	249,088	20.6
20 – 64 years	22,492	55.2	723,685	59.7
65 years and over	6,823	16.7	160,601	13.4
Median age (years)	38.6	--	36.2	--
RACE				
White	6,976	17.1	294,102	24.3
Black or African American	183	0.4	22,003	1.8
American Indian and Alaska Native	137	0.3	3,535	0.3
Asian	15,610	38.3	503,868	41.6
Native Hawaiian and other Pacific Islander	5,348	13.1	113,539	9.4
Two or more races	12,120	29.7	259,343	21.4
Other	385	0.9	15,147	1.3
HOUSEHOLD (BY TYPE)				
Total Households	14,577	100	403,240	100
Family households (families)	10,105	69.3	287,068	71.2
With own children under 18 years	4,462	30.6	129,322	32.1
Married-couple family	7,073	48.5	216,077	53.6
With own children under 18 years	2,846	19.5	96,758	24.0
Female householder, no husband present	2,216	15.2	49,923	12.4
With own children under 18 years	1,228	8.4	23,619	5.9
Non – families households	4,472	30.7	116,172	28.8
Householder living alone	3,510	24.1	88,153	21.9
Householder 65 years and over	1,540	10.6	28,565	7.1
Average persons per household	2.70	--	2.92	--
HOUSING OCCUPANCY AND TENURE				
Total Housing Units	16,076	100	460,542	100
Occupied units	14,577	91.0	403,240	87.6
By owner	8,873	60.9	227,888	56.5
By renter	5,704	39.1	175,352	43.5
Vacant units	1,449	9.0	57,302	12.4
Homeownership rate (%)	60.6		56.5	--
SOCIAL CHARACTERISTICS				
Population 25 years and over	26,554	100	802,477	100
High school graduate or higher	22,806	85.9	687,666	84.6
Bachelor's degree or higher	6,444	24.3	210,041	26.2
Civilian veterans (civilian pop. 18 yrs. & older)	4,289	14.0	120,587	13.7
Disability status (pop. 21 to 64 years)	3,793	17.6	118,555	17.7
Foreign born	2,937	7.2	212,229	17.5

Subject	Hilo CDP		State of Hawaii	
	Number	Percent	Number	Percent
Total population	40,759	100	876,156	100
ECONOMIC CHARACTERISTICS				
In labor force (pop. 16 & over)	18,848	58.8	612,831	64.5
Median household income (dollars)	39,139	--	49,820	--
Median family income (dollars)	48,150	--	56,961	--
Per capita income (dollars)	18,220	--	21,525	--
Families below poverty level	1,228	11.1	22,101	7.6
Individuals below poverty level	6,773	17.1	126,154	10.7

*Source: U.S. Census Bureau *Census Designated Place*

Economy: In the short term, the construction expenditures will confer some positive benefits to the local economy. This would include creation of some construction and construction support jobs, and State and County Tax revenue associated with construction expenditures.

In the long-term, the proposed project will create job opportunities through 75 new staffing positions, comprised of 45 during the day shift, 20 during the evening shift, and 10 during the night shift.

4.13 Public Services

4.13.1 Police Services

The project site is located within the Hawaii County Police Department's South Hilo District. It is patrolled by officers stationed Hilo Station, located approximately two miles from the project site, at 349 Kapiolani Street.

Impacts and Mitigation Measures

In the short-term, the proposed project will have construction-related impacts such as dust emissions, noise, and construction-related traffic that may elicit complaints received by the Police Department. In the long-term the proposed project will increase the demand for police services due to the marginal increase in employees, long-term residents, and visitor traffic associated with the project.

4.13.2 Fire Services

The project site is located within the Hawaii County Fire Department's Fire District 4. It is serviced by the Kaumana Station, located approximately one mile from the project site at 310 Kaumana Drive.

Impacts and Mitigation Measures

By installing a fire sprinkler system in the proposed new construction, designing new structures to meet current building codes, and providing a fire department access road, the project is anticipated to improve fire protection within the center and reduce potential demand for fire fighting services.

4.13.3 Medical Services

Several medical and healthcare facilities are located along Waianuenue Avenue in proximity to the project site. Located along the same side of Waianuenue Avenue as the project site are: Kaiser Permanente (to the west) and Saint Francis Dialysis Center (to the east). Located across Waianuenue Avenue are: Hale Anuenue Restorative Care Center (to the west), Hawaii Pacific Oncology Center (owned by Hilo Medical Center), and The Arc of Hilo and Hospice of Hilo (to the east).

Impacts and Mitigation Measures

No significant impacts to the surrounding medical services are anticipated as a result of the project. The proposed project will be able to meet the medical needs of the veterans as it will provide long-term care and adult daycare services. Additional services and amenities will include: physical and occupational therapy, multi-purpose activity area, dining room and family dining room, dietary facility, and resident and staff lounges.

4.13.4 Public Educational Services

The project is located in the State Department of Education's Hilo-Laupahoehoe-Waiakea Complex-Area within the Hawaii District. The site lies within the area serviced by Hilo High School, Hilo Intermediate School, Hilo Union Elementary School, and E.B. De Silva Elementary School.

Impacts and Mitigation Measures

The proposed project is not anticipated to increase demand for public school services.

4.13.5 Recreation

Numerous public recreational resources are provided throughout South Hilo. Within proximity to the project site, these include the Rainbow Falls Park, Carvalho Park, and Waituku River State Park.

Impacts and Mitigation Measures

The proposed development will increase the number of residents at the project site. The recreational needs of these residents, however, are generally not dependent on public park facilities. As such, significant impacts to recreational resources are not anticipated.

4.14 Traffic & Parking

Waianuenue Avenue in the vicinity of the Hilo Medical Center is a two-lane County roadway with a posted speed limit of 35 mph. On school days, Waianuenue Avenue is a contra-flowed for one-way traffic in the westbound direction between 7:00 am and 8:00 am to accommodate traffic generated by Hilo High School. On-street parking along Waianuenue Avenue in the vicinity of the project site is prohibited.

Vehicular access to the Hilo Medical Center campus is available through six driveways along the Waianuenue Avenue frontage. Two of the driveways lead into the project site but have been blocked in conjunction with the on-going demolition of the abandoned Hilo Hospital building. Parking for the Hilo Medical Center is provided in various paved parking lots throughout the campus. In addition, a paved parking lot for visitors is located across Waianuenue Avenue from the Acute Care Facility and an unpaved gravel lot for staff parking is located across Waianuenue Avenue from the project site. Service and delivery vehicles use an internal roadway leading to receiving areas behind the Acute Care Hospital and connecting to the various parking areas and access driveways.

Impacts

In the short-term, construction activities at the project site will generate traffic associated with commuting construction workers, delivery of construction material, removal of construction wastes, and movement of construction equipment.

In the long-term, the proposed project will generate traffic associated with commuting staff, drop-off/pick-up of adult daycare clients, drop-off/pick-up of long-term care residents, visitors, and deliveries. Although the amount of traffic generated by the proposed project will be less than that generated by the former hospital, much of that traffic was shifted to the Acute Care Hospital when it was completed. Since then, the abandoned Hilo Hospital buildings were used for storage and office space and generated little associated traffic. Redevelopment of the project site will, therefore, be an additional traffic generator within the Hilo Medical Center. The type of traffic it will generate will be comparable to the existing mix of traffic associated with the various existing healthcare service providers in the vicinity.

Based upon traffic count data obtained from the State DOT, Highways Division, and utilizing generally accepted techniques and procedures developed by the Institute of Transportation Engineers (ITE) and published in "Trip Generation, 7th Edition," 2003, the proposed project is expected to have a marginal impact on the traffic conditions in the project vicinity. Traffic volumes along Waianuenue Avenue are anticipated to increase by approximately 2.5% during the AM and PM peak periods due to the development of the proposed Hilo Veterans Center.

These increases in traffic are in the range of daily volume fluctuations along this roadway.

The proposed project will provide a total of 107 parking stalls, two loading zones behind Building A for receiving delivery vehicles and two passenger drop-off areas fronting Building A and B, respectively. These areas will be located within the project site and accessed from the two driveways, which will be internally connected to existing driveways within the Hilo Medical Center campus. The 106 parking stalls to be provided within the project site will be sufficient to accommodate the State Veterans Home staff and visitors. Hence, there will be no additional use of the existing staff parking lot across Waianuenue Avenue and no additional pedestrian traffic crossing Waianuenue Avenue to the State Veterans Home. The driveway connections to the internal roadway will also facilitate access for various service and delivery vehicles within the Hilo Medical Center campus, minimizing the need to use Waianuenue Avenue.

It is noted that a separate EA is currently being prepared by Geometricians Associates LLC for a new parking lot planned for the Hilo Medical Center. The EA is being prepared to assess potential impacts to the project area as a result of the proposed parking lot.

4.15 Utilities

Water: The water system in the project vicinity includes 16-inch waterline along Waianuenue Avenue. The project site currently has a service lateral with the Department of Water Supply (DWS) to service a 6-inch compound meter.

Wastewater: The Hilo Medical Center is served by the County wastewater collection system that collects flows along a 10-inch line beneath Waianuenue Avenue. Flows are conveyed to the wastewater treatment plant near Hilo Airport for treatment and disposal.

Drainage: The project site is located adjacent to the Wailuku River, which flows in a northeasterly direction immediately beyond the northern boundary of the project site. A perennial stream, Wailuku River, flows year-round in its upper reaches but intermittently in its lower reaches. Drainage from the Hilo Medical Center campus flows or is directed away from Wailuku River toward County drainage facilities along Waianuenue Avenue.

Electrical: Approximately 80 percent of Hilo Medical Center's electrical requirements are supplied by the cogeneration plant located on the property, immediately to the north of the project site. The remaining 20 percent of the center's power is supplied by Hawaii Electric Light Company (HELCO).

Impacts and Mitigation Measures

Water: Consultation with the DWS indicates that water service is available for the proposed project. According to the DWS, the meter connection size will be

determined by the anticipated maximum daily water usage and peak-hour flow recommended by a registered engineer in the State of Hawaii and will be subject to review and approval by the DWS. The DWS will also require the installation of a backflow preventer on the northern side of Waianuenue Avenue.

Wastewater: Wastewater generated by the proposed project will be conveyed to the existing 10-inch line along Waianuenue Avenue.

Drainage: The project site is almost entirely covered by impermeable surfaces comprised of roofed structures and pavement. While the proposed project will replace these impermeable surfaces with new structures and pavement, additional landscaped areas will result in a net reduction of impermeable surface and associated volume of runoff from the site. Drainage from the project site will continue to be directed to County drainage facilities along Waianuenue Avenue.

Electrical: The proposed project's electrical requirements will be supplied by HELCO. Use of natural ventilation on portions of Building A will help reduce the project's self-reliance on mechanically-dependent cooling methods. In the long-term, an additional standby generator is planned to eliminate the reliance on HELCO's power supply during emergencies.

Where practicable and as budget and construction schedules allow, the design of the project will employ sustainable environmental design techniques including:

- Implementing erosion and sedimentation controls, reducing site disturbance, and storm water management;
- Providing efficient landscaping to reduce heat island and encouraging alternative transportation to reduce the impact to parking lots. Utilizing water-efficient landscaping to reduce water demands;
- Collecting and storing recyclables, employing aggressive construction waste management techniques, reusing building materials, and using local-regional material. Utilizing recyclable and sustainable materials and processes for the building construction;
- Encouraging the use of materials with low emitting pollutants; and
- Using architectural day lighting schemes with associated exterior views.

5. RELATIONSHIP TO LAND USE, POLICIES AND CONTROLS

This section discusses State and County of Hawaii land use plans, policies and controls relating to the proposed project.

5.1 State Land Use District

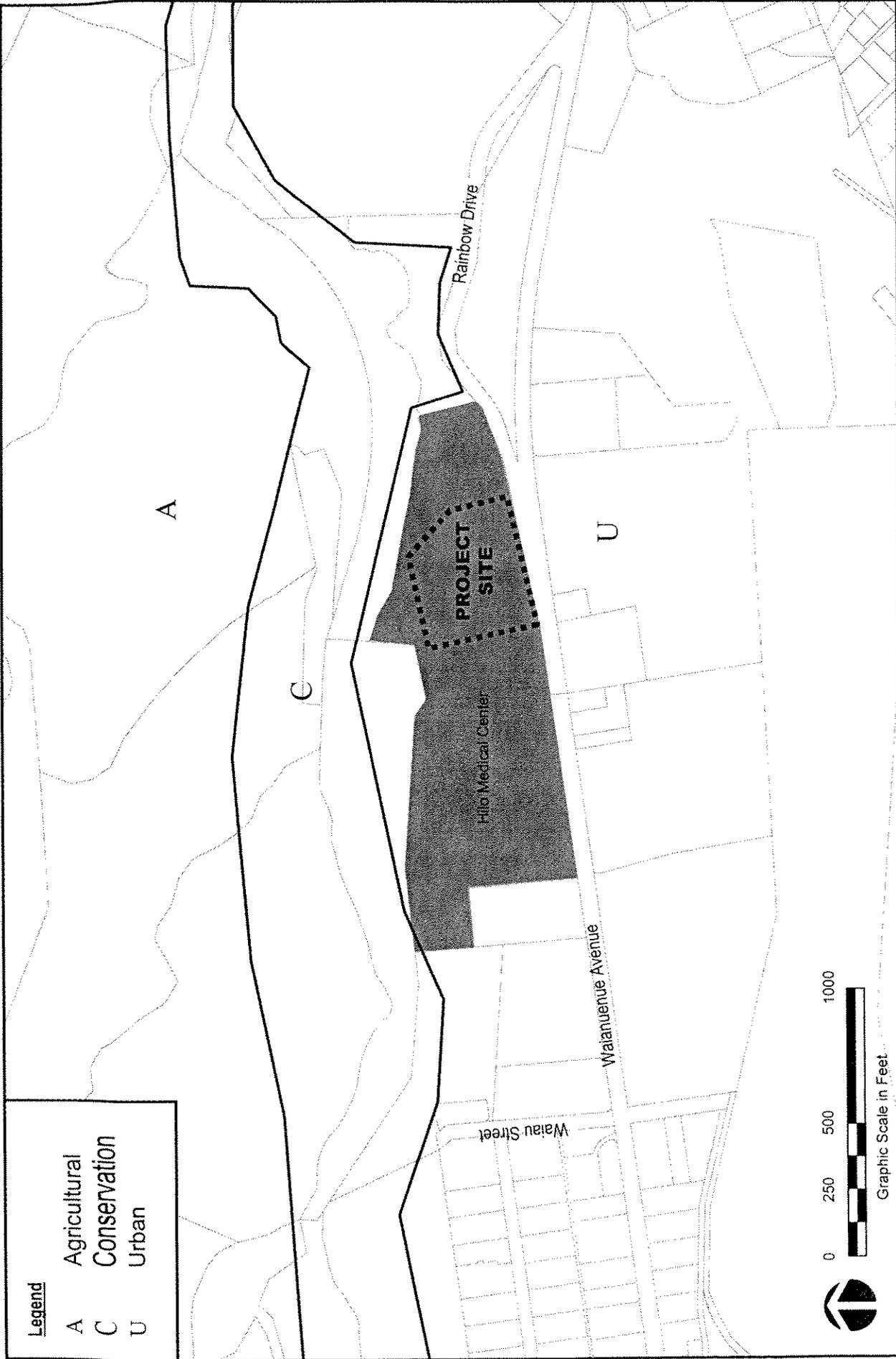
The Hawai'i Land Use Law (Chapter 205, Hawai'i Revised Statutes), classifies all land in the State into four land use districts: Urban, Agricultural, Conservation, and Rural. The Hilo Medical Center campus is located in the Urban District, which includes *"lands characterized by city-like concentrations of people, structures, streets, urban level of services and other related land uses."* The proposed project is consistent with the Urban classification (See Figure 10).

5.1.1 Hawaii County General Plan

The 1989 Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) map designates the project site Low Density Urban Development, which is intended for single-family residences, ancillary community and public uses, and convenience type commercial uses. The on-going General Plan Revision Program proposes no change in designation for the project site. Notably, proposed revisions identify the Hilo Medical Center with an Existing Hospital symbol on its Public Facilities – Hospitals map.

5.1.2 Hawaii County Zoning Code

The Hilo Medical Center campus, including the project site, is zoned RS-10, Single-Family Residential with a minimum lot size of 10,000 square feet (See Figure 11). Permitted uses in the RS-10 zone include "adult day care homes", which is a proposed use in Building A. Consultation with the County of Hawaii Planning Department indicates that the proposed project is allowed as a Conditional Permitted Use under Ordinance No. 6, which was adopted on March 1, 1967.



Legend

- A Agricultural
- C Conservation
- U Urban



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HAWAII STATE VETERANS HOME AT HILO MEDICAL CENTER

STATE LAND USE MAP

FIGURE 10

Legend

- RS-10 Residential
- RS-15 Residential
- O Open




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HAWAII STATE VETERANS HOME AT HILO MEDICAL CENTER

ZONING MAP

6. DETERMINATION – FINDING OF NO SIGNIFICANT IMPACT

A. Agency

The Hawaii Health Systems Corporation (HHSC), and agency of the State of Hawaii

B. Accepting Authority

Governor, State of Hawaii

C. Description of the Proposed Action

Redevelop of the old Hilo Hospital site within the Hilo Medical Center campus with the new Hawaii State Veterans Home. Following on-going demolition of the old Hilo Hospital buildings, the proposed redevelopment will include a 95-bed long-term care and adult day care facility, with supporting nursing care, physical and occupational therapy, food preparation and dining, laundry, maintenance, visitation, counseling and administration. Potential impacts of the proposed project have been evaluated in accordance with the significance criteria of Section 11-200-12 of the Department of Health's Administrative Rules. Discussion of the project's conformance to the criteria is presented as follows:

D. Determination and Reasons Supporting Determination

Potential impacts of the proposed project have been evaluated in accordance with the significance criteria of Section 11-200-12 of the Department of Health's Administrative Rules. In general, the proposed project will not:

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

The proposed project will redevelop a previously occupied site, and continue a health-care use. No significant natural resources or habitats have been identified on the project site.

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

The proposed project will not curtail the beneficial uses of the environment. The proposed project involves the redevelopment of a site within an existing health care campus with a complementary use.

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

The proposed project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawai'i. As presented in this EA, the project's potential temporary adverse impacts are associated with short-term construction-related activities and can be mitigated through adherence to standard construction impact mitigation practices.

- (4) *Substantially affects the economic welfare, social welfare and cultural practices of the community or state;*

The proposed project would provide short-term economic benefits in the form of construction jobs as well as employment associated with the operation of the project. The proposed project would also positively impact the social welfare of the region by providing long-term care for veterans residing in Hawaii County within an existing health care campus.

- (5) *Substantially affect public health;*

The proposed project is anticipated to have a positive impact on public health by providing a long-term care facility for veterans residing in Hawaii County.

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

The proposed project will add 95 beds for long-term care as well as adult day care services in an area of Hilo where other existing long-term care and health care services are located. Its secondary effect will be to further concentrate the provision of such services, thereby continuing an existing trend. The proposed project will not, in itself, significantly increase demand for public facilities, services, or infrastructure.

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

Construction activities associated with the proposed project are anticipated to result in short-term impacts to noise, air quality, water quality and traffic in the immediate project vicinity. With the incorporation of mitigation measures during the construction period, the project will not result in long-term degradation of environmental quality.

- (8) *Individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;*

The proposed project will add 95 beds for long-term care as well as adult day care services in an area of Hilo where other existing long-term care and health care services are located. It will also redevelop a site within an existing health care campus previously occupied by a health care facility. Therefore, while the project will contribute to a growing concentration of health care services in the area, these uses are consistent with the County General Plan and zoning and are not anticipated to have a considerable cumulative effect upon the environment.

- (9) *Substantially affect a rare, threatened, or endangered species, or its habitat;*

There are no known rare, threatened or endangered species of flora or fauna or associated habitat within the project site in the immediate vicinity that could be adversely affected by the construction and operation of the proposed project.

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

Operation of construction equipment would temporarily elevate ambient noise and concentrations of exhaust emission in the immediate vicinity of the project site. Occupation of the proposed project will have no significant long-term impact on air or water quality or ambient noise levels in the vicinity.

- (11) *Affect or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;*

According to the Flood Insurance Rate Map (FIRM), Panel Number 155166 0880 C revised September 16, 1998, prepared by the Federal Emergency Management Agency (FEMA), the entire project site is designated as Zone "X", Areas determined to be outside the 500-year flood plain"

No impacts related to flooding are anticipated since the project site is outside of the 500-year flood plain.

- (12) *Substantially affect scenic vistas and view planes identified in county or state plans or studies; or,*

The proposed redevelopment of the project site will replace the towering old Hilo Hospital buildings with new one and two-story structures, more open space and landscaping that will be more in character with the newer facilities that have been developed on the Hilo Medical Center campus and surrounding areas. Views of

Rainbow Falls at Wailuku River State Park will be enhanced by replacing the tall buildings visible in the background with low-rise structures that will be below the line of sight.

(13) *Require substantial energy consumption.*

Use of natural ventilation on portions of Building A will help reduce the project's self-reliance on mechanically-dependent cooling methods.

7. ALTERNATIVES TO THE PROPOSED ACTION

7.1 No Action Alternative

In the no action alternative, the project site would remain vacant following demolition of the old Hilo Hospital buildings. The no action alternative would preclude short- and long-term beneficial and adverse impacts described in this EA. The objective of providing long-term care and adult day care services to veterans residing in the Hawaii County would be deferred until an alternative means of providing these services could be developed. Due to the projected growth in demand for long-term care and adult day care among veterans residing in Hawaii County, such a deferral would adversely affect the VA's ability to fulfill its responsibilities for serving those veterans.

7.2 Alternative Site

Although the proposed project could be located at an alternative site, the proposed project site offers significant advantages. The *Feasibility Analysis Report for a State Home in Hawaii County, City of Hilo Hawaii (July 21, 2003)* recommended that the State Veterans Home be located in Hawaii County to optimally serve the veterans in the State. The project site at the Hilo Medical Center campus offers the advantage of proximity to other supporting health care services on the campus. Ownership of the proposed project site by the State avoids the cost of acquiring property. Redeveloping an occupied site minimizes environmental impacts associated with developing a previously undisturbed site and takes advantage of using available infrastructure.

7.3 Alternative Development Concepts

According to Federal Veterans Administration (VA) policy, veterans are to be served by a combination of the VA's own nursing homes, State Homes and community nursing homes. In Hawaii, the only VA nursing home is the 60-bed Center for Aging at Tripler Army Medical Center in Honolulu and there are presently no State Homes. Currently, the VA has contracts with two community nursing homes, both of which are in Honolulu.

In Hawaii County, about a dozen nursing homes provide a total of 720 beds but the overall occupancy rate for these beds in 2002 was approximately 92%. The high demand for nursing care in the County limits the ability of the VA to provide care to veterans through these facilities. Based on a demand analysis for State Home beds in Hawaii, the report recommended development of a 95-bed State Home in Hawaii County on the campus of the Hilo Medical Center.

8. PERMITS AND APPROVALS

The following is a list of permits, approvals and reviews, which may be required prior to construction of the proposed project:

State of Hawai'i

Department of Health

- Noise Variance Permit
- Permit for Air Emissions
- National Pollutant Discharge Elimination System Permit

Disabilities Communication and Access Board (DCAB)

- Review pursuant to the Americans with Disabilities Act Accessibility Guidelines (ADAAG)

County of Hawaii

Department of Planning

- Plan Approval

Department of Public Works

- Grading Permit
- Building Permit

9. CONSULTATION

9.1 Pre-Assessment Consultation

The following agencies were consulted prior to preparing the Draft EA:

County of Hawaii

On March 18, 2004, the project architects met with County officials to discuss the proposed project. Attendees included:

- Mr. Art Lucio and Mr. Jeff Nakamura of Architects Hawaii Limited
- Mr. Brian Kajikawa, Building Chief, County of Hawaii
- Mr. Casey Yanagihara, Traffic Division Chief, County of Hawaii
- Mr. Milton Pavao, Department of Water Supply, County of Hawaii
- Mr. William R. Yamanoha, Planner, Department of Planning, County of Hawaii

The County officials' initial reaction was generally favorable. A specific concern expressed by the Department of Planning official regarded pedestrian safety for staff crossing Waianuenue Avenue between the proposed Hawaii State Veterans Home and the gravel parking lot. It was noted that any future plans proposed to address this concern must be submitted for review and approval by the County of Hawaii Department of Public Works. The project architects responded that the amount of parking to be provided within the project site was calculated to meet parking standards prescribed by the Hawaii County zoning code and, therefore, should be adequate to accommodate staff working at the proposed facilities. Parking analyses will be submitted to the Planning Department for review.

9.2 Parties Consulted During the Draft EA Review Period

Copies of the Draft EA were transmitted to the following agencies and organizations during the public review period of the Draft EA. Of the five parties that formally replied during the review period, some had no comments while others provided substantive comments as indicated by the ✓ and ✓✓, respectively. All written comments are reproduced herein.

Federal Agencies

- U.S. Army Corps of Engineers
- U.S. Department of Agriculture, Natural Resource Conservation Service
- U.S. Department of the Interior, Fish and Wildlife Service
- ✓ U.S. Department of the Interior, Geological Survey
- U.S. Environmental Protection Agency

State of Hawai'i

- Department of Business, Economic Development and Tourism (DBEDT)
 - Office of Planning
 - Land Use Commission
- Department of Health (DOH)
 - ✓ Environmental Planning Office
 - ✓✓ Office of Environmental Quality Control
 - Environmental Management Division
- Department of Land and Natural Resources (DLNR)
 - State Historic Preservation Division
 - Land Division (Honolulu Office)
 - Land Division (Hilo Office)
- Office of Hawaiian Affairs

County of Hawai'i

- ✓✓ Planning Department
- ✓✓ Department of Water Supply
- Department of Public Works
- Police Department
- Hawaii County Council

Interested Parties

- First United Protestant Church
- Hale Anuenue Restorative Care Center
- Department of Veteran's Affairs
- Hawaii Radiologic Associates, Ltd.-Women's Imaging Center
- St. Frances Medical Center, Hilo Dialysis Facility
- Hawaii County Economic Opportunity Counsel – OEO
- Hospice of Hilo
- Arc of Hilo
- Kaiser Foundation Health Plan, Inc.
- Dr. Wanda Meuers
- Mr. and Mrs. Richard Henderson



United States Department of the Interior

U.S. GEOLOGICAL SURVEY
PACIFIC ISLANDS WATER SCIENCE CENTER
677 Ala Moana Blvd., Suite 415
Honolulu, HI 96813
Phone: (808) 587-2400/Fax: (808) 587-2401

May 5, 2005

Mr. Earl Matsukawa, Project Manager
Wilson Okamoto Corporation
1907 S. Beretania St., Suite 400
Honolulu, HI 96826

Dear Mr. Matsukawa:

Subject: Draft Environmental Assessment (DEA)
Hawaii State Veterans Home at Hilo Medical Center
Tax Map Keys: 2-3-27:02 (portion)
Hilo, Hawaii

Thank you for forwarding the subject DEA for review and comment by the staff of the U.S. Geological Survey, Pacific Islands Water Science Center. We regret however, that due to prior commitments and lack of available staff, we are unable to review this document and are returning it for your future use.

We appreciate the opportunity to participate in the review process.

Sincerely,

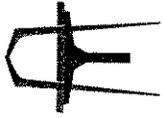

Gordon Tribble
Director

Enclosure

cc w/o enclosure: Ms. Genevieve Salmonson, Director
State of Hawaii
Office of Environmental Quality Control
235 Beretania St., Suite 702
Honolulu, Hawaii 96813

7251-01
June 29, 2005

**WILSON
OKAMOTO
CORPORATION**



**ENGINEERS
PLANNERS**

1907 S. BERETANIA ST
SUITE 400
HONOLULU, HI 96826
PH: (808) 946-2277
FAX: (808) 946-2250

Mr. Gordon Tribble, Director
U.S. Department of the Interior
U.S. Geological Survey
Pacific Islands Water Science Center
677 Ala Moana Blvd., Suite 415
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA)
Hawaii State Veterans Home at Hilo Medical Center
Tax Map Keys: 2-3-27:02 (portion)
Hilo, Hawaii

Dear Mr. Tribble:

We are in receipt of your letter dated May 5, 2005 indicating that you are unable, due to prior commitments and lack of available staff, to review the subject EA. We appreciate your participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,


Earl K. Matsukawa, AICP
Project Manager

cc: Mr. Art Lucio, Architects Hawaii, Ltd.
Ms. Julie-Beth Ako, Hawaii Health Systems Corporation

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

May 20, 2005

CHYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

In reply, please refer to:
EPO-05-037

Mr. Earl Matsukawa, Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

SUBJECT: Draft Environmental Assessment
Hawaii State Veterans Home at Hilo Medical Center
TMK: 2-3-27: 02
Hilo, Hawaii

Thank you for allowing us to review and comment on the subject documents. We have no comment at this time and please refer to our website for the Standard Comments (<http://www.state.hi.us/health/environmental/env-planning/anduse/anduse.html>). If there are any questions about these standard comments please contact Jiacai Liu with the Environmental Planning Office at 586-4346.

Sincerely,

June F. Harrigan-Lum
JUNE F. HARRIGAN-LUM, MANAGER
Environmental Planning Office

C: SHWB
EPO

7251-01
June 29, 2005

Ms June F. Harrigan-Lum, Manager
Environmental Planning Office
P.O. Box 3378
Honolulu, HI 96801-33783

Subject: Draft Environmental Assessment (DEA)
Hawaii State Veterans Home at Hilo Medical Center
Tax Map Keys: 2-3-27-02 (portion)
Hilo, Hawaii

Dear Ms. Harrigan-Lum:

We are in receipt of your letter dated May 20, 2005 indicating that you have no comments regarding the subject EA. We appreciate your referral to the Standard Comments on your department's website. Thank you for your participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,

Earl K. Matsukawa
Earl K. Matsukawa, AICP
Project Manager

cc: Mr. Art Lucio, Architects Hawaii, Ltd.
Ms. Julie-Beth Ako, Hawaii Health Systems Corporation

**WILSON
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LINDA LINGLE
GOVERNOR OF HAWAII

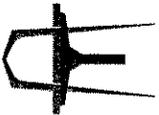


STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
DEPARTMENT OF HEALTH
LEOPOLA A KAREMANIHA
235 SOUTH BERETANIA STREET, SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185

GENEVIEVE K. Y. SALMONSON
DIRECTOR OF OECC

in reply, please refer to:
File #

WILSON
OKAMOTO
CORPORATION



ENGINEERS
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1907 S. BERETANIA ST.
SUITE 400
HONOLULU, HI 96826
PH. (808) 946-2277
FAX. (808) 946-2253

7251-01
June 29, 2005

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
Department of Health
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA)
Hawaii State Veterans Home at Hilo Medical Center
Tax Map Keys: 2-3-27-02 (portion)
Hilo, Hawaii

Dear Ms. Salmonson:

We are in receipt of your letter dated May 23, 2005 commenting on the subject EA. We have forwarded your referral regarding OECC's Sustainable Building Guidelines to the project architect. With regard to the proposed landscaping, the project will incorporate native or Polynesian plant species including: Kuku'i, Ohia Lehua, Hapu'u, Ulei, Lauae Fern, Ti (variegated), Spider Lily, and Fuji Fan Palm.

We appreciate your participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,

Earl K. Matsukawa, AICP
Project Manager

cc: Mr. Art Lucio, Architects Hawaii, Ltd.
Ms. Julie-Beth Ako, Hawaii Health Systems Corporation

May 23, 2005

Ms. Julie Beth Ako
Hawaii's Health Systems Corporation
1190 Waiuanue Avenue
Hilo, Hawaii 96720

Mr. Earl Matsukawa
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Ms. Ako and Mr. Matsukawa:

The Office of Environmental Quality Control has reviewed your draft environmental assessment for the Hawaii State Veterans Home at Hilo Medical Center, Tax Map Key No. 3rd 2-3-27: portion of 02, situated at Hilo, in the judicial district of South Hilo, and offers the following comments for your consideration and response.

1. **Sustainable Building Guidelines:** Please refer to the guidance contained in our Guidebook on the Internet (*infra*). Also, please refer to the guidance on sustainable building contained in our Guidebook on the Internet at <http://www.state.hi.us/health/oecc/index.html>.
2. **Landscaping with Native Plants:** Please consider using native plants for landscaping as described in the above Internet link to our website.

Thank you for the opportunity to comment. If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist, at (808) 586-4185.

Sincerely,

GENEVIEVE SALMONSON
Director

Harry Kim
Mayor



County of Hawaii

PLANNING DEPARTMENT
101 Puuahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • Fax (808) 961-8742

May 17, 2005

Mr. Earl Matsukawa, AICP
Wilson Okamoto Corporation
1907 S. Beretania St., Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Draft Environmental Assessment (DEA)
Applicant: Hawaii Health Systems Corporation
Land Owner: Hawaii Health Systems Corporation
Project: Construction of a new 95-bed long-term veteran's care facility
Tax Map Key: (3) 2-3-027-902

After careful review of the subject DEA, which we received by your letter of transmittal on April 21, 2005, we offer the following comments for your consideration.

1. The page header on page S-ii identifies a different project.
2. The list of County of Hawaii agencies that should have been consulted during the pre-consultation process and this DEA review period should be expanded to include:
Department of Environmental Management
Police Department
Fire Department
Civil Defense
3. According to Section 3 (pg. 3-1) and Figure 5, a total of 90 parking stalls are proposed for the project. However, due to the lack of necessary information in the DEA it is not possible to determine the total parking requirements for the proposed project. The number of off street parking stalls, loading zones, landscaping requirements, etc. shall be determined pursuant to Chapter 23 of the Hawaii County Code (Zoning Code) during the processing of an application for Plan Approval.

It should also be noted that the DEA states the day care operations will be housed in

Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

Mr. Earl Matsukawa, AICP
Wilson Okamoto Corp.
Page 2
May 17, 2005

Building A on Page 3-1 and that the adult day care activities are a proposed use in Building B on Page 5-1.

4. Section 4.3 Hydrology (pg. 4-4) and Section 4.15 Utilities (pg. 4-18) incorrectly state that the Wailuku River flows in a westerly direction. It also states: "A perennial stream, the Wailua (sic) River, flows year-round in its upper reaches but intermittently in its lower reaches." Besides referring to the Wailuku River as the Wailua River twice in this section, the DEA suggests that the lower reaches of the river run dry intermittently. This statement should be either clarified or verified for accuracy.
5. Section 4.7 Flora and Fauna (pg. 4-10) mitigation measures should include some discussion on the types of new landscaping foliage to be planted. We suggest that appropriate indigenous or Polynesian varieties be used.
6. Section 4.14 Traffic & Parking (pg. 4-17) states that a total of 106 parking stalls will be provided, which is not consistent with proposed parking facilities referred to in Section 3 of the DEA.
Some discussion and/or data should be included to substantiate the last sentence in the second paragraph under Impacts, which suggests that the proposed project will result in a marginal increase in the overall traffic volume along Waiuanue Avenue.
7. Section 4.15 Utilities (pg. 4-18) should include a discussion on how the proposed project will affect the ratio of electrical power provided by the Hilo Medical Center's cogeneration plant and HELCO.
Some discussion should be included to substantiate the last sentence in the first paragraph on page 4-19, which states that an additional stand-by generator will eliminate the reliance on HELCO's power supply.
8. Section 5.1.2 Hawaii County Zoning Code (pg. 5-1) should be corrected to state that the Hilo Medical Center Campus is allowed as a Conditional Permitted Use under Ordinance No. 63 (Zoning Code), which was adopted March 1, 1967. The County of Hawaii has not issued any Use Permit, nor is one required for the Hilo Medical Center and its related uses on the subject property.
9. Section 8 Permits and Approvals (pg. 8-1) should be corrected under the County of Hawaii, which identifies a Department of Planning and Permitting. In the County of Hawaii, the Planning Department is responsible for administration of the Zoning Code and processing and/or issuance of land use permits. As mentioned in Item No. 8 above, as a Conditionally Permitted Use, Hilo Medical Center is not permitted via a Use Permit and no Use Permit is required. However, Plan Approval must be secured from the Planning Department prior to the issuance of any building permits.

Mr. Earl Matsukawa, AICP
Wilson Okamoto Corp.
Page 3
May 18, 2005

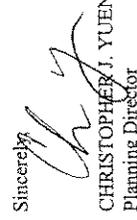
The Department of Public Works is responsible for the issuance of building permits and grading permits.

10. Section 9.1 Pre-Assessment Consultation (pg. 9-1) should include mention that County officials advised the project architects during the March 18, 2004 meeting that safety issues, such as access to the proposed project and other proposed roadway/pedestrian crossing improvements within the County right-of-way (Wai'anae Avenue), must be submitted for review and approval by the Department of Public Works.

The Planning Department supports the construction of this proposed and much needed Veteran's Care Facility in Hilo and has no objections to it being located on the Hilo Medical Center Campus. However, regardless of how great the need or how popular the addition of such a facility in our community, we cannot ignore the importance of preparing an environmental assessment of the potential adverse impacts, individually and cumulatively, that any project may present.

Should you have questions, please feel welcome to contact Larry Brown or Esther Imamura of my staff at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

LMB:cd/lmb
P:\P\W\N60\Larry\EA-EIS Comments\WilsonOkamoto-VA Home at HMC DEA 1-3-27-2.doc

cc: State of Hawaii
Office of Environmental Quality Control
Attn: Ms. Genevieve Salmonson, Director
235 Beretania Street, Suite 702
Honolulu, Hawaii 96813

Hawaii Health Systems Corporation
1190 Wai'anae Avenue
Hilo, Hawaii 96720

7251-01
June 29, 2005

**WILSON
OKAMOTO
CORPORATION**



**ENGINEERS
PLANNERS**
1907 S. BERETANIA ST.
SUITE 400
HONOLULU, HI 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Christopher J. Yuen, Director
County of Hawaii
Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720
Attention: Mr. Larry Brown

Subject: Draft Environmental Assessment (DEA)
Hawaii State Veterans Home at Hilo Medical Center
Tax Map Keys: 2-3-27:02 (portion)
Hilo, Hawaii

Dear Mr. Yuen:

We have received your letter dated May 17, 2005 regarding the subject project, and offer the following responses in the respective order of your comments:

1. We acknowledge and appreciate being apprised of this inadvertent misprint. It will be corrected in the Final EA.
 2. We regret that the project architect's consultation with your department prior to preparing the Draft EA did not specifically request your recommendations for other agencies that should be included in pre-assessment consultation. The Police Department was included in the Draft EA review but did not provide written comments. We will provide a copy of the Final EA to the agencies listed including the Department of Environmental Management, Police Department, Fire Department, and Department of Civil Defense.
 3. The project will provide a total of 107 parking stalls. References to the parking stalls will be corrected in the Final EA.
- The project was designed in compliance with the requirements of Chapter 25 of the Hawaii County Code regarding parking, loading zones, landscaping and other zoning issues. Based on Chapter 25, a total of 106 parking stalls are required. A parking analysis dated March 31, 2005 was submitted to the Building Department in conjunction with the building permit application for the proposed project. In addition, at the request of the Planning Department, a comprehensive parking analysis for the Hilo Medical Center campus was submitted for review on May 10, 2005. Both

parking analyses reflect 106 total parking stalls as required by Chapter 25.

We understand that, in April 2005, Dick Pacific, the project contractor, submitted an application for Plan Approval to your department for review and approval.

The day care operations will be located in Building A. References will be corrected in the Final EA.

4. We acknowledge and appreciate being apprised of the inadvertent errors in referring to and describing the Wailuku River. According to the Hawaii Stream Assessment (December 1990), Wailuku River is a perennial stream that "flows to the sea year-round" and not one that flows "intermittently at lower elevations" as we indicated. These will be corrected in the Final EA.

5. Based on the minimum requirements of the Hawaii County Code, which states that one caliper shade tree must be provided for every 12 parking stalls, approximately nine trees are required for the project. The proposed landscape plan provides for approximately 17 rainbow shade trees, more than twice the minimum requirement. Native or Polynesian plant species proposed in the landscape plan include: Kukui, Ohia Lehua, Hapu'u, Ulei, Laua'e Fern, Ti (variegated), Spider Lily, and Fuji Fan Palm.

6. A total of 107 parking stalls are proposed for the project. References will be corrected in the Final EA.

A discussion regarding the proposed landscaping will be included in the Final EA Based upon traffic count data obtained from the State DOT, Highways Division, and utilizing generally accepted techniques and procedures developed by the Institute of Transportation Engineers (ITE) and published in "Trip Generation, 7th Edition," 2003, the proposed Hilo Veterans Center is expected to have a minimal impact on the traffic conditions in the project vicinity. Traffic volumes along Waiuanue Avenue are anticipated to increase by approximately 2.5% during the AM and PM peak periods due to the development of the proposed Hilo Veterans Center. These increases in traffic are in the range of daily volume fluctuations along this roadway.

7. It has been determined that the future power supply will be provided entirely by HELCO. The statement will be revised accordingly.

The sentence regarding the additional standby generator will be revised to clarify that the reliance on HELCO's power supply will be eliminated during emergencies.

8. We appreciate your correction that the Hilo Medical Center Campus is allowed as a Conditional Permitted Use under an earlier Zoning Code, as opposed to a Use Permit, which would be required under the current Zoning Code.

We appreciate your correction in reference to the County of Hawaii Planning Department as well as the authority of the Department of Public Works in the issuance of building and grading permits. We also appreciate your clarification that as a Conditionally Permitted Use, the Hilo Medical Center is subject to requirements for Plan Approval of new facilities, such as the proposed project, as opposed to individual approval through a Use Permit pursuant to the current Zoning Code. As aforementioned, we understand that an application for Plan Approval was submitted to your department by the project contractor in April 2005. The Final EA will reflect these corrections and clarifications.

9. The project architects acknowledge that pedestrian and traffic safety issues were discussed and that any proposed roadway/pedestrian crossing improvements within the County right-of-way (Waiuanue Avenue) must be submitted for review and approval by the Department of Public Works. These items will be added to the discussion of consultation. Hawaii Health Systems Corporation is currently considering a pedestrian overpass between the hospital and parking lot located across from the hospital. Planning and design of the overpass will be coordinated with your office as plans become available.

We appreciate your support for the proposed project and, while we acknowledge that the EA process may not have addressed your concerns in detail, we hope you concur that it provides sufficient documentation to support a finding of no significant impact (FONSI). Moreover, the Final EA identifies the Plan Approval for the proposed project as an appropriate process for addressing your concerns.

**WILSON
OKAMOTO
CORPORATION**

7251-01
Letter to Mr. Christopher J. Yuen
June 29, 2005
Page 4

Sincerely,

Earl K. Matsukawa, AICP
Project Manager

cc: Mr. Art Lucio, Architects Hawaii, Ltd.
Ms. Julie-Beth Ako, Hawaii Health Systems Corporation



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
 345 KEKUAŌA STREET, SUITE 20 • HILO, HAWAII 96720
 TELEPHONE (808) 961-8050 • FAX (808) 961-8657

May 23, 2005

Mr. Earl Matsukawa
 Wilson Okamoto Corporation
 1907 South Beretania Street, Suite 400
 Honolulu, HI 96826

**DRAFT ENVIRONMENTAL ASSESSMENT (DEA)
 HAWAII STATE VETERANS HOME AT HILO MEDICAL CENTER
 TAX MAP KEY 2-3-027:PORTION OF 002**

We have reviewed the subject document and our comments are as follows.

Water is available from a 16-inch waterline in Waiuanue Avenue, which fronts the parcel. Currently, the project has a service lateral with the Department to service a 6-inch compound meter. However, the meter connection size will be determined by the anticipated maximum daily water usage and peak-hour flow recommended by a registered engineer in the State of Hawaii and will be subject to review and approval by the Department. The Department will also require that a backflow preventer be installed just after the meter on the customer's side.

Should there be any questions, please call Ms. Shari Komata of our Water Resources and Planning Branch at 961-8070, extension 252.

Sincerely yours,

Milton D. Pavao, P.E.
 Manager

SHK.dfg

copy - Ms. Genevieve Salomonson, Director, State of Hawaii, Office of Environmental Quality Control

7251-01
 June 29, 2005

Mr. Milton D. Pavao, P.E., Manager
 Department of Water Supply
 County of Hawaii
 345 Kekuanooa Street, Suite 20
 Hilo, HI 96720

Subject: Draft Environmental Assessment (DEA)
 Hawaii State Veterans Home at Hilo Medical Center
 Tax Map Keys: 2-3-27.02 (portion)
 Hilo, Hawaii

Dear Mr. Pavao:

We are in receipt of your letter dated May 23, 2005, which provided information regarding the water system within the project vicinity. We acknowledge that the meter connection size shall be determined by the anticipated maximum daily water usage and peak-hour flow recommended by a registered engineer in the State of Hawaii, and will be subject to review and approval by your Department. We also acknowledge that the installation of a backflow preventer will be required just after the meter on the northern side of Waiuanue Avenue. We appreciate your participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,

Earl K. Matsukawa, AICP
 Project Manager

cc: Mr. Art Lucio, Architects Hawaii, Ltd.
 Ms. Julie-Beth Aho, Hawaii Health Systems Corporation

... Water brings progress ...

10. REFERENCES

1. County of Hawaii Civil Defense Agency. *(Interim Plan) Hazard Mitigation Plan: Natural Hazards County of Hawaii*. October 28, 2003.
2. County of Hawaii. *The General Plan Hawaii County*. November 1989.
3. County of Hawaii. *General Plan Revision Program – Proposed LUPAG Amendments*. January 2005.
4. County of Hawaii. *(Proposed) County of Hawaii General Plan, Bill No. 163, Draft 5*. January 2005.
5. County of Hawaii. *Public Facilities Map – Hospitals, (Proposed) County of Hawaii General Plan, Bill No. 163, Draft 1*. December 21, 2001.
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