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KE KIA'ĀINA



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**STATE OF HAWAII | KA MOKU'ĀINA O HAWAII**  
**DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES | KA 'OIHANA LOIHELU A LAWELAWE LAULĀ**  
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

JUL 29 2024

PM-3039.4

Mary Alice Evans, Director  
Office of Planning and Sustainable Development  
235 S. Beretania Street, 6<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mary Alice Evans:

Subject: Makawao Public Library  
Improvements, Renovation and Expansion  
D.A.G.S. Job No. 15-36-6626

1159 Makawao Avenue  
District of Makawao, County of Maui, Hawaii  
TMK: (2) 2-4-031: 007

The Hawaii Department of Accounting and General Services has reviewed the Draft Environmental Assessment for the Makawao Public Library Improvements, Renovation, and Expansion project and has issued an Anticipated Finding of No Significant Impact (AFONSI) determination. Please publish this determination in the next edition of the Environmental Notice.

The purpose of the project is to renovate a government service facility to meet the needs of the region's residents and to transition the 50+ year old library into a 21<sup>st</sup> century facility.

The Draft Environmental Assessment and AFONSI will be uploaded to the Environmental Review Program website.

Should you have any questions, please contact Mr. Reynaldo Rios, Project Coordinator, at (808) 586-0468 or email at [reynaldo.d.rios@hawaii.gov](mailto:reynaldo.d.rios@hawaii.gov).

Very truly yours,

A handwritten signature in blue ink, appearing to read "Gordon S. Wood".

GORDON S. WOOD  
Public Works Administrator

RR/js  
Attachment: Environmental Notice

**From:** [webmaster@hawaii.gov](mailto:webmaster@hawaii.gov)  
**To:** [DBEDT OPSD Environmental Review Program](#)  
**Subject:** New online submission for The Environmental Notice  
**Date:** Wednesday, July 31, 2024 10:05:29 AM

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**Action Name**

Makawao Public Library Improvements, Renovation, and Expansion

**Type of Document/Determination**

Final environmental assessment and finding of no significant impact (FEA-FONSI)

**HRS §343-5(a) Trigger(s)**

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

**Judicial district**

Makawao, Maui

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

[2] 2-4-031: 007

**Action type**

Agency

**Other required permits and approvals**

Facility Access Review (DCAB), Variance from Pollution Controls, Historic Site Review, Building Permit, Certificate of Occupancy, Electrical, Plumbing, General Permit for Stormwater, Sotrwater Runoff Control Practices, Work Upon County Hlghway, Fire Protection Permit

**Proposing/determining agency**

Department of Accounting and General Services, State of Hawaii

**Agency contact name**

Rey Rios

**Agency contact email (for info about the action)**

[reynaldo.d.rios@hawaii.gov](mailto:reynaldo.d.rios@hawaii.gov)

**Email address for receiving comments**

[reynaldo.d.rios@hawaii.gov](mailto:reynaldo.d.rios@hawaii.gov)

**Agency contact phone**

(808) 586-0468

**Agency address**

1151 Punchbowl Street  
Honolulu, HI 96813  
United States  
[Map It](#)

**Is there a consultant for this action?**

Yes

#### Consultant

Gerald Park Urban Planner

#### Consultant contact name

Gerald Park

#### Consultant contact email

[gpark@gpup.biz](mailto:gpark@gpup.biz)

#### Consultant contact phone

(808) 625-9626

#### Consultant address

95-595 Kanamee Street #324  
Mililani, HI 96789  
United States  
[Map It](#)

#### Action summary

The project will renovate a government service facility to meet the needs of the region's residents and to transition the 50+ year old library into a 21st century facility.

#### Reasons supporting determination

Refer to Section 7 Determination of Significance in the Final Environmental Assessment.

#### Attached documents (signed agency letter & EA/EIS)

- [Makawao-Public-Library.pdf](#)
- [15-36-6626-Makawao-Pub-Lib-EA-Fonsi-Cover-Letter.PDF](#)

#### Shapefile

- The location map for this Final EA is the same as the location map for the associated Draft EA.

#### Action location map

- [Makawao-Public-Library-Fig-1a-Standard.zip](#)

#### Authorized individual

Gerald Park

#### Authorization

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

# FINAL ENVIRONMENTAL ASSESSMENT

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## **MAKAWAO PUBLIC LIBRARY** *Improvements, Renovation, and Expansion* *District of Makawao, Maui, Hawai'i*

---



*Entry to Makawao Public Library from Makawao Avenue*

*Prepared For*

**Department of Accounting and General Services**  
State of Hawai'i  
P.O. Box 119  
Honolulu, HI 96810--119

*July 2024*

# FINAL ENVIRONMENTAL ASSESSMENT

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## **MAKAWAO PUBLIC LIBRARY** *Improvements, Renovation, and Expansion* *District of Makawao, Maui, Hawai'i*

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*Prepared in Partial Fulfillment of Chapter 343, Hawai'i Revised Statutes and  
Hawai'i Administrative Rules, Chapter 11, Section 200.1*

*Prepared for*

**Department of Accounting and General Services**  
*State of Hawaii*  
*P.O. Box 119*  
*Honolulu, Hawai'i 96810-119*

*Prepared by*

**Gerald Park Urban Planner**  
*95-595 Kaname'e Street #324*  
*Millilani, Hawai'i 96789*

*And*

**Design Partners Inc.**  
*1580 Makaloa Street, Suite 1100*  
*Honolulu, Hawai'i 96814*

*July 2024*

## PROJECT PROFILE

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**Project:** Makawao Public Library  
Improvements, Renovation, and Expansion  
DAGS Job No. 15-36-6626

**Street Address:** 1159 Makawao Avenue  
Makawao, Hawai'i 96768

**Proposing/Determining Agency:** Department of Accounting and General Services  
State of Hawai'i  
1151 Punchbowl Street  
Honolulu, Hawai'i 96813

**Tax Map Key:** [2] 2-4-031: 007  
**Land Area:** 0.6129 acres or 26,697 square feet  
*Area To Be Disturbed:* <c. 14,500 square feet

**Land Owner:** State of Hawai'i

**State Land Use Designation:** Urban  
**Community Plan:** Makawao-Pukalani-Kula  
**Land Use:** Public / Quasi Public  
**Zoning:** P-1 (Public / Quasi Public District)  
**Special Management Area:** Outside Special Management Area

**Existing Use:** Public Library

**Need for Environmental Assessment:** Chapter 343, Hawai'i Revised Statutes  
§343-5(a)(1) Propose the use of state or  
county lands or state or county funds

**Determination:** Anticipated Finding of No Significant Impact

**Project Contact:** Rey Rios, Project Coordinator  
Department of Accounting and General Services  
Project Management Section, Public Works Division  
1151 Punchbowl Street  
Honolulu, HI 96813

Phone: 808-586-0468  
Email: reynaldo.d.rios@hawaii.gov

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## SECTION 1 DESCRIPTION OF THE PROPOSED ACTION

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The Department of Accounting and General Services ("DAGS"), State of Hawai'i, proposes to construct improvements at Makawao Public Library located in the "Upcountry" town of Makawao, District of Makawao, Maui, Hawai'i. Located on Makawao Avenue near the center of town, the Library is bounded by a single-family dwelling to the northwest, commercial activities to the east and southeast, and a parking lot to the southwest. A dense canopy of trees, palms, vegetation also bound the Library to the north and west. Makawao, which in Hawaiian means "Eye of the Forest", is at the center of four towns--- Hali'imaile, Ha'iku, Pukalani, and Kula--- that make up what is known as Upcountry Maui.

The 0.6129 acre parcel bears Tax Map Key: [2] 2-4-031: 007 and is owned by the State of Hawai'i. A Vicinity Map and Tax Map are shown as Figures 1 and 2.

### **A. Purpose of the Proposed Action**

The purpose of the action is to renovate a government service facility to meet the needs of the region's residents and to transition the 50+ year old Library into a 21<sup>st</sup> century facility.

### **B. Technical Characteristics**

#### 1. Demolition

Exterior and interior improvements to be demolished / removed cited below and shown on the respective drawing sheets Sheet C200 and A101 are indicative of the scope of demolition and not a comprehensive accounting.

##### a. Exterior Areas (Civil Work, See Sheet C200)

- All existing curbs and pavements
- Four parallel parking stalls along north side of building
- Ramp, front and rear stairs and guardrail on north side of building
- Four trees (2 gold and 2 pink tecoma trees)
- Planting area at foot of ramp
- Chain link fencing at rear and west corner
- Steps at the tree *lanai*
- Electrical transformer and trash enclosure at rear of building
- Light poles at parking area
- Driveway gate

##### b. Main Level (Architecture Work, See Sheet A101)

- All windows
- All doors
- Plaster Board Ceiling
- Acoustical Ceiling System
- All light fixtures

- Skylights
- Air conditioning system
- Flooring at Collection, Workroom, and Restrooms
- Doors and Frames
- Sink, Counter, Cabinets in Workroom Area
- Partition Doors and Frames
- Portion of Roof Overhand in North Corner (c.500 square feet)
- Mechanical Enclosure (Ground Level)
- Air cooled condensing unit and all piping on lower level
- All duct work and controls
- All water closets and urinals, drinking fountain, and service sink

The interior generally will be gutted except for selected architectural / building components and structural members.

## 2. Proposed Improvements

A two-level, c. 2,000 square foot addition will be constructed in the north corner of the building (See Photographs 1 and 2). The proposed 1,000 square foot Ground Level will house an electrical room, telecom room, and general storage rooms. Mechanical equipment for the HVAC system will be located outside the addition and fenced. The addition will be erected on a poured in place concrete slab and framed with cement masonry units.

Two meeting rooms of 592 and 354 square feet will be provided in the north corner of the Main Level. Existing improvements removed from the interior will be replaced in kind with new, energy efficient components, fixtures, furnishings, stairs, doors, windows, HVAC system, lights, skylights, and flooring. The interior floor will be of concrete with cement masonry units forming the interior walls.

The height of the addition is estimated at 22'-10" above existing grade.

## 3. Circulation and Parking

The parking lot will provide 17 parking stalls. An existing accessible stall and loading zone will remain at the front of the Library. The parking area will be demolished and reconfigured. Four parking stalls will be removed to provide space for the new addition, relocated trash enclosure, and drainage improvements. The two-way driveway will be retained.

## 4. Grading

Excavation and embankment are required for reconfiguring the parking area and areas around the Library building. Approximately 14,500 square feet will be disturbed most of which is in the parking area. Excavation is estimated at 250 CY and embankment 50 CY.

Erosion control measures will be incorporated during construction to minimize soil loss and erosion hazards. Best Management Practices (BMPs) will include silt fences, dust fences, and a stabilized construction vehicle entrance.



Photograph 1. South View of Building Corner Proposed for the 2-Story Addition.



Photograph 2. West View of Building Corner. Four Parallel Parking Stalls on Left of Building to be Removed.

## 5. Drainage

On-site drainage improvements consist of three dry wells and a 45-foot long, 3'W X 4'D infiltration trench installed at the rear. Roof runoff will discharge into the drywells and the infiltration trench will collect runoff from the parking area.

## 6. Infrastructure

The project will continue to draw potable water from a 6-inch water main within Makawao Avenue through an existing 1½-inch water meter. Based on the future fixture count, the existing water meter can provide adequate domestic water flow.

Domestic water demand is estimated at 12 gallons per person per day multiplied by the number of current staff and patrons per day.

An existing 1,000-gallon septic tank and seepage pit will remain at their current respective locations. Both will be drained and cleaned. The existing system can accommodate up to 225 users (staff and patrons) per day.

## 7. Fire Protection

Both floors will be equipped with fire sprinklers. Fire flow will be provided by an 8-inch fire service line connected to a similar sized line in Makawao Avenue.

## 8. Lighting

Existing interior and exterior light fixtures will be replaced with energy efficient LED lights controlled by an automatic lighting system. All exterior / outdoor light fixtures will comply with all County of Maui outdoor lighting ordinances and building codes, including Ordinance No. 5434 (2022).

## 9. Landscaping

The parking area will be landscaped with gold trees, mock orange hedges, and a Hawaiian Garden. Three existing pink tecoma trees west side of the parking area will be removed and three on the north side will remain in place. A Landscape Plan is shown as Sheet L001.

## 10. Sustainability

Sustainable design features for creating and enhancing a comfortable, productive, healthy, and quality environment are proposed. Features promoting energy conservation and minimizing consumption include energy efficient lighting (LED lights) and controls (dimming switches and occupancy sensors), daylight harvesting (use of natural lighting and reduction in artificial lighting), and a high efficiency HVAC system.

Flow reducers on plumbing fixtures, low gallon flush toilets, and smart controllers will aid in water conservation in restrooms, drinking fountains, and irrigation system

### **C. Economic Characteristics**

The construction cost is estimated at \$7.5 million and will be funded by the State of Hawai'i. Work will commence after all construction permits and approvals have been received. The project will be constructed in one phase tentatively beginning about January 2025 with completion sometime in 2026.

### **D. Social Characteristics**

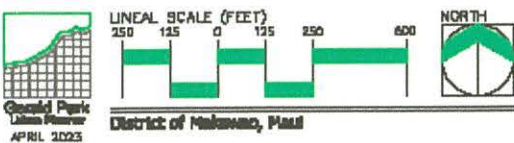
The library will be closed for the duration of construction. A temporary location for a library has yet to be identified. A temporary location would provide limited services and access to a limited reading and digital collections. A bookmobile may be available for occasional visits but it cannot be stationed for long durations due to commitments for stops across the island.

In lieu of a temporary library and occasional bookmobile service, the Wailuku and Kahului Public Libraries can provide library services for Upcountry residents although both are distant from Upcountry.

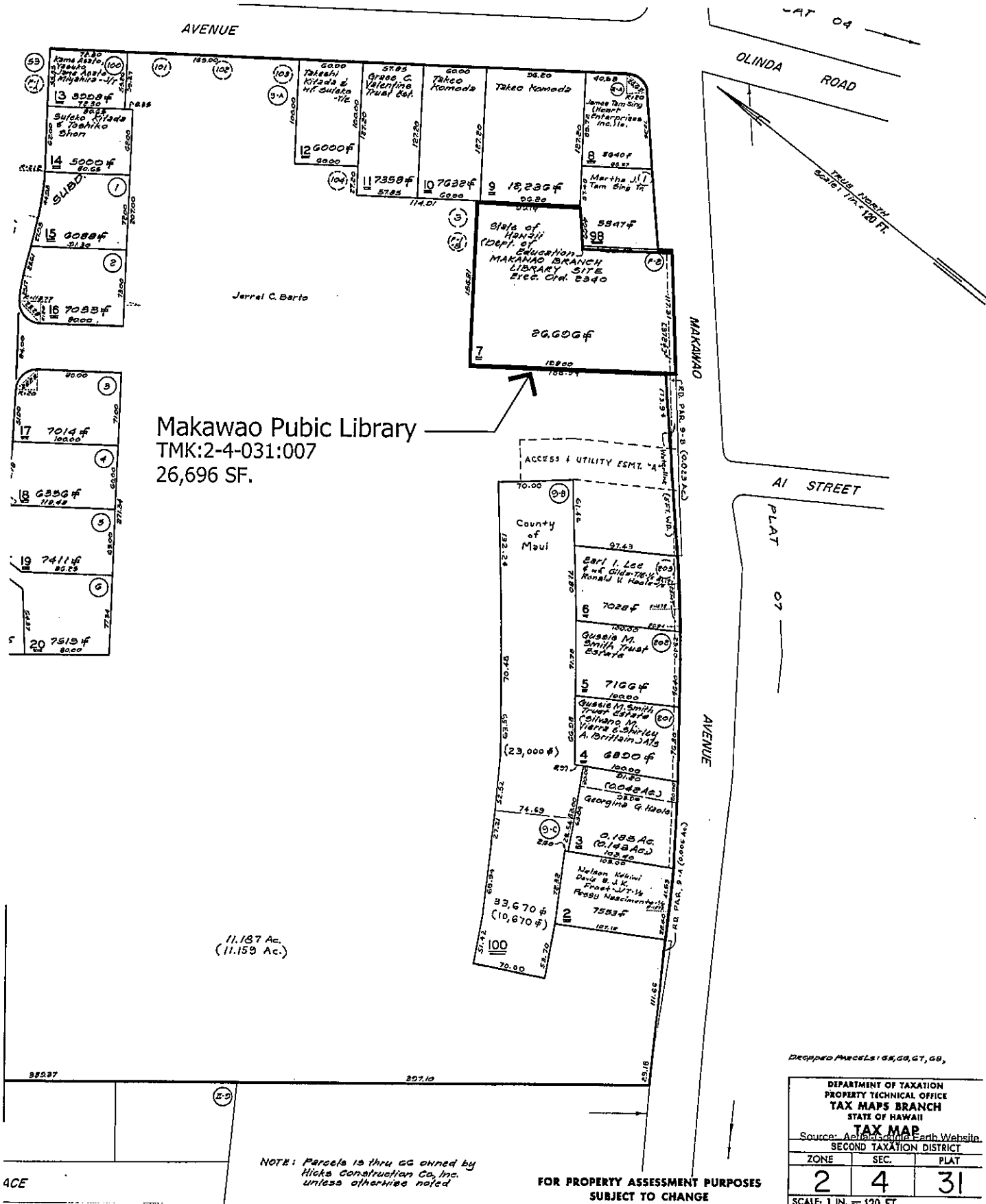




Source: Aerial-Google Earth Website



**Figure 1**  
**Vicinity Map**  
**Makawao Public Library**  
 Department of Accounting and General Services, State of Hawaii



Gerald Park  
Urban Planner  
APRIL 2023

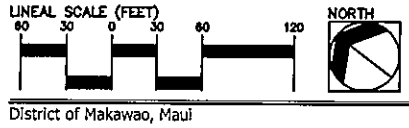
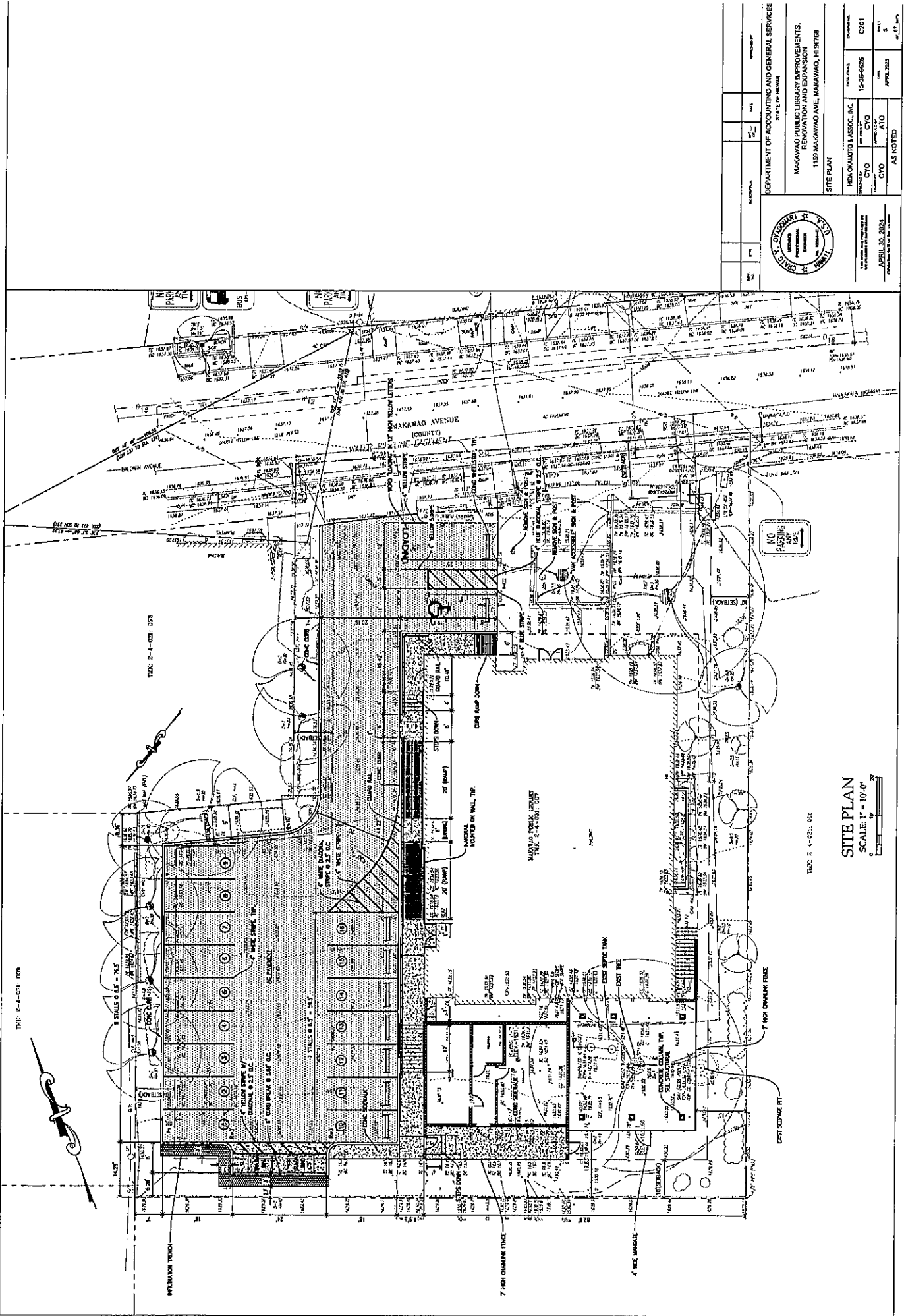


Figure 2  
Tax Map  
Makawao Public Library  
Department of Accounting and General Services, State of Hawaii





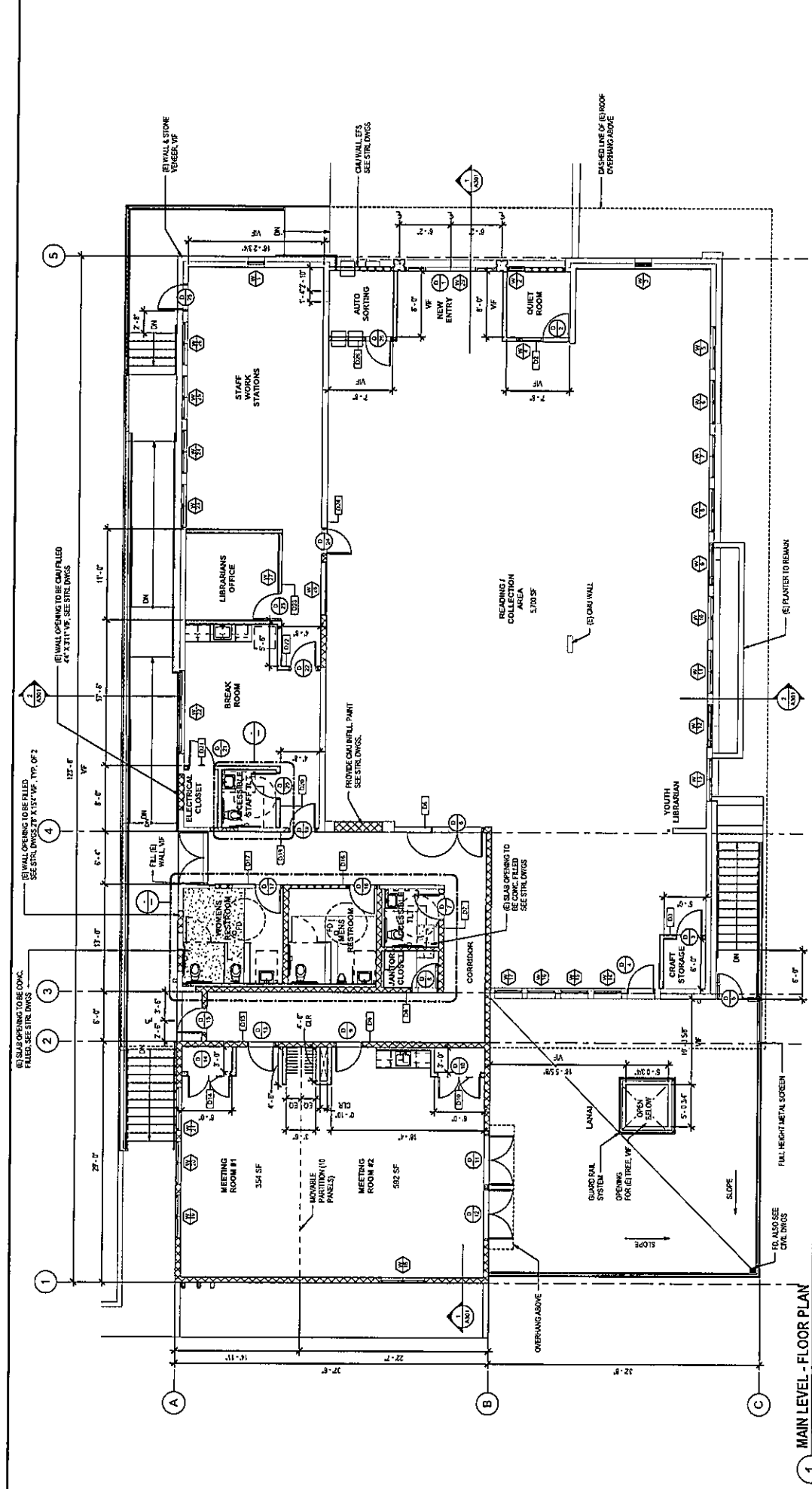




STATE OF HAWAII	
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES	
MAGAWAD PUBLIC LIBRARY IMPROVEMENTS, MAGAWAD AVENUE, HONOLULU, HAWAII	
SITE PLAN	
PROJECT NO.	15-96-6625
DATE	APRIL 2003
SCALE	AS NOTED
BY	ATD
CHECKED BY	ATD
APPROVED BY	ATD

**SITE PLAN**  
SCALE: 1" = 10'-0"





**1 MAIN LEVEL - FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**LEGEND**

	CMU
	GYP PARTITION
	CONCRETE

DATE	DESCRIPTION	BY	CHECKED BY

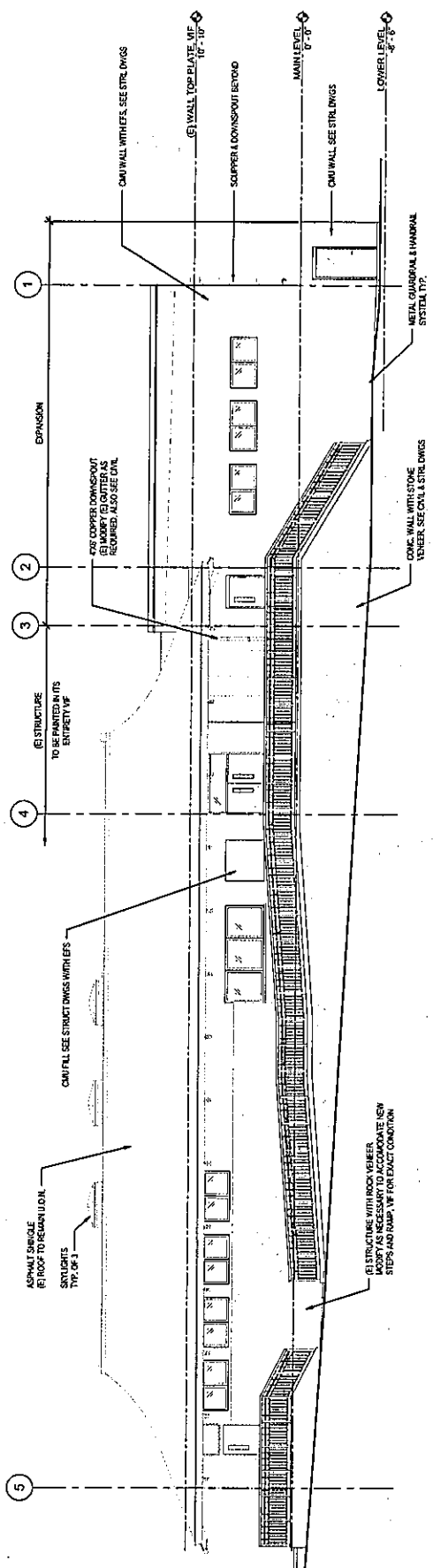
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

MAKAWAO PUBLIC LIBRARY IMPROVEMENTS,  
RENOVATION AND EXPANSION  
1129 MAKAWAO AVE., MAKAWAO, HI 96768

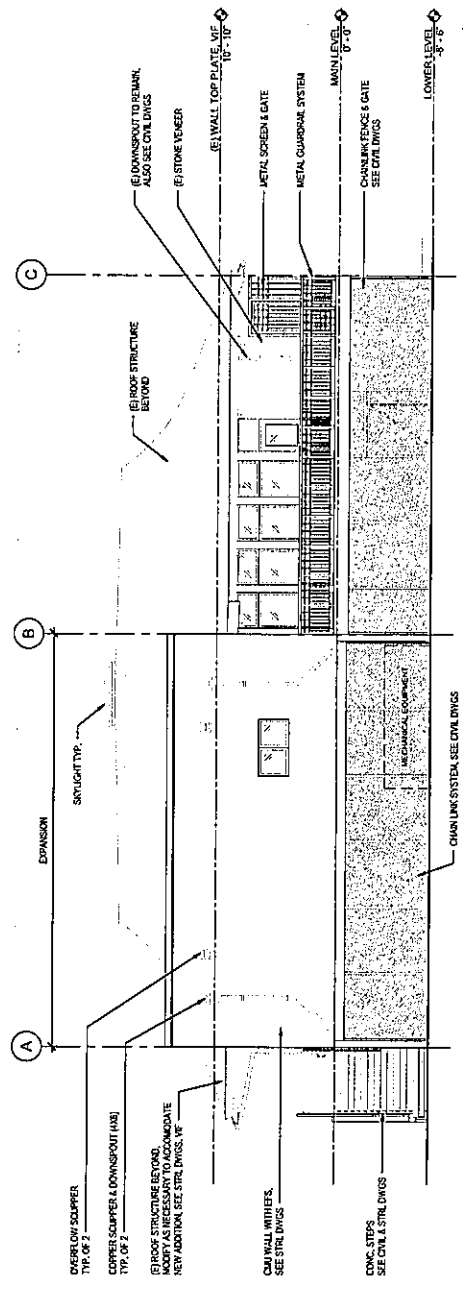
**MAIN LEVEL - FLOOR PLAN**

DESIGN FIRM	DESIGN PARTNERS INC.	PROJECT NO.	15-30-6626	DATE	APRIL 2013
PROJECT MANAGER	CHRISTOPHER J. HARRIS	ARCHITECT	A111	SCALE	AS NOTED
AUTHOR		DATE			

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS FOR THIS PROJECT.  
DATE: APRIL 30, 2013  
CONTRACT NO.: 15-30-6626



**1** NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



**2** WEST ELEVATION  
SCALE: 3/8" = 1'-0"

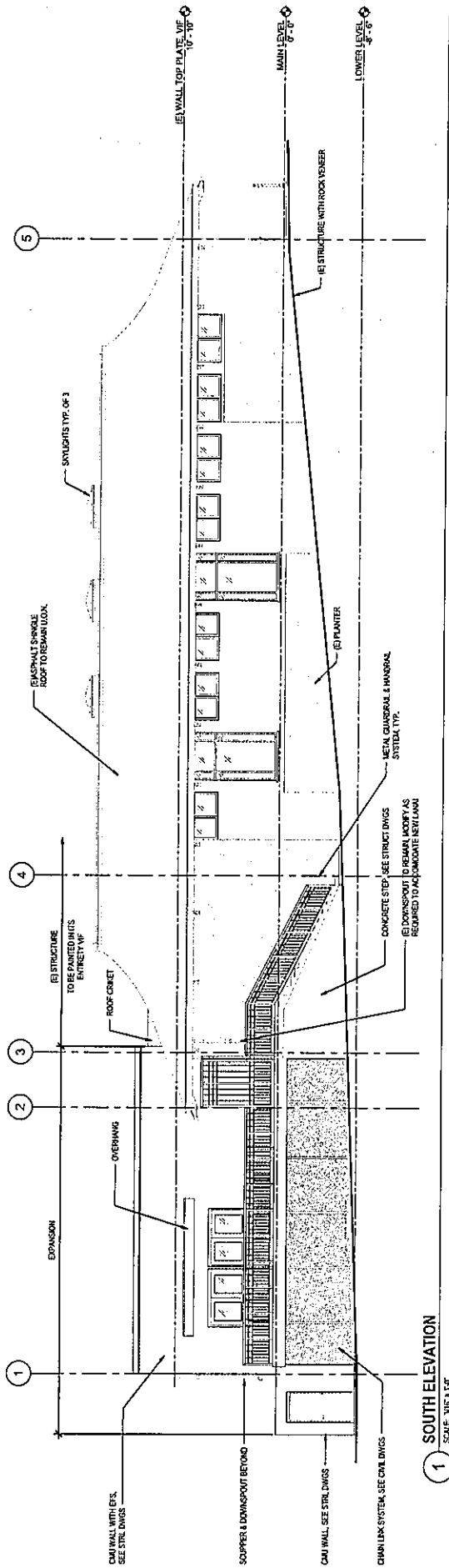
NOTE: UNREMOVED STONE VENEER COULD BE REUSED AS STONE VENEER CONTRACTORS OPTION

DATE	DESCRIPTION	BY	CHKD	APP'D
04/28/2023	REVISION			
04/28/2023	REVISION			
04/28/2023	REVISION			

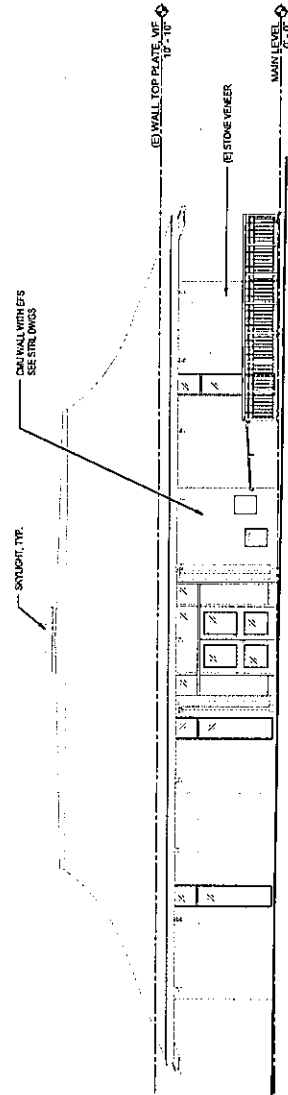
STATE OF INDIANA  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
ELEVATIONS

MAXIMUS PUBLIC LIBRARY IMPROVEMENTS, RECONSTRUCTION CONTRACTOR  
1159 BAKANAWAY AVE, MARIANNAH, IN 46366

DESIGN PARTNERS INC	PROJECT NO.	DATE
15-36-6626	A201	
Author	Checker	DATE
APRIL 30, 2023	APRIL 20	
AS NOTED		BY
		DATE
		BY
		DATE



1 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

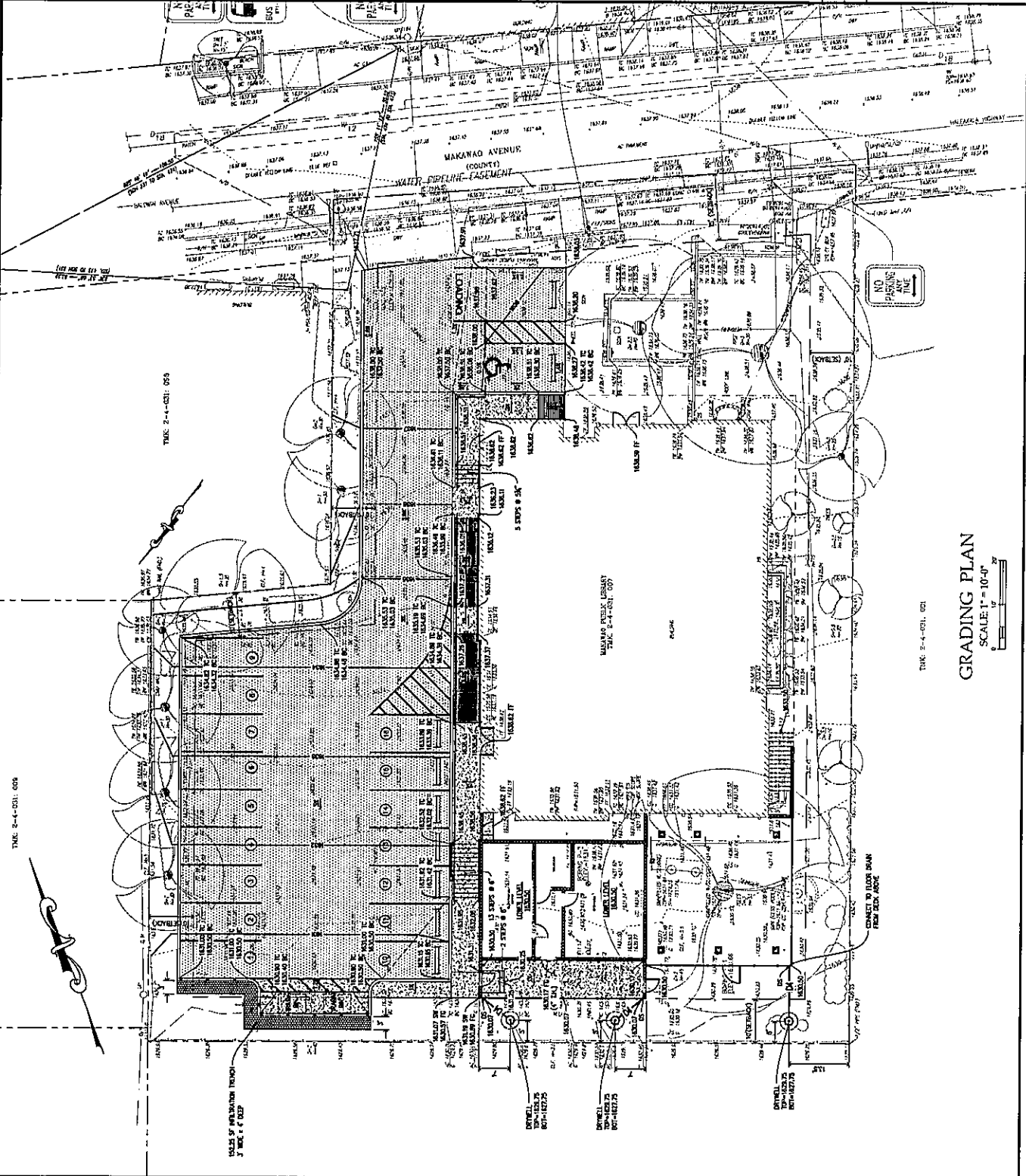
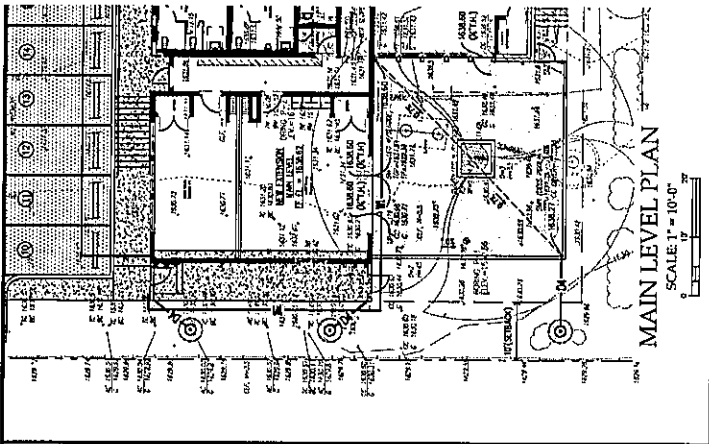


2 EAST ELEVATION  
SCALE: 3/16" = 1'-0"

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES STATE OF ILLINOIS MAKAWAO PUBLIC LIBRARY IMPROVEMENTS, RENOVATION AND EXPANSION 1159 MAKAWAO AVE. MAKAWAO, IL 60139 ELEVATIONS 2					
DESIGN PARTNERS INC. 1536-6626 APRIL 30, 2024 EXPANSION TO THE LIBRARY			DESIGN PARTNERS INC. 15-36-6626 APRIL 21 AS NOTED		









## SECTION 2 DESCRIPTION OF THE AFFECTED ENVIRONMENT

---

### A. Existing Conditions

- The Makawao Public Library was constructed in 1967-1968
- The building is over 50 years old and considered historic property
- The Library has a collection of approximately 40,000 items
- There are 6 permanent staff positions
- The Library is opened Tuesday through Saturday with varying hours
- The Library is closed on Sunday and Monday
- Patronage varies daily but averaged 153 patrons per day in 2022.
- During the pandemic (2020 – 2021) patronage ranged from 50 to 75 per day

### B. Environmental Characteristics

There are no natural occurring environmental features on the building site as the ground has been extensively modified in support of existing man-made improvements dating back to construction of the Library in 1967-1968.

Topographical features and soil horizons have been modified by concrete foundations and spread footing to support the existing structure and paved surfaces for vehicle circulation and parking. The site is modestly landscaped with introduced species. There are no archaeological resources present but the structure is more than 50 years old and considered 'historic property'.

#### 1. \*Climate

The Makawao area is generally warm, humid, windy, and partly cloudy throughout most of the year. The average annual rainfall amounts is approximately 60 inches, with most of the rainfall occurring in the spring and winter months. The average temperature typically varies from 60 to 81 degrees Fahrenheit.

#### 2. \*Topography and Soils

The ground surface is covered with asphalt concrete and concrete, and generally slopes from southeast to northwest with the exception of a small portion of the site along Makawao Avenue that slopes southeast back to the street. Slopes generally range from 0% to 8% with the steepest slopes at the middle of the site going from the front to the back (southeast to northwest). Onsite elevations range from 40 to 51 feet mean sea level (MSL)

The Soil Survey Map for this section of Makawao maps one soil type --- Makawao Silty Clay, 7 to 15 percent slopes (Symbol: MfC)---over the property. This soil is characterized by slow to medium runoff and a slight to moderate erosion hazard (Soil Conservation Service, 1972).

---

**Note:** Subject headings tagged with an asterisk\* are excerpted from the Project Development Report for the Project.

Mass grading associated with construction of the Library, the driveway and parking lot, infrastructure, walkways, and landscaping altered the surface layers of the soil and imported engineered fill and topsoil altered its composition.

### 3. Water Resources

#### a. Surface Water

There are no freshwater streams, rivers, ponds, or wetlands on the property.

#### b. Ground Water

Mink and Lau (1990) developed an aquifer classification program for the main Hawaiian Islands. They separate Maui into six aquifer sectors which are then separated by aquifer systems and aquifer types within the respective system. Based on this classification, the Makawao geographic area is in the Central aquifer sector above a section of the Makawao aquifer (See Table 1).

The Makawao aquifer is characterized by an unconfined perched aquifer above an unconfined flank aquifer. The perched aquifer comprises fresh water, currently used for drinking, replaceable, and highly vulnerable to contamination.

The flank-confined aquifer holds fresh basal water, has utility for drinking, is irreplaceable, and has a moderate vulnerability to contamination.

Table 1. Aquifer Classification System

<b>Aquifer Code</b>	<b>60303214</b>	<b>60303111</b>
Island Code	6 – Maui	6 - Maui
Aquifer Sector	03 – Central	03 - Central
Aquifer system	03 - Makawao	03 - Makawao
Aquifer Type, hydrogeology	2 - High Level	1 - Basal
Aquifer Condition	1 - Unconfined	1 - Unconfined
Aquifer Type, geology	4 - Perched	1 - Flank
<b>Status Code</b>	<b>11121</b>	<b>21112</b>
Developmental Stage	1 - Currently Used	2 - Potential Use
Utility	1 - Drinking	1 - Drinking
Salinity (in mg/L Cl <sup>-</sup> )	1 – Fresh (<250)	1 – Fresh (<250)
Uniqueness	2 - Replaceable	1 - Irreplaceable
Vulnerability to Contamination	1 - High	2 - Moderate

Source: Mink and Lau, 1990.

The authors also note the “[M]minimum elevation in the System is approximately 1000 feet. Drilling of deep wells would be very expensive and operating costs expensive. Virtually no subsurface exploration has been done in the region”.

#### 4. Flood Hazard

The Flood Hazard Assessment Report (Figure 3) places all of Makawao in Other Flood Areas Zone "D" which is defined as "Unstudied areas where flood hazards are undetermined, but flooding is possible".

#### 5. Biological Resources

A jacaranda tree stands in the Tree Lanai at the rear of the building and the species matches two trees at the front of the Library. A Landscaping Plan prepared in 1966 called for the planting of monkey pod and tecoma trees, gardenia, oleander, plumbago, and hibiscus shrubbery.

Animals and birds were not observed on the premises. Given the presence of neighboring residences and commercial activities more than likely domesticated and feral animals populate the neighborhood. Rodents may also be present given the presence of food (waste) and water.

#### 6. Historical Resources

Surface archaeological features were not observed on the premises.

The Library building is 50+ years old and considered historic property per HRS §6E-2. It is not listed on the State or National Registers of Historic Places.

### **C. Land Use Controls**

State and County land use controls are cited below:

State Land Use Designation: Urban  
Community Plan: Makawao-Pukalani-Kula  
Land Use Map: Public-Quasi Public  
Zoning: P-1 Public/Quasi-Public

#### State Land Use Law

Pursuant to Chapter 205 HRS, the Hawai'i Land Use Law, the State Land Use Commission classifies all land in the State of Hawai'i into one of four classifications: Urban, Agricultural, Conservation, or Rural. Uses and activities in Urban districts are regulated by the respective counties. Use of Conservation District land is under the authority of the Board of Land and Natural Resources, State of Hawaii. Uses in the Agricultural and Rural districts are regulated by the Land Use Commission and the respective counties.

- Makawao is designated Urban on land use district maps for the area.

The use of Urban designated land is under the authority of the County of Maui and its applicable plans, ordinances, and regulations.







## General Plan of the County of Maui

General planning on Maui derives from three general plans adopted by the County of Maui. The overarching plan is the Countywide Policy Plan. The Plan is a series of value statements and an umbrella document that provides direction for island plans (Countywide Policy Plan, 2010). Island plans prepared for Maui, Lanai, and Molokai articulate and refine the policies in the Policy Plan setting forth community-shared objectives and actions for the respective island. The third general plan level is community plans prepared for different regions or communities on each island. In total there are nine community plans. Each region's community plan specifies implementing actions for achieving the stated objectives. The community plans also include a land use component in the form of land use maps that allocate and designate lands within the region for specific uses.

### Maui County General Plan 2030 Countywide Policy Plan

The Countywide Policy Plan includes a policy statement identifying libraries as a facility that provides learning opportunities for all Maui residents. The statement is found in Section IV, Item C Improve Education, Objective 4.

- Objective 4. Maximize community based educational opportunities. (p.52)
- Policy h. Support community facilities such as museums, libraries, nature centers, and open spaces that provide interactive-learning opportunities for all ages.

### Makawao-Pukalani-Kula Plan

Nine community plan regions have been established for Maui County. Each region has a community plan with statements of objectives and policies and implementing actions consistent with the overarching general plans. Unlike the Countywide Policy Plan which is a policy plan, the community plans include land use maps that identify by geographical areas where different land uses occur and should occur.

In 1996 the MPK stated the following under Public/Quasi-Public Services and Facilities:

"Inadequacies in public and quasi-public services and facilities are cited as major community issues. The upgrading, expansion of, and addition to recreational and community facilities; educational facilities; day care services; elderly and youth facilities; communication services; and fire protection, police protection and emergency medical facilities are required to meet the growing needs of the region's residents. Additionally, the development of a satellite "city hall" is considered important in meeting the governmental service needs of the region".

- Library use is not mentioned in the Makawao-Pukalani-Kula Community Plan.
- The land use map of the Makawao-Pukalani-Kula Community Plan designates the Library site Public/Quasi-Public (P).

This land use designation "includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers (Ibid)". Library use is thus allowed as a permitted use by the Community Plan.

Zoning is the County's tool for regulating land use, density (for residential, apartment, hotel districts), and prescribing development standards for the zoning district. Makawao Public Library is located in a Public/Quasi-Public zoning district and zoned P-2 (See Figure 4). This district provides for public, nonprofit or quasi-public uses. A library is allowed as a permitted use under "Kindergartens, elementary schools, middle school, high schools, colleges, and libraries (Chapter 19.31.020 Permitted uses)'.

- The Library site is zoned P-2 (Public/Quasi-Public District)

## **D. Facilities**

### **1. \*Water**

The project site is served by an existing 1½-inch water meter which connects to a 6-inch water main within Makawao Avenue. The domestic water service main connection for the site is located at the south corner of the site.

There is an existing fire hydrant near the east corner of the site along Makawao Avenue. There are no fire hydrants, fire water connection, or double check detector assembly (DCDA) located onsite. The building does not appear to have an existing fire sprinkler system.

### **2. \*Wastewater**

Wastewater is discharged into a 1,500-gallon septic tank located northwest of the building near the west corner. The septic tank is connected to a seepage pit, southwest of the septic tank. The existing septic tank and seepage pit were constructed in 2012. The system is serviced annually by a private company.

### **3.\* Drainage**

Storm water runoff generated from the existing property sheet-flows off of the site through curb cuts and grass along the southwest property or flows into the roadway gutter, discharging into an existing catch basin northeast of the site. There is no underground drainage system nor any retention system onsite.

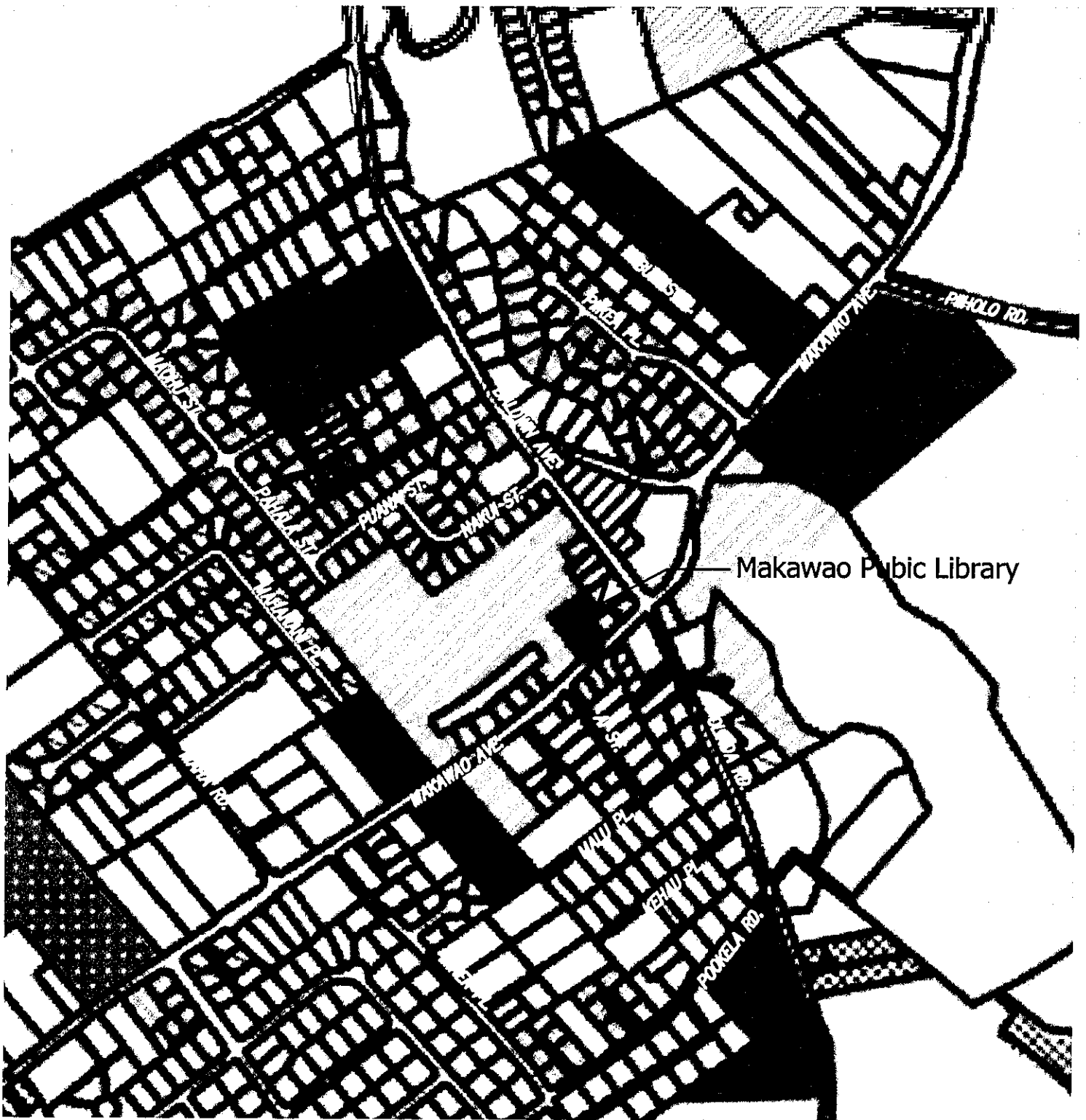
Runoff from the building is collected by a roof gutter system that includes a total of six downspouts that outlet to the ground, generally flowing towards the adjacent southwest property. Drainage area E-1 accounts for runoff flowing into the adjacent property and E-2 accounts for runoff discharging into an existing catch basin along Makawao Avenue.

Existing onsite runoff was estimated using the Rational Method since the project area is less than 100 acres. The existing runoff flow rates for a 50-year, 1 hour design storm, are approximately 4.61 cubic feet per second (cfs) and 0.55 cfs for drainage areas E-1 and E-2, respectively. Total existing runoff flow is 5.16 cubic feet per second (cfs).

### **4. \*Parking**

The project site has a total of 24 parking stalls onsite including two accessible stalls fronting the building. Four of the stalls are parallel parking stalls along the northeast face of the





Makawao Public Library

**LEGEND**

	RESIDENTIAL		URBAN RESERVE
	BUSINESS COMMUNITY		PUBLIC/QUASI PUBLIC
	BUSINESS COUNTY TOWN		PARK
	AGRICULTURE		INTERIM

Source: County of Maui, <https://qpublic.schneidercorp.com/Application.aspx?AppID=1029&LayerID=21689&PageTypeID=1&PageID=9248&KeyValue=240310070000>

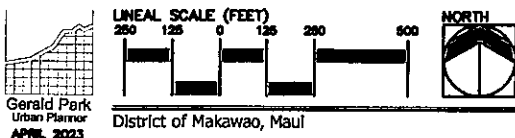


Figure 4  
 Zoning  
 Makawao Public Library

building while the 18 remaining stalls are perpendicular to the drive aisle, located in a parking area north of the building. One parking stall is largely inaccessible due to a security fence at the rear of the building. The existing drive aisle connecting the north parking area to Makawao Avenue is approximately 21-feet, adjacent to the northeast face of the building.

#### 5. \*Power and Communication

Electrical service is provided by Maui Electric Company (MECO) with underground lines. A transformer pad is located at the back of the property within the rear-setback. In 2012, approximately 88-photovoltaic panels (PV) panels were installed on the flat portion of the roof. Two overhead power poles are currently located within the property at the rear of the building. One pole has electric and telecommunications lines that feed the adjacent residential property directly behind the library, and a second pole with telecommunication lines at the north side of the property that serves other properties towards Baldwin Avenue

## SECTION 3 SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

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### **A. Assessment Process**

The scope of the project was discussed with the Project Manager for the Department of Accounting and General Services and the consultants comprising the design team. State and County agencies were contacted for information relative to their jurisdiction and expertise. Field conditions were gleaned from reports prepared by others. From the discussions and field investigations, existing conditions and features that could be affected by or affect the project were identified. These influencing conditions are:

- Makawao Public Library has been at this location since 1969;
- The Library is slightly more than 50 years old and considered historic property;
- There are no archaeological resources on the property;
- There are no rare, threatened, or endangered flora and fauna on the property;
- There are no surface water bodies on the property;
- Existing public infrastructure and utilities are available;
- Construction is projected to commence in January 2025 with completion sometime in 2026;
- The Library will be closed for the duration of construction.

### **B. Short-term Impacts**

#### **1. Erosion Control and Storm Water Management**

Site work will be limited to the 26,700 square foot project site. Limited grubbing and grading is proposed around the building with major grading work associated with reconfiguring the parking lot. Approximately 14,500 square feet will be grubbed and graded and earthwork quantities are estimated at 250 CY of excavation and 50 CY of embankment. Screens or plywood fencing will be erected around the site for dust control, noise attenuation, and overall safety for adjoining uses and the general public.

Exposed areas will be subject to erosion by wind and water. Fugitive dust can be controlled by frequent water sprinkling and storm water impacts can be mitigated by adhering to Best Management Practices (BMPs) specified in Chapter 20.08 of the Maui County Code for Soil Erosion and Sediment Control and Chapter 111 Rules for Storm Water Treatment Best Management Practices of the Department of Public Works. Mitigating measures would include stabilized construction ingress/egress, drain inlet protection, and silt fences / filter socks to minimize environmental impacts. BMPs will be submitted for review and approval by the Department of Public Works, County of Maui.

In addition to mitigating construction impacts, post construction measures are required for long-term water quality management. Appropriate measures are identified in Section 16.26B.3900 Maui County Code Post-construction Stormwater Quality Best Management Practices and mandates compliance as part of the building code.

The proposed improvements are less than one (1) acre thus a NPDES General Permit Authorizing Discharges of Storm Water Associated with Construction Activity will not be required from the State Department of Health.

## 2. Air Quality

Construction will temporarily affect air quality and the acoustical environment. Demolition, grubbing, grading, stockpiling, backfilling and other soil (or earth) moving activities will raise fugitive dust that can settle in adjoining areas. Windy conditions coupled with exposed soil can create severe dust problems. The general contractor will employ dust control measures to prevent the work site and construction equipment and activities from becoming significant dust generators. Control measures shall comply with Chapter 60.1, Air Pollution Control, Title 11, Department of Health, State of Hawaii (and revisions thereto). The site work contractor may implement alternative methods adaptable to the scope of the improvements and features of the site.

Most construction equipment and vehicles are diesel powered and emit exhaust emissions typically high in nitrogen dioxide and low in carbon monoxide. The Federal and State nitrogen dioxide standard ---100mg/m<sup>3</sup> per annum---which is an annual standard, is not likely to be exceeded during construction. Carbon dioxide emissions should be less than that generated by automobile traffic on adjoining streets. Aldehyde odors from diesel equipment may be detected but should be dispersed by the prevailing winds.

## 3. Noise

Construction noise, like fugitive dust, cannot be avoided and will be audible over the entire construction period. Exposure to noise will vary by construction phase, the duration of each phase, and the type of equipment used during the different phases. Maximum sound levels in the range of 82-96 db(A) measured at 50 feet from the source will be generated by heavy machinery during site work. After site work is completed, reductions in sound levels, frequency, and duration can be expected as the foundation is formed, concrete footings and the ground floor poured, and the addition erected. Exterior walls should also mitigate noise from interior construction activities.

Community Noise Control regulations establish maximum permissible sound levels for construction activities occurring within "acoustical" zoning districts. The Library site is zoned P-1 Public-Quasi Public and considered to be located in the Class A zoning district for noise control purposes. The maximum permissible daytime sound level in the district attributable to stationary noise sources and equipment related to construction activities is 55 dBA during daytime (7:00 AM to 10:00 PM) and 45 dBA during nighttime (10:00 PM to 7:00 AM) (Chapter 46, Community Noise Control, 1996). As disclosed above, construction noise occasionally will exceed the 55 dBA threshold. All construction activities will comply with Chapter 46 Community Noise Control, Title 11, Administrative Rules, Department of Health, State of Hawai'i.

In general, construction activities cannot exceed the permissible noise levels for more than ten percent of the time within any twenty-minute period except by permit or variance. Any noise source that emits noise levels in excess of the maximum permissible sound levels cannot be operated without first obtaining a noise permit from the State Department of Health. Although the permit does not attenuate noise per se it regulates the hours during which excessive noise is allowed. The general contractor will obtain and comply with

conditions attached to the permit. Work will be scheduled between the hours of 7:00 AM to 3:30 PM Mondays through Fridays. The contractor will also ensure that construction equipment with motors is equipped with mufflers in proper operating condition.

#### 4. Flora

Rare, threatened, or endangered flora or candidates for that status are not found on the property.

#### 5. Historic Features

Should excavation unearth undocumented archaeological features, artifacts, or cultural deposits, work in the immediate area will cease and the proper authorities notified for disposition of the finds. If *iwi* is uncovered the Maui Police Department and the State Historic Preservation Division will be notified for inspection and proper disposition of the finds per applicable protocols.

Work may be put on hold until such time that the respective authorities allow for the resumption of construction.

#### 6. Traffic

Construction vehicles hauling workers and material will contribute to traffic on Makawao Avenue. The existing driveway will provide the only vehicle access to the building site. To minimize impacts on local and on-campus traffic circulation, material deliveries will be scheduled for off-peak traffic hours and off-loaded at the job site.

The contractor will be responsible for traffic control. Measures for minimizing traffic impacts during construction include but are not limited to:

- Posting notices alerting drivers of scheduled work on and around the driveway;
- Positioning traffic cones or other directional devices to guide vehicles around work areas in Makawao Avenue;
- Covering open trenches at the end of the work day;
- Posting flagmen for traffic control.

#### 7. Library Use

The Library will be closed during construction. Over the projected construction period, closure will preclude patrons from:

- Access to books, magazines, and alternative media (DVD, CDs, audio tapes)
- Research material
- Equipment use (computers, copiers, WiFi)
- Public services available at the Library
- Outreach activities such as family programs, storytelling for children, culture and entertainment with guest speakers, and computer classes will not take place.

These impacts cannot be avoided. The nearest public libraries are in Wailuku and Kahului. Both Libraries are the nearest option but users will have to travel a considerable distance and on days and times when both libraries are open.

As stated in Section 1 of this environmental assessment, a bookmobile may meet the needs of some patrons but the vehicle cannot be posted for long periods in Makawao because of commitments to other Maui communities. A second mitigating measure is to find a site where a temporary library can be located. A site has not yet been found.

### **C. Long-term Impacts**

Anticipated long-term impacts resulting from the project include but are not limited to:

- Providing meeting rooms for community use.
- Fulfilling a public need for additional floor space, expanded collection, modern equipment and facilities dedicated for staff use and with new separate equipment and furnishings for public access/use.
- Ambient air quality should not be adversely affected in the long-term. A library is not a stationary source or generator of air pollution.
- Libraries are not significant noise generators. For this project noise should not be an issue given the use to occupy the building.
- Adverse effects on water and wastewater systems are not anticipated. Water use is projected at approximately 12 gallons per person / day and will vary by patrons /day. The wastewater system can accommodate 225 users per day.
- Water use will be reduced by using low-gallon flush water closets and automatic fixture cut-off capability.
- Post-development storm water runoff quantity will increase slightly due to the increase in impervious surfaces. The increase cannot be avoided. Surface and roof runoff will be collected and retained by on-site drywells and an infiltration trench.
- Electrical consumption is not anticipated to increase significantly. To help offset the increase the building is designed with insulated materials for walls, energy efficient fixtures, and low-E glazed glass.
- Energy costs cost will increase but can be mitigated by natural lighting and using energy efficient light fixtures/luminaries.
- The addition will not result in adverse visual impacts. The addition is lower in height than the existing Library roof and has been designed to blend with the roof and building. And with its location at the rear of the Library, it should not be readily visible from Makawao Avenue.
- A color palette for the addition has not yet been selected. It is anticipated that the color scheme will match the existing building color.
- Library use will not affect land use controls for the property. County zoning regulations allow public uses and structures as permitted uses in the Public / Quasi Public district. Libraries are defined as a "public use".
- The addition will not alter the character of the site, surrounding areas, zoning of adjacent properties, and the uses and zoning of the property.
- The building and building systems will deteriorate gradually over time.
- Regular scheduled maintenance and periodic repairs will sustain the useful life of the building, its components, equipment, and operating systems.
- Repair, renovation, and replacement of building elements and systems can be expected over the building life cycle.
- Long-term costs for maintaining the building will be funded by State of Hawai'i appropriations to the Department of Accounting and General Services.
- The structure will be equipped with exterior lights for safety and security. It is recognized that new or artificial light at night can increase the night sky brightness and

As stated in Section 1 of this environmental assessment, a bookmobile may meet the needs of some patrons but the vehicle cannot be posted for long periods in Makawao because of commitments to other Maui communities. A second mitigating measure is to find a site where a temporary library can be located. A site has not yet been found.

**8. Solid Waste Disposal (Response to Department of Environmental Management, County of Maui).**

- **Non-hazardous construction debris will be deposited at the Central Maui Landfill or an alternative disposable site if available.**
- **Asbestos containing material (ACM) may be found in building materials used when the library was constructed in 1967-68. Prior to demolition a hazardous waste contractor will test the building materials for the presence of lead-based paints and ACM. If detected, the hazardous materials will be removed and disposed in compliance with Department of Health protocols.**
- **Usable tables, chairs, filing cabinets, desks, storage closets and other interior furnishings may be transferred to another library on Maui or deposited at a recycling center.**
- **The General Contractor may implement other collection / disposal methods based on experience with similar projects and waste disposal methods on Maui.**

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- The addition will not alter the character of the site, surrounding areas, zoning of adjacent properties, and the uses and zoning of the property.
- The building and building systems will deteriorate gradually over time.
- Regular scheduled maintenance and periodic repairs will sustain the useful life of the building, its components, equipment, and operating systems.
- Repair, renovation, and replacement of building elements and systems can be expected over the building life cycle.
- Long-term costs for maintaining the building will be funded by State of Hawai'i appropriations to the Department of Accounting and General Services.
- The structure will be equipped with exterior lights for safety and security. It is recognized that new or artificial light at night can increase the night sky brightness and interfere with and adversely affect astronomical observations performed by several telescopes located on Haleakalā. Measures for mitigating potential project related impacts on astronomical observations include adhering to the County of Maui Lighting ordinance for exterior light, shielding exterior light fixtures to emit zero light above the horizontal plane, and equipping motion sensing exterior fixtures with LED luminaires for its lighting capabilities and energy conservation. Additional steps to reduce the impact on the observatories include the use of either filtered LED lights or amber LED lights for exterior lighting and otherwise selecting blue-deficient exterior lighting.
- ***The meeting rooms may be used at night for various functions and light spillage from windows is possible. Window coverings provided as part of the interior furnishings should mitigate this concern (Response to Institute for Astronomy Comment).***
- ***The existing skylights will be replaced. The skylights are in the general reading area and are not subject to direct light source of after 7:00 PM meetings (Response to Institute for Astronomy Comment).***



## SECTION 4 ALTERNATIVES TO THE PROPOSED ACTION

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### **A. No Action / Delay the Action**

A No Action / Delay the Action alternative will maintain the status quo of the physical environment and preclude the occurrence of all impacts, short and long term, beneficial and adverse disclosed in this Assessment. A No Action alternative will not achieve the stated objectives of the project. Delaying the Action would suspend the project until such time that it can be constructed.

SECTION 5  
AGENCIES AND ORGANIZATIONS ~~[TO BE]~~ CONSULTED  
IN THE ENVIRONMENTAL ASSESSMENT PROCESS

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*The Draft Environmental Assessment for the Makawao Public Library Improvements, Renovation, and Expansion was published in the Environmental Review Program's Environmental Notice of February 23, 2024. Publication initiated a 30-day public review period ending on March 25, 2024. The Draft Environmental Assessment was distributed to the agencies and organizations listed below requesting their comments. An asterisk \* identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Exhibit A.*

**State of Hawai'i**

- Department of Land and Natural Resources
  - Historic Preservation Division
- Department of Health
  - Clean Air Branch
- \*University of Hawai'i at Mānoa Institute for Astronomy

**County of Maui**

- \*Department of Environmental Management (***Solid Waste Division***)
- Department of Public Works
- Department of Water Supply
- \*Planning Department
- \*Fire and Public Safety
- \*Police Department

**Other**

- Maui Electric Company
- Makawao Public Library (Placement)

## SECTION 6 PERMITS AND APPROVALS

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Permits required for the project and responsible authorities are identified below. Additional permits and approvals may be required depending on final construction plans.

### **State of Hawai'i**

#### Department of Health

Disability and Communication Access Board (Facility Access Review)  
Variance from Pollution Controls (Noise Permit)

#### Department of Land and Natural Resources, Historic Sites Division

Historic Site Review (Chapter 6E)

### **County of Maui**

#### Department of Water Supply

Temporary Water Permit (To Be Determined)

#### Department of Public Works (Issued by Development Services Administration)

Building Permit  
Certificate of Occupancy  
Electrical Permit  
Plumbing Permit  
General Permit for Stormwater Quality Best Management Practice  
and Maintenance of Facilities  
Stormwater Runoff Control Practices and Maintenance Plan  
Work Upon County Highway

#### Maui Fire Prevention Bureau

Fire Protection Permit

## SECTION 7 DETERMINATION OF SIGNIFICANCE

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Hawai'i Administrative Rules, Title 11, Department of Health, Chapter 200.1 (Environmental Impact Statement Rules) establishes criteria for determining whether an action may have significant effects on the environment (§11-200.1-13). The relationship of the proposed project to these criteria is discussed or summarized below.

- 1) Irrevocably commit a natural, cultural, or historic resource;

*There are no known natural or cultural resources on or associated with the property. The Library Building is more than 50 years old and considered historic property. It is not listed on the State or National Registers of Historic Places.*

- 2) Curtail the range of beneficial uses of the environment;

*The proposed action will not curtail the beneficial uses of the environment. The Library has been the most suitable use for the site since its construction in 1967-1968. The existing environment has already been improved by construction of the Library per se, walkways, landscaping, and paved surfaces. The approximately 1,000 square feet committed to the project would provide facilities for back-of-house operations on the ground floor and additional interior space on the main level.*

- 3) Conflict with the State's environmental policies or long-term environmental goals established by law;

*The project will not conflict with the State's environmental policies or long-term environmental goals.*

- 4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;

*Long-term substantial adverse effects on the economic welfare, social welfare, or cultural practices of the community and State are not anticipated.*

*In the short-term, however, closure of the Library during construction may adversely affect patrons who would be unable to continue a regular activity or use the services and equipment available at the library. A bookmobile may provide reading materials but it cannot stay at one location for an extended period of time.*

*The Kahului and Wailuku Public Libraries provide the same services and facilities as the Makawao Public Library. Upcountry residents can visit either library but have to cope with distance and travel consequences.*

- 5) Have a substantial adverse effect on public health;

*Public health will not be adversely affected.*

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

*Adverse secondary impacts are not anticipated.*

- 7) Involve a substantial degradation of environmental quality;

*Substantial degradation of environmental quality is not anticipated. Environmental quality in the area of the building site will be affected temporarily by construction activities. Measures for mitigating effects on air quality, noise, and erosion are disclosed in this environmental assessment. The contractor can also implement other control measures that would minimize disturbances to adjoining businesses and residences.*

- 8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;

*The project will not have substantial adverse environmental effects or a commitment for larger actions.*

- 9) Have a substantial adverse effect on a rare, threatened or endangered species, or its habitat;

*Rare, threatened, or endangered species and habitat were not observed on-site.*

- 10) Have a substantial adverse effect on air or water quality or ambient noise levels;

*Substantial effects on air quality, ambient noise levels, and water quality are not anticipated. Short-term construction activities will raise fugitive dust, increase ambient noise levels, and generate runoff. Acceptable measures for mitigating dust, noise, and construction runoff are disclosed in this assessment. The contractor can implement other measures as his/her discretion. In the long-term the building is not anticipated to affect the environmental characteristics in this criterion.*

- 11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

*Makawao Public Library is not located in an environmentally sensitive area. The Flood Hazard Assessment Report places all of Makawao in Other Flood Areas Zone "D" which is defined as "Unstudied areas where flood hazards are undetermined, but flooding is possible".*

- 12) Have a substantial adverse effect on scenic vistas and view planes, day or night, identified in county or state plans or studies, or,

*The proposed action will not affect scenic vistas or view planes.*

13) Require substantial energy consumption or emit substantial greenhouse gases.

*The new structure will increase energy use. Design measures for reducing energy use and creating renewable energy are disclosed in the Description of the Proposed Action.*



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***EXHIBIT A***

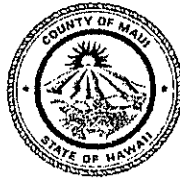
***ENVIRONMENTAL ASSESSMENT COMMENTS AND RESPONSES***

**RICHARD T. BISSEN, JR.**  
Mayor

**JOSIAH K. NISHITA**  
Managing Director

**BRADFORD K. VENTURA**  
Fire Chief

**GAVIN L.M. FUJIOKA**  
Deputy Fire Chief



**DEPARTMENT OF FIRE & PUBLIC SAFETY**  
COUNTY OF MAUI  
313 Manea Place  
Wailuku, Maui, Hawai'i 96732  
[www.mauicounty.gov](http://www.mauicounty.gov)

February 29, 2024

VIA EMAIL: [gpark@gpup.biz](mailto:gpark@gpup.biz)

Mr. Gerald Park  
Gerald Park Urban Planners  
95-595 Kanamee Street, Apt. 324  
Mililani, HI 96789

**SUBJECT: Makawao Public Library Improvements, Renovation & Expansion**  
**Makawao, Maui, HI**  
**TMK: (2) 2-4-031:007**

Dear Mr. Park:

Thank you for the opportunity to review your project. At this time, the Fire Prevention Bureau has no comments.

Our office does reserve the right to review and comment on any future building permit application when detailed plans for this project are routed to our office for review.

Feel free to identify or inquire about any specific fire-related public safety concerns for this or any future projects.

For any questions or comments, please contact us at 808.876.4686 or by email at [fire.planreview@mauicounty.gov](mailto:fire.planreview@mauicounty.gov).

Sincerely,

Fire Plans Review  
Fire Prevention Bureau  
Maui Fire Department

MG:jp

A Response is Not Required.

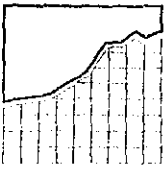
## Gerald Park

---

**From:** Elaine Baker <Elaine.Baker@co.maui.hi.us>  
**Sent:** Friday, March 1, 2024 1:52 PM  
**To:** gpark@gpup.biz  
**Subject:** Makawao Library Demolition and Reconstruction

Hi Gerald:

I'm an engineer with County solid waste. Can the EA discuss waste disposal/recycling for the library demo and construction? Thanks, Elaine Baker



GERALD PARK  
Urban Planner

■  
Planning  
Land Use  
Research  
Environmental  
Studies

■  
95-595 Kaniamele St.  
#324  
Māhālanui, Hawai'i  
96789

■  
Telephone:  
(808) 625-9626

e-mail:  
gpark@gpup.biz

July 15, 2024

Elaine Baker  
Department of Environmental Management  
Solid Waste Division  
County of Maui  
2200 Main Street  
One Main Plaza, Suite 225  
Wailuku, Maui 96793

Dear Ms. Baker:

Subject: Makawao Public Library  
TMK: [2] 2-4-031: 007  
District of Makawao, Maui

Thank you for reviewing and commenting on the Draft Environmental Assessment for the Makawao Public Library Improvements, Renovation, and Expansion. We offer the following responses to your comment about construction waste disposal.

- Non-hazardous construction debris will be deposited at the Central Maui Landfill or an alternative disposable site if available.
- Asbestos containing material (ACM) may be found in building materials used when the library was constructed in 1967-68. Prior to demolition a hazardous waste contractor will test the building materials for the presence of lead-based paints and ACM. If detected, the hazardous materials will be removed and disposed in compliance with Department of Health protocols.
- Usable tables, chairs, filing cabinets, desks, storage closets and other interior furnishings may be transferred to another library on Maui or deposited at a recycling center.
- The General Contractor may implement other collection / disposal methods based on experience with similar projects and waste disposal methods on Maui.

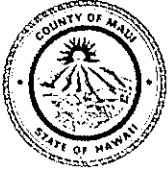
Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

  
Gerald Park, Principal

c: R. Rios, DAGS



# POLICE DEPARTMENT COUNTY OF MAUI

55 MAHALANI STREET  
WAILUKU, MAUI, HAWAII 96793  
TELEPHONE: (808) 244-6400  
FAX: (808) 244-6411



**RICHARD T. BISSEN, JR.**  
MAYOR

**JOHN PELLETIER**  
CHIEF OF POLICE

**WADE M. MAEDA**  
DEPUTY CHIEF OF POLICE

OUR REFERENCE

YOUR REFERENCE

March 20, 2024



Mr. Gerald Park  
Gerald Park Urban Planner  
95-595 Kaname'e Street #324  
Mililani, Hawaii 96789

**Re: Makawao Public Library Improvements, Renovation, and Expansion  
TMK: (2) 2-4-031:007  
Makawao, District of Makawao, Maui**

Dear Mr. Park:

This is in response to your letter dated February 21, 2024 requesting comments on the Draft Environmental Assessment (DEA) for the Makawao Public Library Improvements, Renovation, and Expansion project.

In review of the submitted documents, we have no objections to the upcoming construction project if it meets the minimal standards set forth by county codes and state laws. We suggest utilizing adequate traffic control devices and/or personnel to minimize the impacts to pedestrian and vehicular movement by heavy construction equipment/vehicles traveling in and out of the area. If the roads will be temporarily closed due to alternating traffic, we suggest the project manager utilize flag men to conduct traffic control and to have proper signage posted along the routes during construction. We recommend the installation of proper lighting for safety reasons, and the installation of modern surveillance technology for crime prevention and safety reasons. We suggest Crime Prevention Through Environmental Design (CPTED) principals be considered in the design and layout of the library. Thank you for giving us the opportunity to comment on this project.

Sincerely,

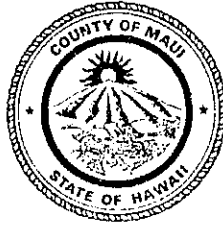
Assistant Chief Keola Tom  
for: **JOHN PELLETIER**  
Chief of Police



A Response is Not Required.

RICHARD T. BISSEN, JR.  
Mayor

KATE L. K. BLYSTONE  
Director



DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793

received  
m. 15. 24

March 19, 2024

Mr. Gerald Park  
Urban Planner  
95-595 Kaname'e Street, #324  
Mililani, Hawaii 96789

Dear Mr. Park:

**SUBJECT: COMMENTS ON DRAFT ENVIRONMENTAL ASSESSMENT (DEA), DAGS JOB NO. 15-36-6626**

Project: MAKAWAO PUBLIC LIBRARY IMPROVEMENTS, RENOVIATION, AND EXPANSION  
Project Address: 1159 Makawao Avenue, Makawao, Hawai'i 96768  
Description: Comments on Draft Environmental Assessment for Project  
TMK Nos.: (2) 2-4-031:007  
Permits: RFC2024-00012

In response to your request for comment received on February 23, 2024, the Planning Department (Department) has the following comments:

**Zoning Administration and Enforcement Division (ZAED):**

The Land Use Designations pertaining to the proposed project is as follows:

- State Land Use District: Urban
- Community Plan: Makawao-Pukalani-Kula Community Plan
- County Zoning: P-1 (Public/Quasi Public District)
- Other: Outside of the Special Management Area

**Long Range Division:**

**Relevant Objectives and Policies from the 1996 Makawao-Pukalani-Kula Community Plan**

Environment

Page 27, #9 – Promote landscaping which utilizes endemic and indigenous plant species.

Urban Design

Page 31, #1 – Encourage urban design concepts which promote and produce pedestrian orientation, town centers, mixed land uses and energy conservation principles to enhance the identify and livability of new and existing communities.

Mr. Gerald Park  
March 19, 2024  
Page 2

Page 31, #5 – Preserve the unique characteristics of all of the Upcountry towns by recognizing and respecting architectural styles as described in the Country Town Design Guidelines.

Page 31, #7 – Encourage the use of appropriate landscaping, with greenways where possible, along major roadways, parking areas and land use transition areas to establish and maintain landscape themes which are consistent with the character of each Upcountry community.

Government, Design

Page 47, #3.b – All commercial buildings, government and private infrastructure improvements shall be designed in accordance with design guidelines developed for the region.

**Relevant Policies from the 2012 Maui Island Plan**

Chapter 2: Heritage Resources

Page 2-11, Policy 2.1.2.c Ensure that cultural, historic, and archaeological resources are protected for the benefit of present and future generations.

Chapter 6: Infrastructure and Public Facilities

Page 6-66, Policy 6.10.2.b. Encourage the installation of renewable energy systems, where appropriate.

Chapter 7: Land Use

Page 7-26, Policy 7.3.3.a – Protect and enhance the unique architectural and landscape characteristics of each community.

Page 7-26, Policy 7.3.3.c – Support the continued revitalization of historic country towns, Wailuku Town, and Kahului’s commercial core and harbor-front without displacing traditional, cultural, recreational and customary uses.

Page 7-26, Policy 7.3.3.d – Strongly encourage the preservation of buildings, structures, and sites of historic significance.

The project as described in the July 2023 Draft Environmental Assessment is consistent with the General Plan documents.

**Current Division:**

Although the property itself is not zoned Country Town Business (B-CT) District, the Makawao Public Library is in the heart of the B-CT. The B-CT Districts were established to preserve and maintain the unique design character of the business district. The Department encourages the use of the Makawao-Pukalani-Kula: Country Town Design Guidelines to help inform the design, particularly as it pertains to doors and windows.

There are no Department permits required for the proposed project. However, the Department will review the Building Permit when it is submitted.

**The project will be required to comply with HRS, Chapter 343. In addition, any other requirements that may pertain to the project should also be addressed.**

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Aliko Biniaris at [aliko.biniaris@co.maui.hi.us](mailto:aliko.biniaris@co.maui.hi.us) or at (808) 270-5570.

Mr. Gerald Park  
March 19, 2024  
Page 3

Sincerely,

A handwritten signature in black ink, appearing to read 'DANNY A. DIAS', written over a horizontal line.

DANNY A. DIAS  
Planning Program Administrator

*for* KATE L. K. BLYSTONE  
Planning Director

Copy to: Jordan E. Hart, Planning Program Administrator (PDF)  
Jacky Takakura, Planning Program Administrator (PDF)  
Aliko Biniaris, Staff Planner (PDF)  
Rey Rios, Project Manager, Department of Accounting and General Services, (PDF)  
Gerald Park, Urban Planner, Principal (PDF)

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A Response is Not Required.



UNIVERSITY  
of HAWAII  
MĀNOA

March 25, 2024

Via email: [reynaldo.d.rios@hawaii.gov](mailto:reynaldo.d.rios@hawaii.gov)

State of Hawai'i, Department of Accounting and General Services (DAGS)  
1151 Punchbowl Street  
Honolulu, HI 96813



Attention: Mr. Rey Rios

Re: Makawao Public Library Improvements, Renovation, and Expansion—Draft  
EA (AFNSI)  
TMK: (2) 2-4-031: 007  
Makawao District, Island of Maui

Dear Mr. Rios:

Thank you for the opportunity to comment on the draft environmental assessment (EA) for the Makawao Public Library project (published on February 23, 2024), specifically with respect to issues and concerns regarding light pollution. The advance notice provided by the consultant, Gerald Park Urban Planner (letter dated February 1), along with a copy of the draft EA on CD-ROM, was greatly appreciated.


The University of Hawai'i Institute for Astronomy (IfA) conducts research in astronomy using telescopes located on Haleakalā and Maunakea and operated by IfA and our partner institutions. Both Haleakalā and Maunakea are among the best sites in the world for astronomical facilities because of the low levels of light pollution (among many other reasons). Hawai'i-based observatories have played major roles in the advancement of astronomy and astrophysics for over 50 years and are well positioned to remain at the forefront of astronomical research for decades to come. Additionally, the United States Space Force operates telescopes atop Haleakalā for national defense purposes; these observations would also be adversely affected by an increase in the night sky brightness. Our work to combat light pollution has also brought us into contact with other stakeholders concerned about light pollution for other reasons, including impacts on wildlife (particularly seabirds) and on human health.

We commend the project team for including the mitigation measures outlined in the note on pages 29-30 of the Draft EA, which will reduce negative impacts on both astronomy and on the broader community. IfA greatly appreciates that dark sky protection, adherence to the Maui County Code No. 5434 (2022) regarding exterior lighting, use of motion-detector controlled exterior lighting, and consideration of the project's potential impacts to astronomy were included in the planning process.

We have one additional comment/suggestion: use of natural lighting to promote sustainability and mitigate increased energy costs of the building expansion will have positive impacts during daylight hours, but can also have adverse effects on the night sky if light spillage through facility glazing is not managed during times when the Makawao Public Library is open into the evenings or is used for evening events. During the evenings, interior lighting (which may not be blue-deficient) will spill out of the building and into the surroundings, reducing the effectiveness of the project's efforts to conform to the County Code for exterior lighting. To minimize the effects of interior light on the night sky brightness, IfA requests that the use of skylight covers/shades, as well as opaque window coverings/shades, be considered in the design.

Thank you for your consideration of these comments. Again, we greatly appreciate your early outreach and consideration. If you have questions or need further detail regarding these comments, please do not hesitate to contact either the undersigned or Dr. Richard Wainscoat ([rjw@hawaii.edu](mailto:rjw@hawaii.edu)).

Sincerely,

A handwritten signature in black ink that reads "Doug Simons". The signature is written in a cursive style with a large initial "D".

Doug Simons  
Director, IfA

c: Mr. Gerald Park, Gerald Park Urban Planner ([gpark@gpup.biz](mailto:gpark@gpup.biz))



GERALD PARK  
Urban Planner

■  
Planning  
Land Use  
Research  
Environmental  
Studies

■  
95-595 Kaname'e St.  
#324  
Māhānu, Hawai'i  
96789

■  
Telephone:  
(808) 625-9626

e-mail:  
gpark@gpop.biz

July 15, 2024

Doug Simons, Director  
Institute for Astronomy  
University of Hawai'i Mānoa  
2680 Woodlawn Drive  
Honolulu, HI 96822

Dear Director Simons:

Subject: Makawao Public Library  
TMK: [2] 2-4-031: 007  
District of Makawao, Maui

Thank you for reviewing and commenting on the Draft Environmental Assessment for the Makawao Public Library Improvements, Renovation, and Expansion. We offer the following responses in the order your comments were presented.

Currently, the Library is open for evening use on Wednesday only and closes at 7:00 PM. It is anticipated the new Library will adhere to this schedule. Thus, light spillage should be about the same as existing.

The meeting rooms may be used at night for various functions and light spillage from windows is possible. Window coverings provided as part of the interior furnishings should mitigate this concern.

The existing skylights will be replaced. The skylights are in the general reading area and are not subject to the direct light source of after 7:00 PM meetings.

Institute for Astronomy participation in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park, Principal

c: R. Rios, DAGS