

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

April 28, 2023

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

PSF No.: 23HD-027

Hawaii

Conveyance By Land Patent Grant of Unencumbered State Land to
Hawaii Health Systems Corporation as an Addition to Hilo Medical Center,
Piihonua, South Hilo, Hawaii, Tax Map Key: (3) 2-3-032:009.

APPLICANT:

HAWAII HEALTH SYSTEMS CORPORATION, a public body corporate and
politic and an instrumentality and agency of the State as established by Act 262
of Session Laws of Hawaii 1996.

LEGAL REFERENCE:

Sections 171-13 and 95, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Portion of Government lands situated at Piihonua, South Hilo, Hawaii, identified
by Tax Map Key: (3) 2-3-032:009, as shown on the attached map labeled Exhibit
A.

AREA:

1.875 acres, more or less.

ZONING:

State Land Use District: Urban
County of Hawaii CZO: RS-10, residential 10,000sf minimum

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

Unencumbered. Currently used as visitor/employee parking for Hilo Medical Center.

CONSIDERATION:

Gratis.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rules (HAR) § 11-200.1-16 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to General Exemption Type 1 that states, "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing," and Part 1, Item 37 that states, "Transfer of title to land." The proposed transfer of title to land is a de minimis action that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment and the requirements of § 11-200.1-17, HAR.

DCCA VERIFICATION:

Not applicable. The Applicant as an agency of the State is not required to register with DCCA.

APPLICANT REQUIREMENTS:

There is an existing CSF Map 18,992 dated August 18, 1980 for the parcel that staff intends to use for the conveyance. In the event the map requires any re-survey or similar work to update it, Hawaii Health Systems Corporation shall be required to provide the same at its sole cost and expense.

REMARKS:

Act 262, Session Laws of Hawaii 1996 created the Hawaii Health Systems Corporation (HHSC) for the purpose of operating the community hospitals statewide. It is a State public benefit corporation and assumed the assets and liabilities of the Department of Health, Division of Community Hospitals on November 30, 1996. Under the Act, HHSC was given the authority to control its own assets. Hilo Medical Center is owned and operated by the HHSC.

The lands under HHSC ownership, including the Hilo Medical Center, were approved for transfer to HHSC by way of fee simple conveyance by the Board of Land and Natural Resources in 1998.

Although staff cannot determine how and under what authority, the Department of Health created a paved visitor/employee parking lot on the subject parcel prior to 1984 and it has been used for such purposes by Hilo Medical Center since that time.

HHSC is now in the final design phase of its Medical Office Building plan which includes the subject parcel and an adjacent parcel already owned by HHSC. The project consists of three buildings joined by sky bridges which will allow lateral movement from building to building; creating one rural health clinic campus.

Due to the physical connection of the buildings spanning two parcels of land, consolidation of the two parcels is required¹. Therefore, HHSC is requesting the fee simple conveyance of the subject parcel to allow for consolidation with its adjacent parcel.

RECOMMENDATION:

That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1-16, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment as a de minimis activity.
2. Subject to the Applicant fulfilling all the Applicant Requirements listed

¹ An alternative approach would be for the Board to approve the set-aside of the parcel to HHSC by Governor's Executive Order. But then the Board would become a part owner of the hospital campus upon lot consolidation, which could complicate HHSC's operation of the facility and expose the Board to unwanted liability.

above authorize the fee simple conveyance by land patent grant of the subject parcel identified as Tax Map Key: (3) 2-3-032:009 to Hawaii Health Systems Corporation for addition to the Hilo Medical Center subject to the terms and conditions cited above, and further subject to the following:

- A. Most current land patent grant form;
- B. Review and approval by the Department of the Attorney General;
and
- C. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,

Candace Martin

KM

Candace Martin
Land Agent

JCH

APPROVED FOR SUBMITTAL:



Dawn N. S. Chang, Chairperson

RT

EXHIBIT A



EXHIBIT A



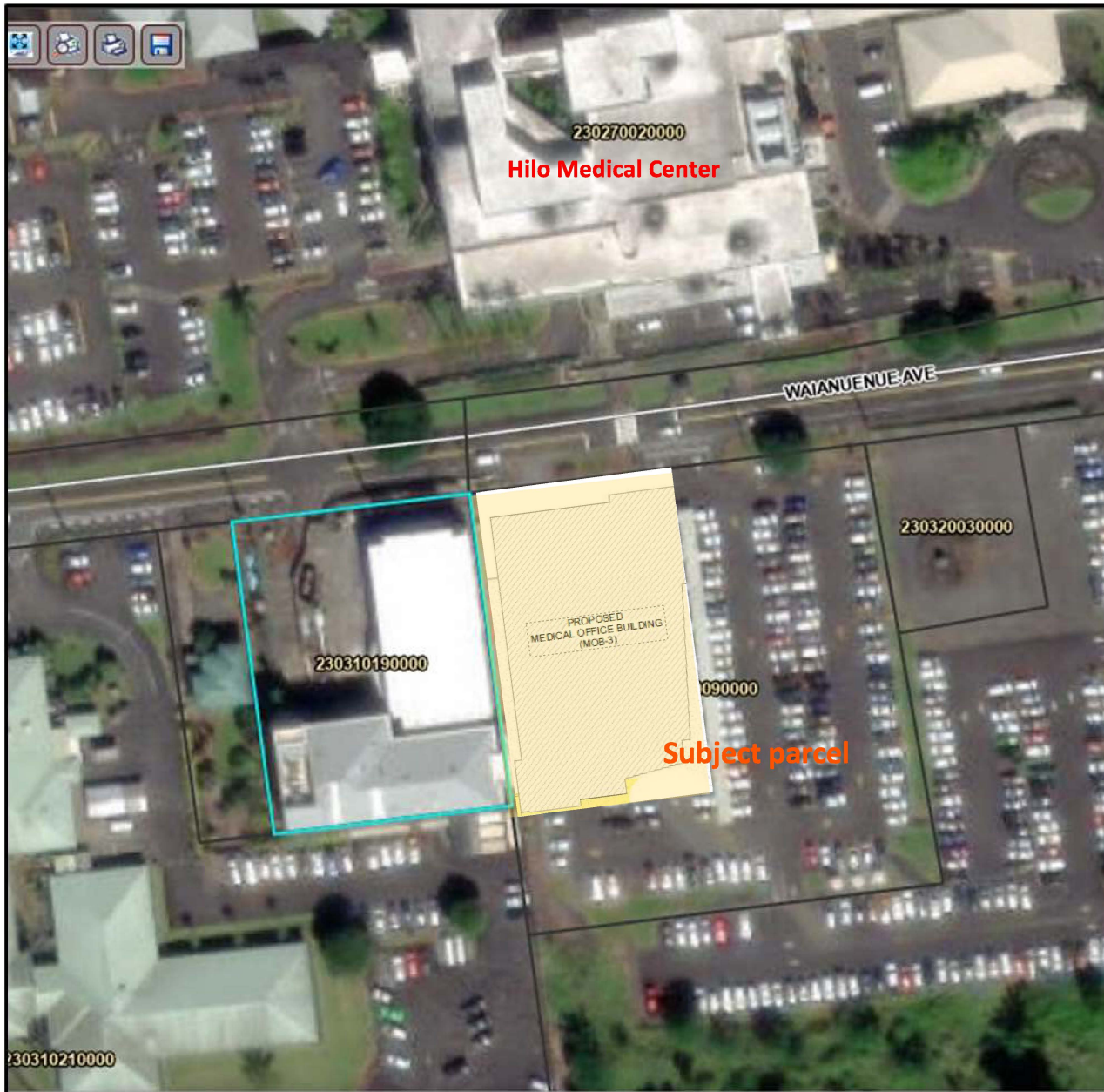
Identification of project parcels:

TMK: (3) 2-3-027:002 Hilo Medical Center

TMK: (3) 2-3-031:019 owned by HHSC

TMK: (3) 2-3-032:009 Subject parcel

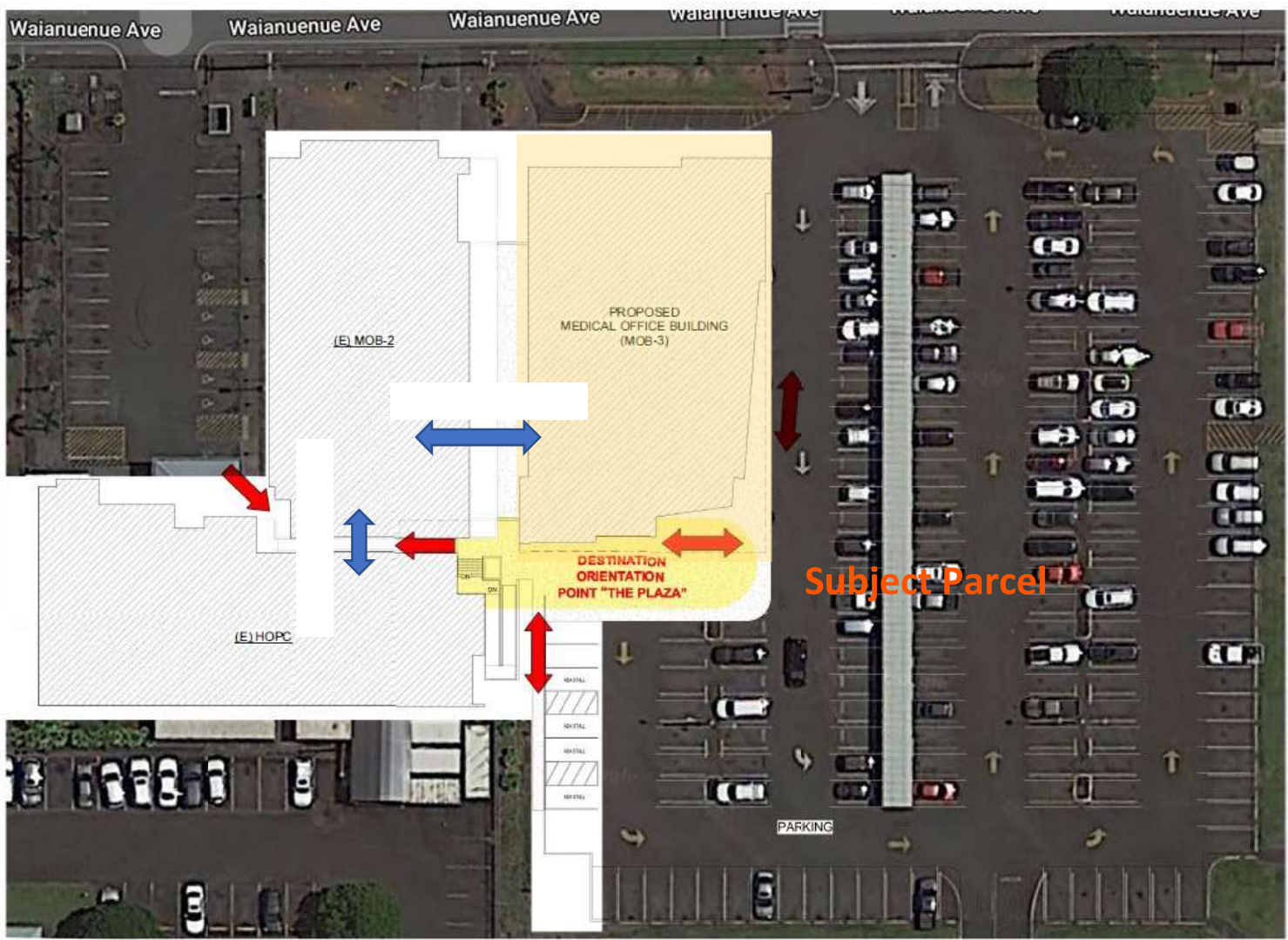
EXHIBIT A



Proposed new Medical Office Building overlaid on the subject parcel.

EXHIBIT A

Proposed New Medical Office Building (MOB 3) in yellow, building connections are indicated by blue arrows.



1 SITE PLAN
1/16" = 1'-0"



FLEMING & ASSOCIATES, LLC
357 MAHONO STREET
HILO, HAWAII



LEI: 00000000
NO. 11441
HAWAII, U.S.A.

DATE: 04/30/2024

PROJECT NO.: 2100308
PROJECT ARCH.: JF
PROJECT ENG.: JA

**HILO MEDICAL CENTER
MEDICAL OFFICE BUILDING
SCHEMATIC DESIGN**
FLEMING & ASSOCIATES, LLC
1025 WAIUANUENUE AVENUE
HILO, HAWAII 96720
TEL: 949-933-8811 FAX: 949-933-8811

REVISIONS		
No.	Description	Date

PROJECT NO.: 2100308
PROJECT ARCH.: JF
PROJECT ENG.: JA

SHEET CONTRACT'S
SITE PLAN

DATE: JAN 2022

SHEET:
A100