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EXECUTIVE CHAMBERS HONOLULU

DIVISION OF PUBLIC WORKS

JOHN WAIHEE GOVERNOR

June 8, 1994

TO: Robert P. Takushi, Comptroller
Department of Accounting and General Services

SUBJECT: Final Environmental Impact Statement: Kohala Public Library

I am pleased to accept the Final Environmental Impact Statement for the Kohala Public Library, North Kohala, Hawaii, as satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes.

This environmental impact statement will be a useful tool in the process of deciding if the action described therein should be allowed to proceed. My acceptance of the statement is an affirmation of the adequacy of that statement under the applicable laws and does not constitute an endorsement of the proposed action.

When the decision is made regarding the proposed action itself, I expect the appropriate legislative bodies and governmental agencies to consider if the societal benefits justify the economic, social, and environmental impacts which will likely occur. These impacts are adequately described in the statement which, together with the comments made by reviewers, provides useful analysis of the proposed action.

Handwritten signature of John Waihee
JOHN WAIHEE

c: Bruce S. Anderson

Division of Public Works INITIAL FOR YOU:
List of departments and initials for routing: State P.W. Engr, P.W. Secy, Staff Serv. Br, Planning Br., Proj. Mgmt. Br., Design B, Insp. Br., Qual. Cont. Engr., Learning Serv. Pt.

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KOHALA PUBLIC LIBRARY
SITE SELECTION STUDY
and
FINAL ENVIRONMENTAL IMPACT STATEMENT

Prepared For:

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING & GENERAL SERVICES

DAGS Job No. 11-36-5966

January 12, 1994

Prepared By:

Mitsunaga & Associates, Inc.
Honolulu, HI

**KOHALA PUBLIC LIBRARY
SITE SELECTION STUDY
AND
FINAL ENVIRONMENTAL IMPACT STATEMENT
North Kohala, Hawaii**

This environmental document is prepared pursuant to Chapter 200 of Title 11, Administrative Rules, Department of Health, "Environmental Impact Statement Rules."

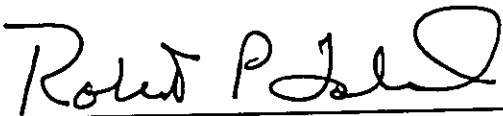
PROPOSING AGENCY:

Department of Accounting and General Services
State of Hawaii

ACCEPTING AUTHORITY:

Governor, State of Hawaii

**Responsible
Official:**



ROBERT P. TAKUSHI, COMPTROLLER

FEB -7 1994

DATE

Prepared By:

Mitsunaga & Associates, Inc.
Honolulu, HI

PREFACE

This environmental document is prepared pursuant to the requirements of Chapter 343, Hawaii Revised Statutes and Chapter 11-200, Hawaii Administrative Rules which are triggered for this project by the proposed use of State funds and/or lands.

The State Department of Accounting and General Services (DAGS) has determined that the proposed project could have significant environmental impacts and that a full Environmental Impact Statement (EIS) shall be prepared in accordance with Chapter 343, Hawaii Revised Statutes. One of the alternative sites involves an irrevocable commitment of prime agricultural land under the Land Study Bureau classification system. Other alternative sites may have significant historic and/or archaeological significance. The new library substantially affects the welfare of the community as evidenced by the extent of community participation in the site selection process. The EIS process provides for maximum disclosure and community participation.

The document also incorporates the methodology and results of a site selection analysis, which identifies and evaluates the most suitable sites for the proposed new Kohala Public Library. The purpose of this Site Selection Study and EIS is to facilitate discussion of the alternatives, including the "no action" alternative of keeping the existing Bond Memorial Library as is, in the decision-making process to best meet the public library services needs of the North Kohala community.

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**KOHALA PUBLIC LIBRARY
SITE SELECTION STUDY
AND
FINAL ENVIRONMENTAL IMPACT STATEMENT
North Kohala, Hawaii**

SUMMARY

1. **RESPONSIBLE OFFICE:**
Robert P. Takushi
Comptroller
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, HI 96810
Contact: Allen Yamanoha
Phone: 586-0483

2. **ACCEPTING AUTHORITY:** Governor

3. **PROJECT DESCRIPTION**

The State of Hawaii Department of Accounting and General Services (DAGS), on behalf of the Hawaii State Public Library System, is considering the construction of a new public library to serve primarily the Hawi, Kapaau, Halawa, and Niulii areas in North Kohala on the Island of Hawaii. This Site Selection Study and EIS identifies and evaluates alternative sites. The existing Bond Memorial Library is too small for the projected population and requires major renovations. The new library would be a one-story structure with about 5,000 - 6,000 gross square feet of floor area on a minimum land area of 0.5 acres.

The site selection study identified 16 potential sites within the service area, and narrowed the selection to the following 5 candidate sites:

	SITE A	SITE B	SITE C	SITE D	SITE E
Location	Bond Memorial Library	Across Kapaau Post Office (corner lot)	Adjacent to Hawi Post Office	Left of Kohala School (facing makai)	Behind Kamehameha Park
TMK/Area	5-4-05:30 (7,517 s.f.)	5-4-07:1 & 2 por. (23,000 s.f. which includes a portion of parcel 2 and all of parcel 1)	TMK: 5-5-02:23 por. (23,000 s.f. portion of 229 acre parcel)	TMK: 5-5-8:48 por. (23,000 s.f. portion of 151 acre parcel)	TMK: 5-4-09:01 por. (23,000 s.f. portion of 690 acre parcel)
Existing Use	Existing public library	pasture	grass open area	pasture	grass open area
Ownership	State of Hawaii	Privately owned	Privately owned	Privately owned	Privately owned

4. **PROJECT SETTING**

The candidate sites are located at an elevation of about 500' above mean sea level on the north to northeast side of the island exposed to the prevailing northeasterly tradewinds. The area receives moderate rainfall with annual average between 40-50 inches. Since each candidate site has been previously disturbed by sugarcane cultivation, pasture, or development, the existence of endangered flora or fauna species is highly unlikely. There are no sensitive resources, such as wetlands, streams, drinking water wells, or flood hazard areas in the vicinity of any of the candidate sites.

The soils on all candidate sites are classified as Kohala silty clay (KhA and KhC). Two of the sites (Sites D and E) are located on prime agricultural land according to the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaii (ALISH) ratings. The Land Study Bureau's ratings for Sites D and E are Class B and C, respectively. Although not included on the National or Hawaii Register of Historic Places, the North Kohala Community Development Plan identified the Bond Memorial Library (Site A) and the Hawi Mill Stack (adjacent to Site C) as having historic value. Site B may have archaeological features that would need further investigation if this site is selected. The grassy, open area of Site C has recreational value to the community since it serves as the site of the popular annual Kohala Fair.

Since there is no existing or planned sewerage system in North Kohala, the project will use an onsite-treatment individual wastewater system. There is adequate water, drainage, roads, and electrical/telephone capacity to accommodate the proposed project.

Agriculture is the predominant economic activity in North Kohala. Historically, Kohala Sugar Company was the pillar of the region's economy. With the phase out of sugar, other agricultural activities such as cattle, nursery products, and macadamia nuts have increased. North Kohala's population declined slightly from 1970 to 1980 in response to the phase out of sugar. However, the downward population trend reversed in the subsequent ten years fueled primarily by the resort growth in South Kohala. The State and County project increased growth for this region with a projected year 2010 population of about 6400, a 48% increase from the 1990 census population of 4291.

5. **SUMMARY OF MAJOR IMPACTS AND PROPOSED MITIGATION MEASURES**

A new library would have beneficial social and educational impacts to the residents within the North Kohala service area by providing expanded library resources to the growing population of this region. If Sites D or E are selected, an unavoidable adverse impact is the loss of prime agricultural land, although the acreage is relatively insignificant. If Sites A or B are selected, there may be potential impacts on historical resources that would need to be mitigated through additional studies, design review, and coordination with the Division of Historic Sites. If Site C is selected, the State could mitigate the displacement of the annual Kohala Fair by assisting the sponsors in locating a replacement site.

6. **RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS**

Sites A, B, and C will not require rezoning. Sites D and E may require State Land Use District Boundary Amendment from Agriculture to Urban, as well as rezoning from Ag-20 to possibly a commercial district. The General Plan supports urban development for all five candidate sites.

None of the sites requires a SMA Permit.

A significant policy adopted by the State library administration, upon the recommendation of the Library Master Plan completed in 1991, was to not establish any new joint school-community libraries. The joint facilities have discouraged community usage due to limited hours and accessibility, and the distractions caused by classroom activities.

	SITE A	SITE B	SITE C	SITE D	SITE E
State Land Use District	Urban	Urban	Urban	Agriculture	Agriculture
General Plan (LU-PAG)	Medium Density Urban	Medium Density Urban	Medium Density Urban	Urban Expansion	Low Density Urban
Zoning	CV-10	RS-15	CV-10	Ag-20	Ag-20
Special Management Area (SMA)	No	No	No	No	No
Subdivision Required	No	Yes	Yes	Yes	Yes

7. ALTERNATIVES CONSIDERED

- a. *No Action.* The "no action" alternative would mean that the Bond Library would continue to operate in its current condition with appropriate repairs.
- b. *Expansion of Existing Library.* Renovation and expansion of the existing Bond Library is not feasible due to the age of the structure, lack of available land area to accommodate the expansion and parking, and the building's historic value. If a new library is built on a different site, the State should possibly consider using Bond Library to house the Hawaiiana collection.
- c. *Replacing Existing Library with a "Telecenter".* A "telecenter" is a facility where the public can access on-line databases, FAX machines, and other library services. Replacing the existing Bond Memorial Library with a telecenter would reduce the site requirements to 1,000 g.s.f. but would not offer the full service of a community library.
- d. *New Full-Service Library.* Each of the five sites has advantages and disadvantages that require tradeoffs. Sites A and B have historic or archaeological concerns. Site C is costly and would displace the annual Kohala Fair. Site D and E would require rezoning and use of prime agricultural land.

8. UNRESOLVED ISSUES

- a. Since the deed relating to the existing Bond Memorial Library site contains a reversion clause, the State needs to consider the disposition of this site, should the site not be used as a library.
- b. The historic status of the Bond Memorial Library building needs to be resolved with the State Office of Historic Preservation prior to any decision to renovate, relocate, or demolish the building.

- c. **The presence or absence of significant archaeological features on Site B would need to be resolved if Site B is selected, and proper mitigation measures determined based on the findings of an archaeological inventory survey.**

SUMMARY: EVALUATION RATINGS AND PROJECT COSTS

SUMMARY OF EVALUATION RATINGS

(by frequency of rating)

G = Good	Bond	Across	Adjacent to	Left of	Behind
F = Fair	Library	Kapaau	Hawi Post	Kohala	Kamehameha
P = Poor		Post Office	Office	School	Park
				(facing makai)	

	SITE A	SITE B	SITE C	SITE D	SITE E
Building Site					
Criteria Total (Environmental, Roadways & Utilities, Accessibility)					
(G)	14	11	11	14	12
(F)	3	8	6	6	6
(P)	3	1	3	0	2
Community					
Criteria Total (Government, Community Effects)					
(G)	6	3	4	3	3
(F)	1	3	2	1	2
(P)	0	1	1	3	2
Totals for Building Site & Community Criteria					
(G)	20	14	15	17	15
(F)	4	11	8	7	8
(P)	3	2	4	3	4

SUMMARY OF PROJECT COSTS
(in thousands of 1992 dollars)

Cost Considerations	SITE A	SITE B	SITE C	SITE D	SITE E
Land Acquisition	GOOD \$0	POOR \$0.57/s.f. \$16,000	POOR \$3.00/s.f. \$76,800	POOR \$0.01/s.f. \$13,100	POOR \$0.01/s.f. \$179,400
Infrastructure	GOOD \$80,000	FAIR \$99,000	FAIR \$99,000	FAIR \$105,000	POOR \$112,000
Site preparation and landscaping	FAIR \$19,000	POOR \$25,000	GOOD \$15,000	POOR \$25,000	FAIR \$20,000
Off-site road improvements	GOOD \$0	GOOD \$0	GOOD \$0	POOR \$125,000	FAIR \$80,000
Subtotal	\$99,000	\$140,000	\$190,000	\$258,100	\$391,400 \$311,400*
Engineering and Contingencies (20%)	\$19,800	\$28,000	\$38,000	\$53,620	\$78,280
Total Estimated Project Cost**	GOOD \$118,800	FAIR \$168,000	FAIR \$228,000	FAIR \$321,720	POOR \$469,680 FAIR \$373,680*

*Site E - without road improvements

**Building construction cost is not included

1 PROJECT DESCRIPTION

1.1 Study Purpose

The State of Hawaii Department of Accounting and General Services (DAGS), on behalf of the Hawaii State Public Library System, is considering the construction of a new public library to serve the North Kohala region on the Island of Hawaii (see Fig. 1). The purposes of this study are two-fold:

- 1) To identify and evaluate alternative sites for a proposed new public library to serve primarily the Hawi, Kapaau, Halawa, and Niulii areas within North Kohala; and
- 2) To assess the environmental impacts of each alternative site in accordance with the requirements of Chapter 343, Hawaii Revised Statutes and the Department of Health, "Environmental Impact Statement Rules," Chapter 11-200, Hawaii Administrative Rules.

Upon deciding to build a new library, subsequent steps following this study may include:

- Project Development Report to determine the space requirements, conceptual design, and cost estimate of the new facility;
- Design, permits, and land acquisition (if not State land); and
- Construction.

1.2 Present Conditions

The existing Bond Memorial Library serves the North Kohala region. This library is one of 13 public libraries on the island of Hawaii (see Fig. 2). The Bond Memorial Library, located in Kapaau on a 0.17-acre State-owned parcel, is a quaint historic building with less than 1,700 square feet of floor area (TMK: 5-4-05:30).

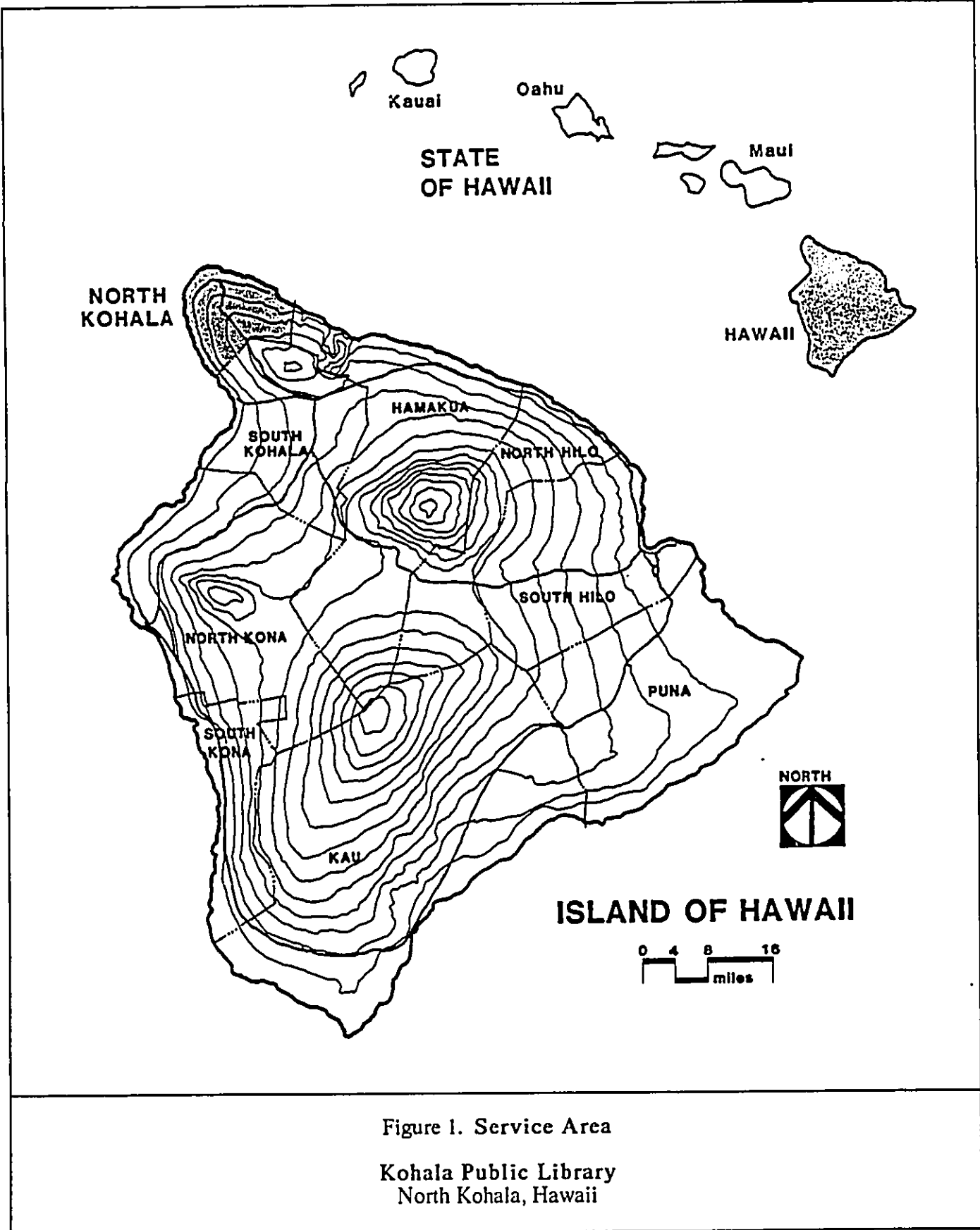
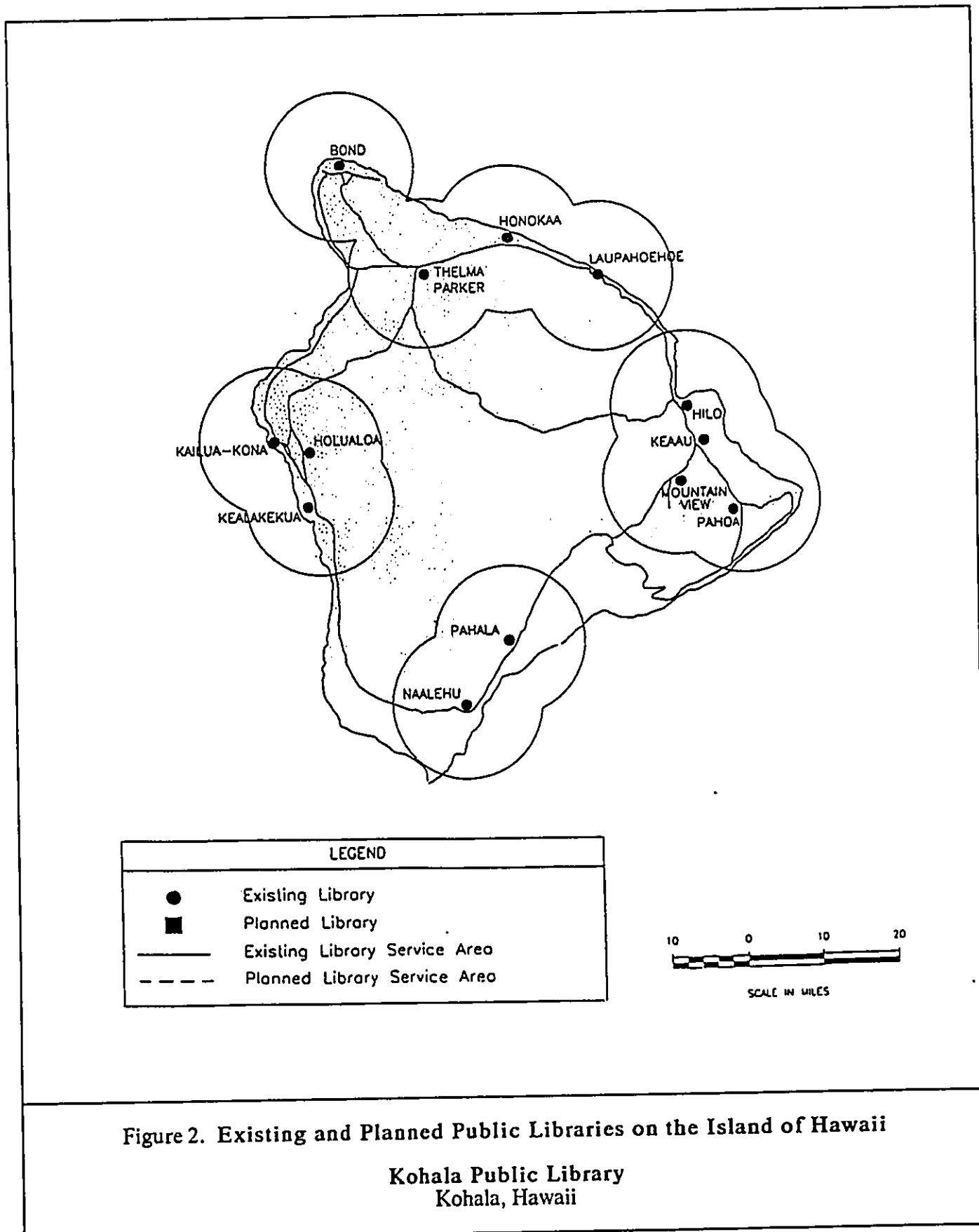


Figure 1. Service Area

Kohala Public Library
North Kohala, Hawaii

Source: North Kohala Community Development Plan



Source: Facility Technics/*Hawaii*, Hawaii State Public Library System Master Plan, Vol. I: Master Plan

The land was donated to the Territory of Hawaii by Miss Caroline S. Bond via a deed dated July 19, 1927. This deed stipulated that a public library must be erected on the land prior to July 1, 1929. It further stipulated that should the land ever cease to be used solely for public library purposes, the title would revert to the Bond Estate. The present library was built on the land for a cost of \$10,000.00 and completed in December 1928. The then existing Kohala Free Library moved from its old quarters into the new building in January 1929.

The Library Association of Kohala, which included Miss Caroline Bond, Mrs. Kenneth E. Bond and other members of the Bond family among its members and officers, donated substantial amounts toward the purchase of the original library equipment and book stock. The Bond Family has continued to support the library through the years. The last surviving immediate family member, Mr. Lyman Bond, still donates *Hawaiiana* books to the library.

1.3 Project Need

The Hawaii State Public Library System Master Plan ("Library Master Plan") for 1991-2000¹ recommended that the Bond Library be replaced on a new site (see Fig. 3). In describing the deficiencies and present conditions of the existing Bond Library, the Library Master Plan noted that the facility is too small for the projected population, requires electrical and plumbing upgrades, has no air conditioning, poor fire exiting, no fireproof book drop, limited ability to expand and inadequate parking.

Library building area requirements are based on community population. The 1988 population for the North Kohala service area was 3,700. According to State population projections documented in the Library Master Plan, the population in North Kohala will increase over 40 per cent in the Hawi-Kapaau area to a year 2010 population projection of 6,389 persons. Based on a standard of 0.6 gross square foot (GSF) per capita, the Library Master Plan determined that the existing library would be too small by a deficit of 2,231 GSF for the projected population.

¹Facility Technics/Hawaii, Customer Satisfaction-- A Master Plan for Public Libraries. Prepared for the State of Hawaii Department of Accounting and General Services and Hawaii State Public Library System. v. 1 (Master Plan) & v. 2 (Technical Appendix), April 1991.

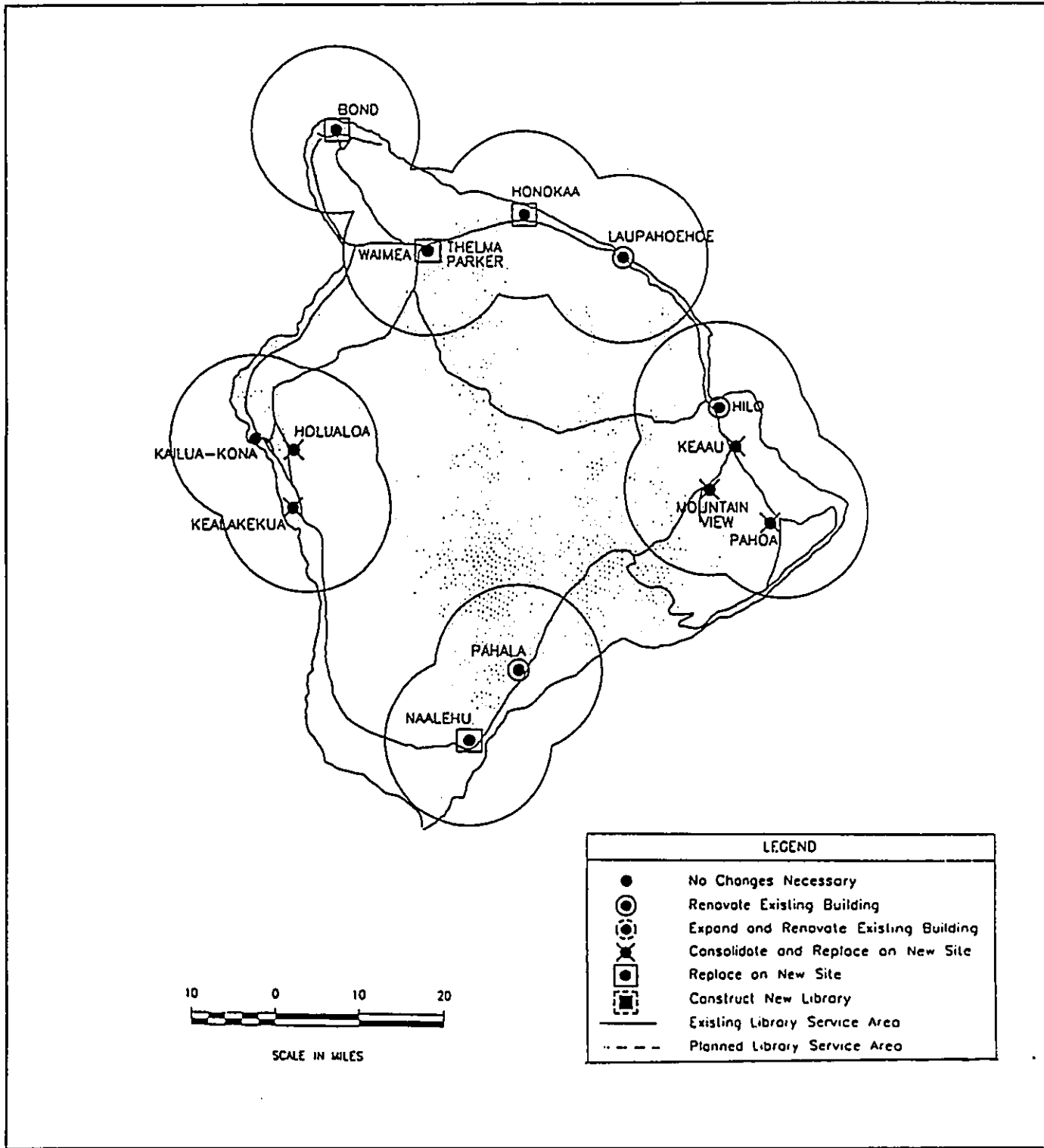


Figure 3. Hawaii Public Library System Master Plan Recommendations for the Island of Hawaii

**Kohala Public Library
North Kohala, Hawaii**

Source: Facility Technics/Hawaii, Hawaii State Public Library System Master Plan, Vol. I: Master Plan

1.4 Proposed Project

The proposed project, initiated by the Department of Accounting and General Services, is the selection of a site for a new public library to be located within the North Kohala community. The facility will contain the following features:

1. Driveway or access road from existing road to parking area.
2. Paved parking area.
3. Utilities to provide water, electricity, wastewater disposal, and telephone service.
4. Drainage improvements to take care of on-site drainage.
5. Landscaping.

The work shall be completed before the Bond Memorial Public Library is closed, if the existing site is not the chosen site.

1.5 Library Development Requirements

1.5.1 *Building Area Requirements*

Using the Library Master Plan's proposed guideline of 0.6 GSF per capita, the minimum building area for the projected population of 6,389 is 3,833 GSF. However, the Library Master Plan recommends the minimum size library should be approximately 5,000 GSF (not including a library program room) to justify the expense of its core requirements. The core requirements-- which represent the minimum spaces required for any facility, regardless of the amount of reference materials, seats, or services provided-- include the lobby, public restrooms, check-out area, copy machines, catalog area, workroom/book return, storeroom, staff office, staff lounge, staff restroom, custodian/mechanical room, and grounds maintenance room. Therefore, although the minimum 20-year projected service population that warrants a 5,000 GSF separate branch library is 8,350 people, which is about 20% more than the projected population of 6,389, the proposed facility for North Kohala should be at least 5,000 GSF.

1.5.2 *Parking Requirements*

The Library Master Plan recommends the greater of 1 parking space per 2 adult seats, or 1.5 s.f. of parking per GSF of footprint, or 1 parking space per 350 GSF of building. Required parking is to be within 500 feet (pedestrian distance) of the library's public entrance, whether or not the parking is dedicated to library use. If not so dedicated, parking can be shared in municipal or shopping center parking areas, or available street parking used. Parking stalls should ensure compliance with handicapped parking requirements.

While the Library Master Plan suggests the desired number of parking, the Hawaii County Zoning Code sets the minimum parking requirements. The Zoning Code requires a minimum of 13 off-street parking spaces for the library, based on one parking space for every 400 GSF of building. If the library has meeting rooms, then additional parking is required based on one stall per 100 square feet of meeting room area. Appropriate landscaping and fencing should also be provided around parking areas.

1.5.3 *Land Area Requirements*

The Library Master Plan recommends a site 3.5 times the building footprint to comfortably accommodate the building, parking, landscaping, driveways, and walkways. If possible, additional area should be provided for horizontal or vertical expansion.

The minimum land area for the proposed facility was estimated to be 0.5 acres, which includes an expansion area of 30%. This minimum land area was based on typical space requirements for a small library (about 5,000 GSF) and applying the 3.5 multiplier. Table 1 summarizes the minimum land area calculations.

Table 1. MINIMUM LAND AREA CALCULATIONS

SPACE PROGRAM FOR A TYPICAL SMALL LIBRARY

CORE AREA	Area (sf)
Lobby/Display	125
Pub. Restrooms	300
Check-out	250
Copy Area	100
Catalog Area	125
Index/Atlas/etc.	200
Supervisor Offices	125
Workroom	425
Storeroom	100
Staff Lounge	125
Staff Restroom	60
Custodian/Mechanical	125
Grounds Maintenance	40

Total Net S.F. 2,100

Total Gross (@22%) 2,692

PUBLIC AREA	
Reference Desk	150
Adult Books	575
Current Periodicals	35
Back Periodicals	30
Adult Table Seats	300
Adult Carrels	0
Adult Lounge	0
Young Adult Area	200
Children's Desk	0
Picture Books	60
Children's Books	225
Child Table Seats	300
Child Lounge seats	0
Mis. (AV, etc.)	0
Study/Conf. Rooms	0

Total Net S.F. 1,875

Total Gross (@22%) 2,404

TOTAL NET S.F. 3,975

TOTAL GROSS S.F. 5,096

TOTAL SITE AREA @ 3.5	17,837	0.4 ac
Expansion @ 1.3	23,188	0.5 ac

PARKING

Library Master Plan: use greatest of the following:

1 stall/2 adult seats	9 stalls	
1.5 sf/GSF	8 stalls	@ 400 sf/stall
1 stall/350 GSF	15 stalls	

Zoning:

1 stall/400 GSF	13
-----------------	----

Note: The source for typical spaces and gross factor of 22% (for circulation, etc.) is Facility Technics/Hawaii, Customer Satisfaction-- A Master Plan for Public Libraries, v. 2, April 1991.

1.6 Development Schedule

The Library System plans to request construction funding in Fiscal Biennium 1994-1995. Assuming funding is approved, the design and permit approval phase will require about one to two years depending on the site selected. Therefore, construction is not anticipated to start at the earliest until mid-1995, with completion a year later in 1996. If the decision is to construct a new facility, the existing Bond Memorial Library will continue to operate as is until the new facility is completed.

2 PROJECT SETTING

2.1 Regional Overview

Hawaii is the largest of the Hawaiian Islands with an area of 4,035 square miles. Hawaii County is the second most populous County with a resident population of 122,000 in 1990.

Tourism is Hawaii's prime industry. In the area extending from Kohala to Keauhou, nearly 32,000 resort units have been proposed. Resort units, also referred to as visitor units, include all hotel units, condominium units, and luxury single-family units located within the resort parcel. Condominium units and single-family resort units are collectively referenced as "resort residential" units. These resort residential units are used primarily by a transient tourist population, often with time-share options, and are sometimes used by a retiree population. Future projections for the North Kohala region assume that 60 percent of all the units will be resort residential units, with 25 percent as part-time residential and only 15 percent as full-time residential.

The proposed 32,000 resort units represent a four-fold increase in the existing supply of 7,429 resort units. Although a comprehensive regional resort market study has not been conducted by the State, the proposed resort units exceed all County demand projections in all scenarios. For example, the County's Series A visitor unit demand projection estimates that 10,500 resort units will be in demand in the County by the year 2000. The County's most optimistic projection, Series C, estimates that 22,000 resort units will be in demand by the year 2000. Based on these County projections, it is questionable whether the market will bear all proposed units in the "maximum build-out" scenario.

Historically, the bulk of North Kohala's land development activity has been focused on the northern end of the district in the urban areas of Hawi, Kapaau, Halaula and Niulii. The remainder of the land was maintained in sugar production or extensive ranching activity. Since the phase out of Kohala Sugar Company, most of the abandoned sugar lands have been fenced and used for cattle ranching.

Agriculture plays a major role in North Kohala. Land use for the district of North Kohala, with the exception of parts of Hawi, Kapaau, Halaula, Makapala, Halawa and Niulii, is agricultural. The major agricultural products include: cattle, nursery products and macadamia nuts. The major ranches in the district, the Kahua Ranch and the Parker Ranch, which have most of their productive lands in

North Kohala, produce almost one-half of all of the Big Island cattle sales. The high rainfall in the area is ideal for the macadamia nut industry, and there are several hundred acres of orchards in the area. All production from these orchards is transported out of the district to Hamakua for processing.

Commercial activity in the North Kohala district is located to a limited degree in the village of Halaula, with Kapaau and Hawi serving as the main commercial centers. In accordance with the consensus of meetings with community and Hawaii State libraries' representatives, mauka and makai sites were selected from the main commercial areas mauka and makai along the three mile stretch on Akoni Pule Highway (Highway 270) from Hawi to Kapaau.

2.2 Infrastructure

2.2.1 Water

The North Kohala systems obtain water from high level tunnels in the Kohala Mountains and a deep well in Hawi (see Fig. 4). These sources supply an adequate amount of water. Generally, the systems have adequately sized mains to supply present domestic needs, but they are inadequate to provide fire protection.²

The North Kohala systems include the following: Kaauhuhu, Hawi-Kokoiki, Kynnersley-Kapaau, Halaula and Makapala-Keokea.

- *Kaauhuhu*. The Kaauhuhu system obtains its water from Lindsey Tunnel under a lease agreement from Kohala Sugar Company (now owned by Chalon International of Hawaii, Inc.). The average daily consumption for this system is 36,600 gallons.
- *Hawi-Kokoiki*. The Hawi-Kokoiki system obtains its water form Watt Tunnel No. 1 and a deep well in Hawi. The average consumption for this system is 130,600 gallons per day.

²County of Hawaii, *General Plan*, Ordinance No. 89-142 (An Ordinance Adopting the County of Hawaii General Plan and Repealing Ordinance No. 439, as amended), November 1989, p. 62.

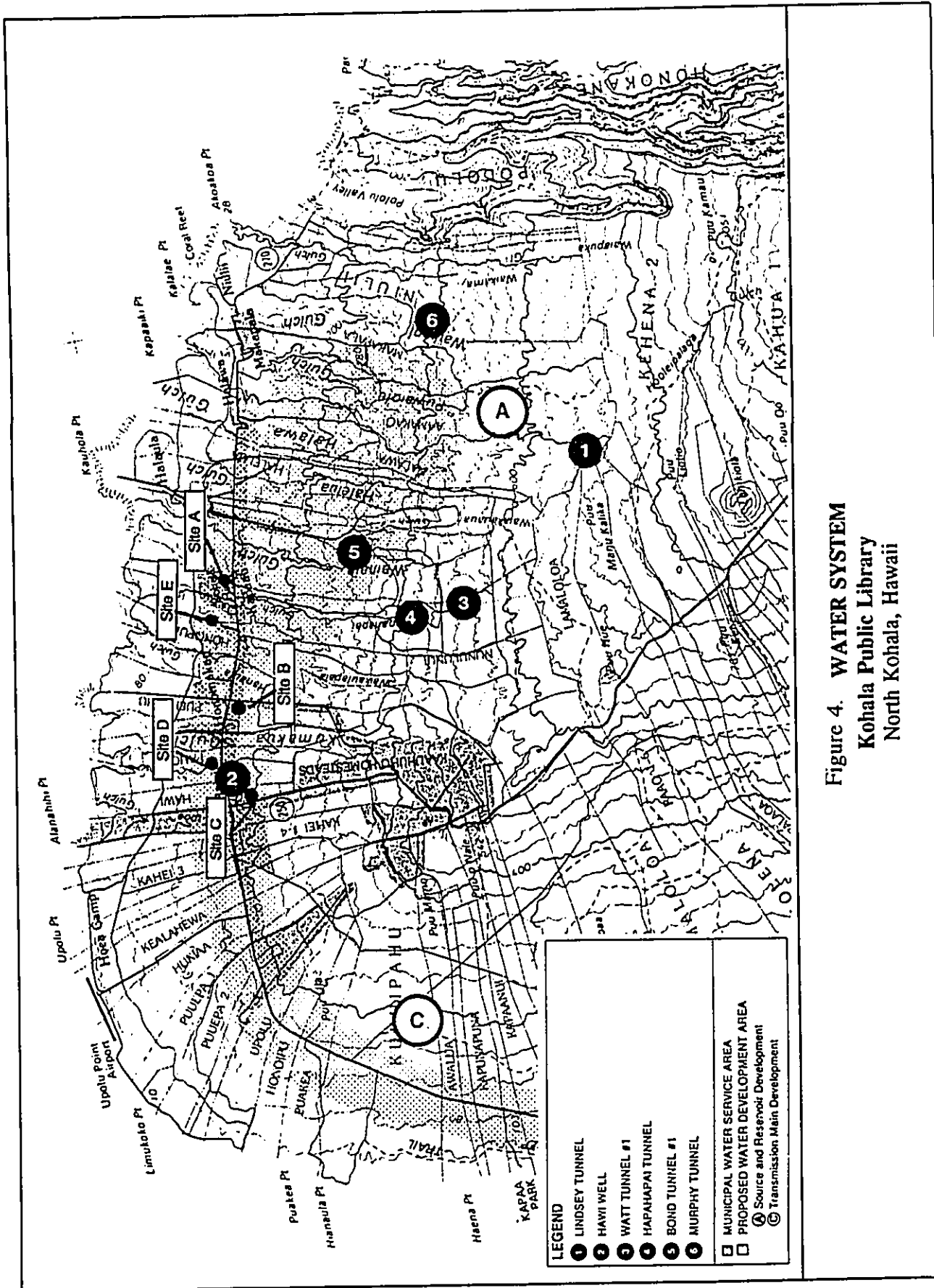


Figure 4. WATER SYSTEM
 Kohala Public Library
 North Kohala, Hawaii

Source: Kon, M., Hawaii County Water Use and Development Plan (Revised Draft). Prepared for County of Hawaii Department of Water Supply, February 1992.

- *Kynnersley-Kapaau.* The Kynnersley-Kapaau system consists primarily of the Kapaau system which was acquired from Kohala Sugar Company in 1927 and the Kynnersley Subdivision system, which was developed by Kohala Sugar Company. The sources serving this system are Tunnels 17 and 18, Watt Tunnel No. 1, and Hapahapai Tunnel.
- *Halaula.* The Halaula system, which is basically the Halaula Subdivision system, was developed and dedicated by Kohala Sugar Company. Average usage of this system is 57,800 gallons per day. Most of the distribution mains are adequate for domestic and fire flow needs. The major problem of this system is that the flow from Bond Tunnel is low during periods of drought. To presently take care of this in emergencies, water can be piped in from Kohala Ditch. There is a possibility of drilling a well and obtaining ground water to take care of emergencies.
- *Makapala-Keokea.* The Makapala-Keokea water systems source is from the Murphy Tunnel, which was previously owned by Kohala Corporation and now owned by Chalon International. Present consumption is 0.0281 million gallons per day.

2.2.2 Wastewater

Cesspools are the predominant method of domestic sewage disposal in North Kohala. The County has no plans to construct a sewage treatment plant to serve the area, as explained by the County General Plan:

The North Kohala district is characterized by many small communities, the population of which is generally less than 1,000 people. There are no County operated collection or treatment facilities in this district nor any plans for constructing a collection and treatment system. Domestic sewage disposal is via cesspools and individual sewage treatment systems. Individual sewage treatment units in the North Kohala area apparently are functioning adequately. Thus, considering the density and distribution of the housing units and the relatively small population growth anticipated, individual household waste

disposal units will continue to be utilized.³

The Department of Health (DOH) has not designated the Hawi-Kapaau area to be within the Critical Wastewater Disposal Area (see Fig. 5). Therefore, the DOH may permit cesspools for lots greater than 10,000 s.f. unless the lots existed before the effective date of the DOH rules (i.e., 8/30/91). However, the DOH rules prohibit public buildings from using cesspools.⁴

2.2.3 *Drainage*

North Kohala's drainage problems result from mauka surface runoff down gulches and on Kynnersley and Hawi Roads. Past improvements have corrected the major drainage problems: culverts at critical intersections and stream crossings; improvements to Kapaau Stream near Sakamoto Store in Kapaau; and improvements to Kahai Stream in order to facilitate the expansion of the Kahei Houselot development.⁵ However, minor problems persist in Hawi and Kapaau where highway culverts are inadequate at times to handle peak flood flows.⁶

2.2.4 *Electrical/Telephone*

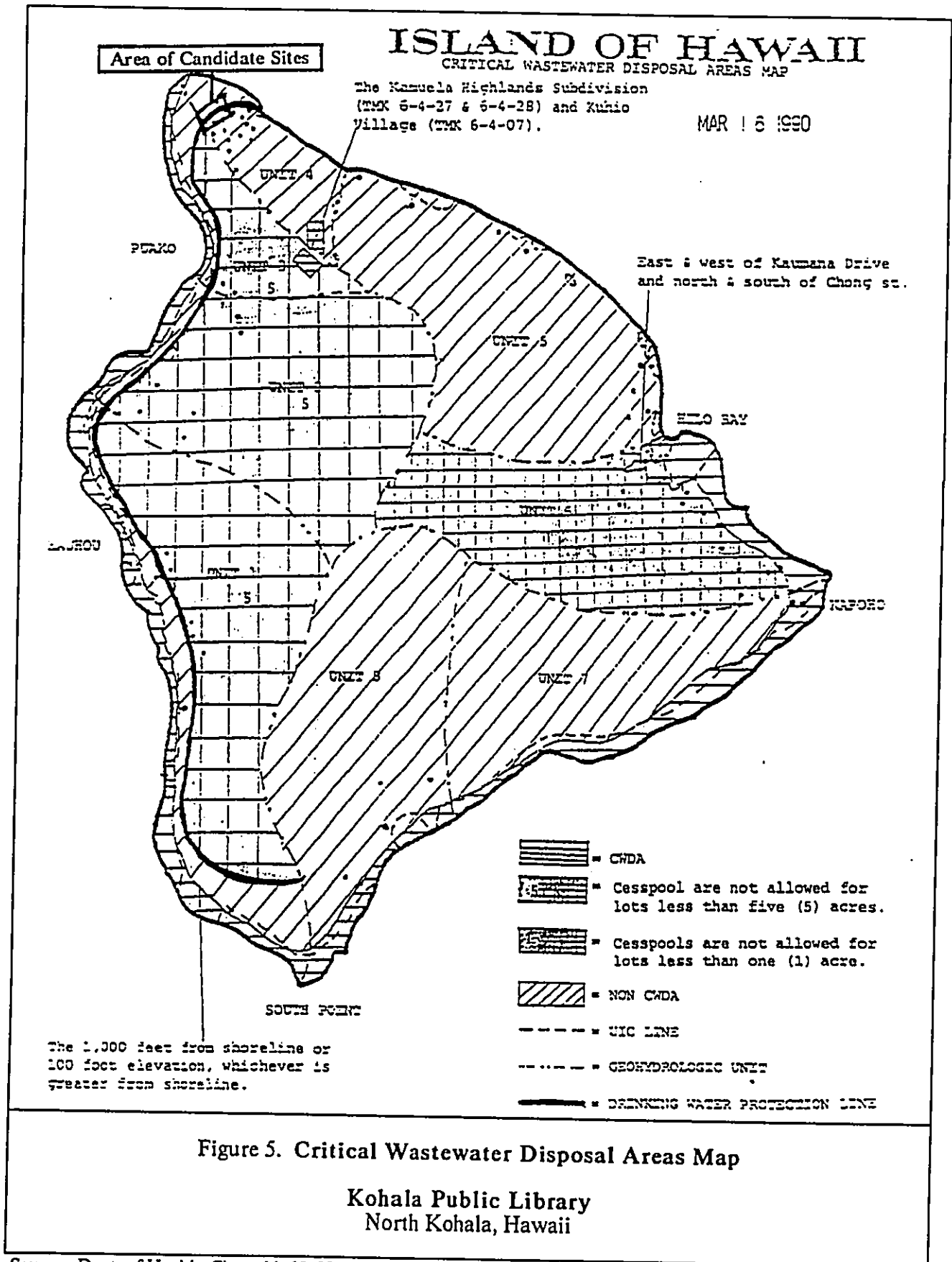
Electricity for the County of Hawaii is supplied by the Hawaii Electric Light Company, Inc. (HELCO). Peak electrical load on the Island of Hawaii more than doubled during the 20-year period between 1965 and 1985. To meet the growing needs, HELCO must develop additional generating capacity as quickly as possible, as well as additional and upgraded electrical transmission lines in many areas of the County.

³County of Hawaii, *General Plan*, Ordinance No. 89-142 (An Ordinance Adopting the County of Hawaii General Plan and Repealing Ordinance No. 439, as amended), November 1989, p. 66.

⁴*Hawaii Administrative Rules*, Department of Health, Wastewater Systems, §11-62-31.1(d).

⁵Phillips, Brandt, Redick & Assoc. (Hawaii), Inc. *North Kohala Community Development Plan*. Prepared for County of Hawaii, November 1984, p. 106.

⁶County of Hawaii, *General Plan*, Ordinance No. 89-142 (An Ordinance Adopting the County of Hawaii General Plan and Repealing Ordinance No. 439, as amended), November 1989, p. 25.



Source: Dept. of Health, Chap. 11-62, Hawaii Administrative Rules, Dept. of Health "Wastewater Systems"

HELCO's electrical power generating stations within or near Kohala are the Waimea Power Plant and the Keahole Power Plant. Kahua Ranch and Lalamilo windfarms provide additional electrical power. Hawi, Kapaau, and the other villages within the study area are serviced by a 34 KV transmission line that runs along the Kohala Mountain Road (see Fig. 6). The electrical system serving Kohala is connected to the windward side of the island by 136 KV and 69 KV lines that run across the saddle between Mauna Kea and Mauna Loa.

In the near term, HELCO proposes to implement two projects within Kohala: a new oil-fired electrical power generating facility on a site next to the County's new sanitary landfill at Puuanahulu; and a 69 KV transmission line along Akoni Pule Highway from Kohala Ranch to Hawi to "close the loop" for HELCO's system in North Kohala.⁷

2.2.5 Roads

North Kohala is serviced by two State highways: the Kohala Mountain Road, a two-lane State highway that links Waimea and Hawi; and the Akoni Pule Highway, a two-lane State highway which services the Kawaihae to Hawi area with major intersections at the Kohala Estates Road and the Kohala Ranch Road. The existing highway system is essentially adequate to meet existing needs and to accommodate the growth projected over the next 10-15 years. The urban areas of this district are scattered along the main road between Hawi and Niulii, a distance of nearly seven miles. There is also an intricate system of plantation roads.

The Hawaii County General Plan identifies the following needs for North Kohala: improve the mountain route to Kohala, improve the road from Hawi to Niulii, and improve the mauka/makai county maintained homestead roads and encourage improvements of the non-county-owned roads by the State of Hawaii or private subdivision.

⁷Townscape, Inc. *Northwest Hawaii Open Space and Community Development Plan (draft)*. Prepared for the County of Hawaii Planning Department, November 1992, p. 184.

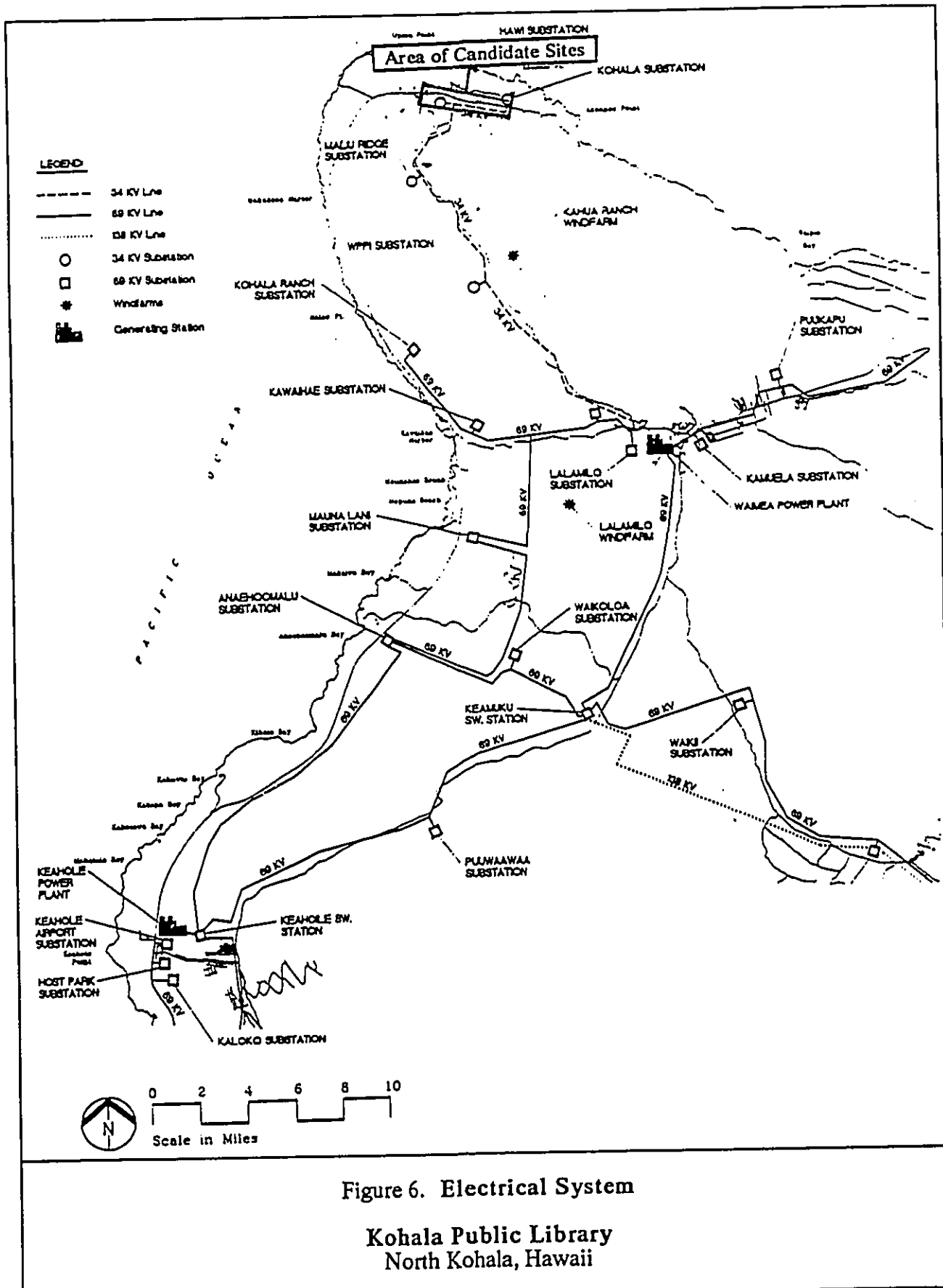


Figure 6. Electrical System

Kohala Public Library
North Kohala, Hawaii

Source: Hawaii Electric Light Co. in Northwest Hawaii Open Space and Community Development Plan

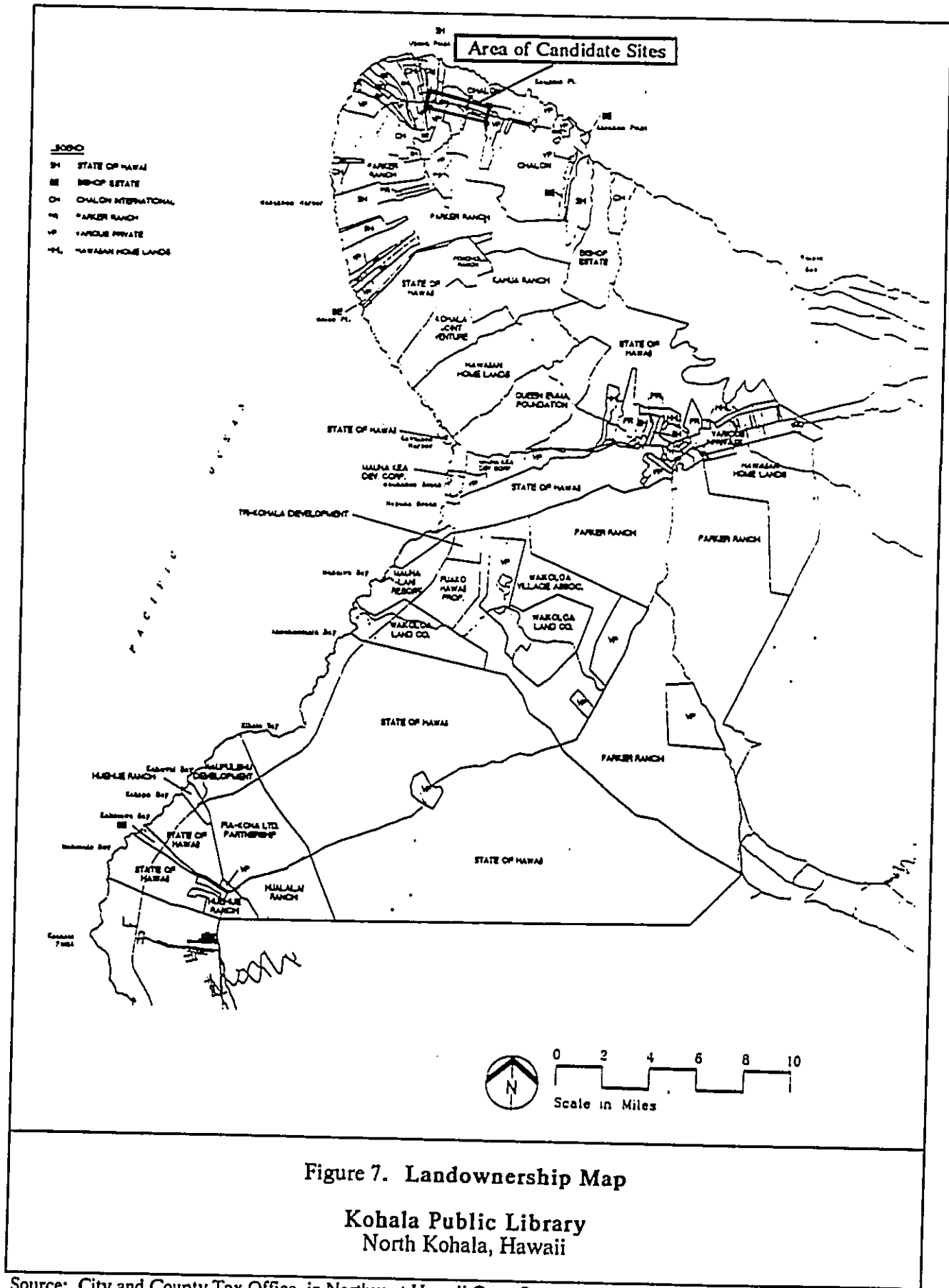
2.3 Site Selection Area Environment

2.3.1 *Existing Land Use*

The 1989 Hawaii County General Plan establishes goals, policies, standards and courses of action under agriculture, commercial development, industrial, residential, open space, public lands and resort. Based on the November 1989 Land Use Pattern Allocation Guide Map, the specifically designated site selection area from Hawi to Kapaau include Medium Density, Low Density, Intensive Agriculture, Extensive Agriculture, Open Area, and Urban Expansion. According to the North Kohala Community Development Plan of November 1984, the land uses in the Hawi to Kapaau area are a mixture of Existing Urban Land Uses (Residential, Commercial, and Industrial), Residential and Agricultural. According to the overall Existing State Land Use Map the areas from Hawi to Kapaau are designated Urban and Agricultural. According to the November 1984 North Kohala Community Development Plan Existing County General Plan land uses in the Hawi to Kapaau areas are designated primarily Medium-Low Density Urban Development, followed by Intensive Agriculture, Extensive Agriculture and Alternate Urban Expansion (Medium and Low Density uses only) in that order. This plan specifically states that a main community land use objective is to focus new urban development and projects around Hawi and Kapaau. Overall, the County General Plan conforms in concept to the State Land Use districts and seeks to direct future population growth around the existing urban areas of Hawi, Kapaau and Halaula. Moreover, all candidate sites conform to State Land Use and County General Plan requirements with regard to land use.

2.3.2 *Land Ownership*

Over two-thirds of the land in North Kohala are owned by three large landowners: Richard Smart (Parker Ranch), Chalon International of Hawaii, Inc., and the State of Hawaii. Chalon had purchased the lands owned by Kohala Corporation (Castle & Cooke). Within the site selection area, the State owns very little property; the dominant landowner is Chalon (see Figure 7).



2.3.3 *Climate*

The candidate sites are at an elevation of about 500' above mean sea level. Located on the north to northeast side of the island, this windward lowland region lies more or less perpendicular to the prevailing northeasterly flow of the tradewinds, and is moderately rainy with frequent tradewind showers. The mean monthly rainfall in the area ranges from 3.17 inches in September to 6.38 inches in December with an annual average between 40-50 inches (see Fig. 8). The mean maximum monthly temperature in Kohala ranges from 77.5 degrees in January to 82 degrees in September. The mean minimum temperature ranges from 62.6 degrees in January to 68.8 degrees in August.⁸

2.3.4 *Flora*

All of the candidate sites are in areas which have either been under cultivation and/or have been developed. The existing vegetation is pasture (Sites B and D), open grass field (Sites C and E), or landscaped (Site A). The row of ironwood trees along Site B will not be disturbed and would enhance the general natural beauty of the new library landscape. There are no known existing rare or endangered species of flora or fauna at any of the candidate sites. The existence of any endangered species is unlikely based on the alteration of the sites by prior agricultural and urban activities.

2.3.5 *Fauna*

All candidate sites have either been used for cultivation and/or developed for residential or public use and are, therefore, not a suitable habitat for native birds. Surveys of the general area conclude that the site selection area was disturbed for over 100 years for sugar cane cultivation, which has resulted in an alteration of the natural ecosystem. Site C, for example, was the previous site of the Old Sugar Mill, and the mill stack still stands as a historical witness to sugar plantation life in the area. The only mammals known to inhabit this altered ecosystem are introduced species such as the feral cat, dog, rat, mouse and mongooses.

⁸State of Hawaii, Department of Land and Natural Resources, *An Inventory of Basic Water Resources Data: Island of Hawaii*, Report R34, 1970. Blumenstock, D.I. and S. Price, "Climates of the States: Hawaii" in E.A. Kay (ed.), *A Natural History of the Hawaiian Islands*, University of Hawaii Press: Honolulu, 1972.

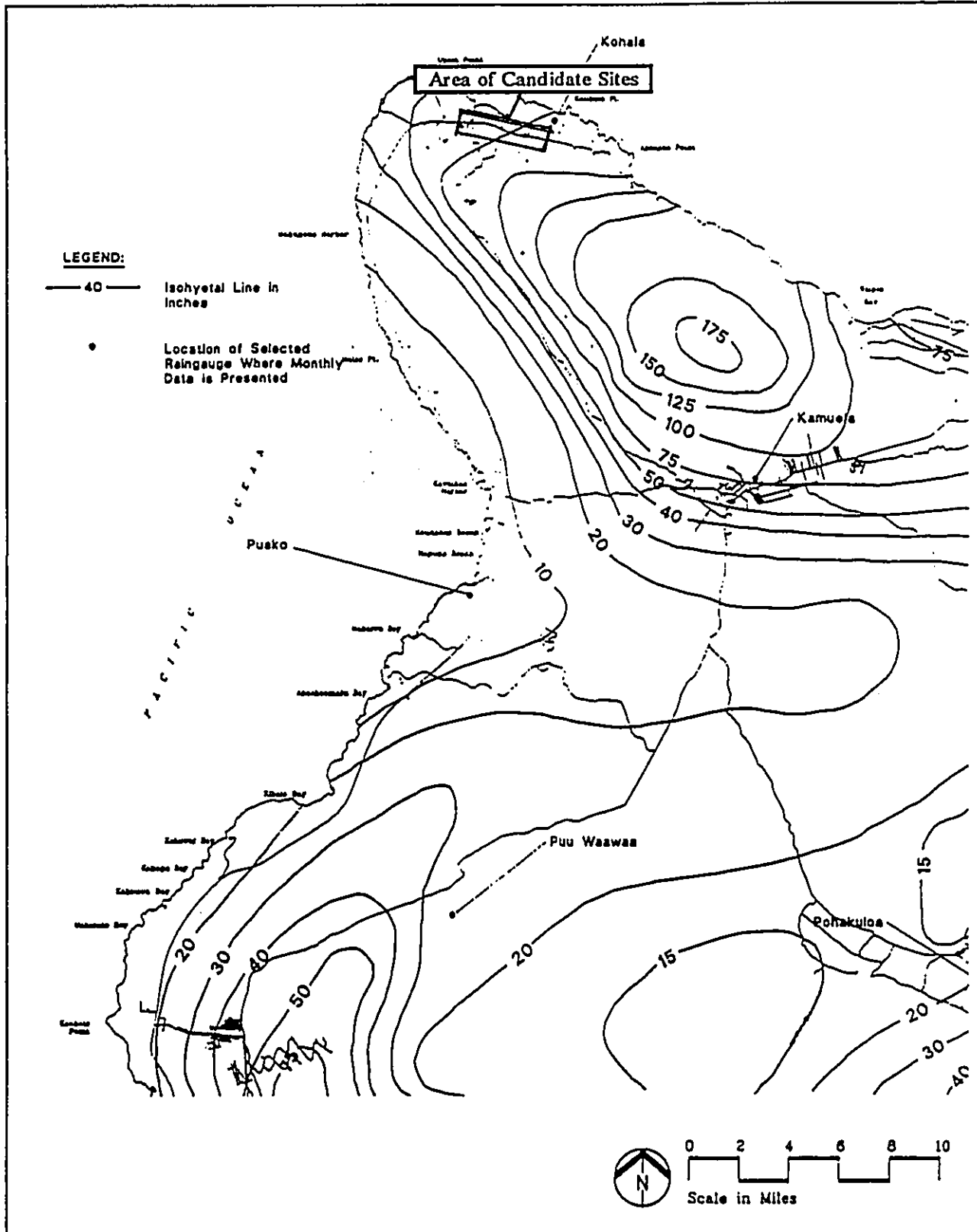


Figure 8. Rainfall Map

Kohala Public Library
North Kohala, Hawaii

Source: *Atlas of Hawaii* in Northwest Hawaii Open Space and Community Development Plan

2.3.6 Geology/Hydrology

Kohala Mountain was formed during the Pleistocene Epoch by basaltic lava flows from the Polulu and Hawi volcanic series. Typically, the lava flows of the Polulu series are characterized as thinly bedded with a high degree of porosity. During the later stages of the active phase of Kohala Mountain, vents of the Hawi volcanic series opened. These events poured out lavas of andesitic and trachytic composition that covered most of the Polulu rocks. These andesitic rocks generally form thicker and denser flows.

The Island of Hawaii is classified as earthquake Risk Zone 3 on a scale of 1 to 4 (4 being higher risk). The earthquake of 1868 was estimated to have had a magnitude of 7.25 to 7.75 on the Richter Scale at its epicenter along the Kau District Coast; and at the Waikoloa Beach Resort, located 5.5 miles west of the study area, intensities were only slightly less. The 1951 and 1975 earthquakes were estimated to have had intensities of about 5 at the Waikoloa Beach Resort. (Note: Zone specifications are on a scale of 1 to 4, with 4 being the highest and 1 the lowest. The differences between Zone 2 and Zone 3 are the potential damage and effects of earthquakes, and Zone 3 would require more structured supports and fortification than Zone 2. All candidate sites would require construction standards for Zone 3.)

In terms of volcanic hazards, the Kohala area is rated in Zone 9 (on a scale of 1 to 9, with 1 being the highest risk and 9 the lowest).⁹

None of the candidate sites will require altering a stream (e.g., bridge construction or flood control). According to the Department of Land and Natural Resources' rules "'stream' means any river, creek, slough, or natural watercourse in which water usually flows in a defined bed or channel."¹⁰ There are no candidate perennial streams for protection identified in this area;¹¹ nor any intermittent streams in the vicinity of any of the sites based on streams identified on the U.S. Geological Survey map and topographic analysis (see Fig. 9).

⁹Heliker, C. *Volcanic and Seismic Hazards on the Island of Hawaii*. U.S. Geological Survey, 1991.

¹⁰Hawaii Administrative Rules §13-169-2 (Department of Land and Natural Resources, Protection of Instream Uses of Water).

¹¹Hawaii Cooperative Park Service Unit, National Park Service. *Hawaii Stream Assessment: A Preliminary Appraisal of Hawaii's Stream Resources*. Prepared for the Commission on Water Resource Management, State of Hawaii, Report R84, December 1990.

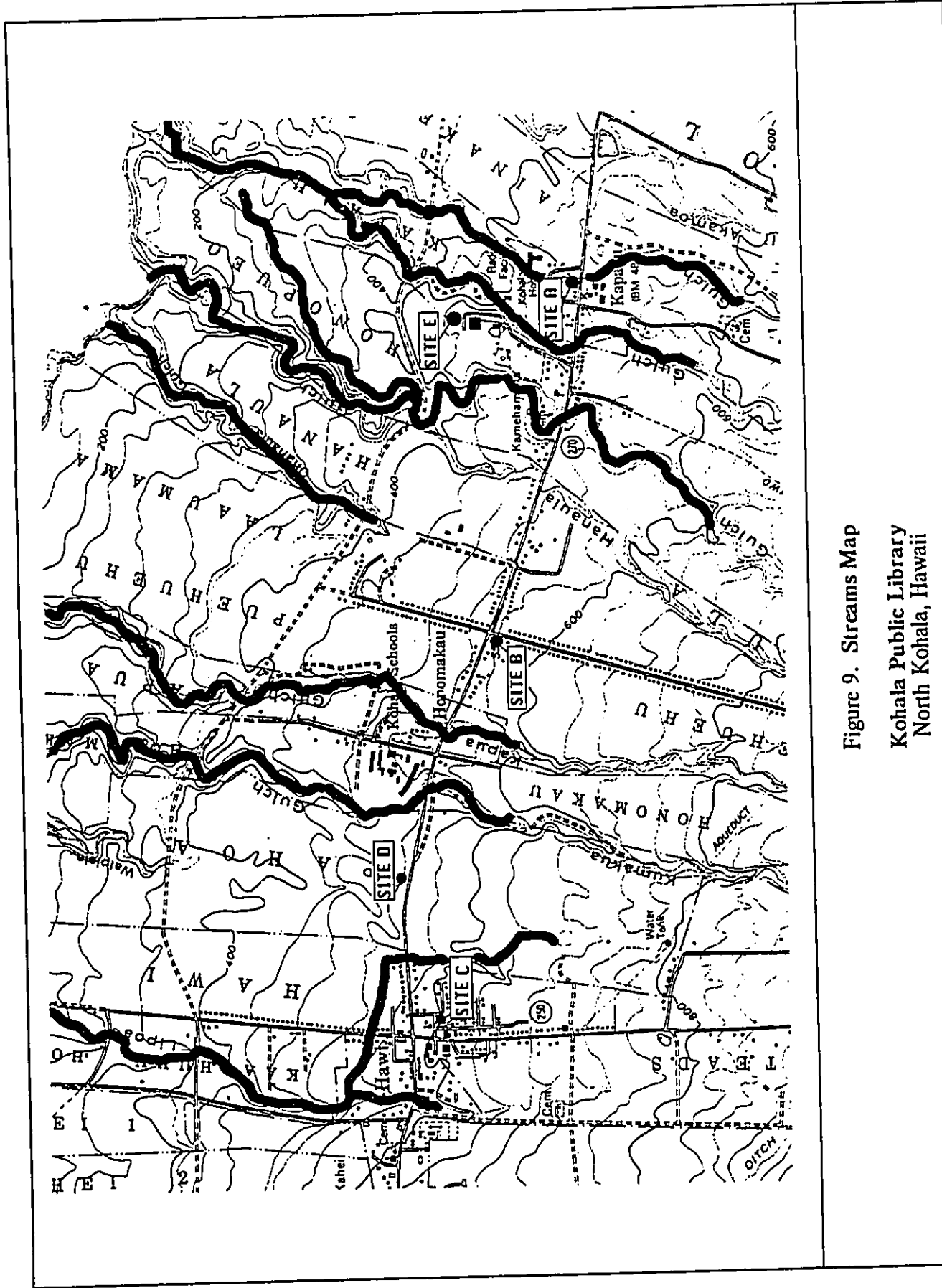


Figure 9. Streams Map
 Kohala Public Library
 North Kohala, Hawaii

Source: U.S. Geological Survey, Hawi Quadrangle

2.3.7 Soils

The candidate sites have soils belonging to the Kohala silty clay series with slopes of 0-3% and 3-12% (KhA and KhC) (see Fig. 10). These soils are characterized as deep (3.5' to 8'), gently sloping to steep, well-drained soils that formed in material from basic igneous rock influenced by volcanic ash. Permeability is moderately rapid, runoff is slow, and the erosion hazard is slight. Although it has moderate shrink-swell potential, it is suitable as foundations for low buildings. Given the gradual slopes of the candidate sites, the limitations for septic tank filter fields are slight.¹²

The soils have the following agricultural ratings for the candidate sites:

	Site A	Site B	Site C	Site D	Site E
Agricultural Lands of Importance to the State¹³	unclassified (Urban)	unclassified (Urban)	unclassified (Urban)	Prime	Prime
Land Study Bureau¹⁴	unclassified (Urban)	unclassified (Urban)	unclassified (Urban)	Class B	Class C
Soil Conservation Service¹⁵	I (irrigated); II (non-irrigated)	I (irrigated); II (non-irrigated)	I (irrigated); II (non-irrigated)	III	I (irrigated); II (non-irrigated)

¹²U.S. Department of Agriculture, Soil Conservation Service. *Soil Survey of Island of Hawaii, State of Hawaii, 1973.*

¹³State of Hawaii, Department of Agriculture. *Agricultural Lands of Importance to the State of Hawaii* (maps at 1:24,000 scale). PRIME= land best suited for the production of food, feed, forage, and fiber crops; UNIQUE= land used for the production of specific high-value crops, e.g., taro, coffee, watercress; OTHER= land important to agriculture yet exhibit properties such as seasonal wetness, erodibility, slope, that exclude them from the prime or unique classifications.

¹⁴University of Hawaii, Land Study Bureau, *Detailed Land Classification- Island of Hawaii*. L.S. Bulletin No. 6, November 1965, maps 81, 114. Class A= Very good; B= Good; C= Fair; D= Poor; E= Very Poor. Hawaii Revised Statutes §205-4.5 has stricter protections for Class A & B lands.

¹⁵U.S. Department of Agriculture, Soil Conservation Service. *Soil Survey of Island of Hawaii, State of Hawaii, 1973.* Class I= soils have few limitations that restrict their use; II= soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices; III= soils have severe limitations that reduce the choice of plants, require special conservation practices, or both; IV= soils have very severe limitations that reduce the choice of plants, require very careful management, or both; V= soils are not likely to erode but have other limitations, impractical to remove, that limit their use largely to pasture, range, woodland, or wildlife; VI= soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife; VII= soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife; VIII= soils and landforms have limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife, or water supply, or to aesthetic purposes.

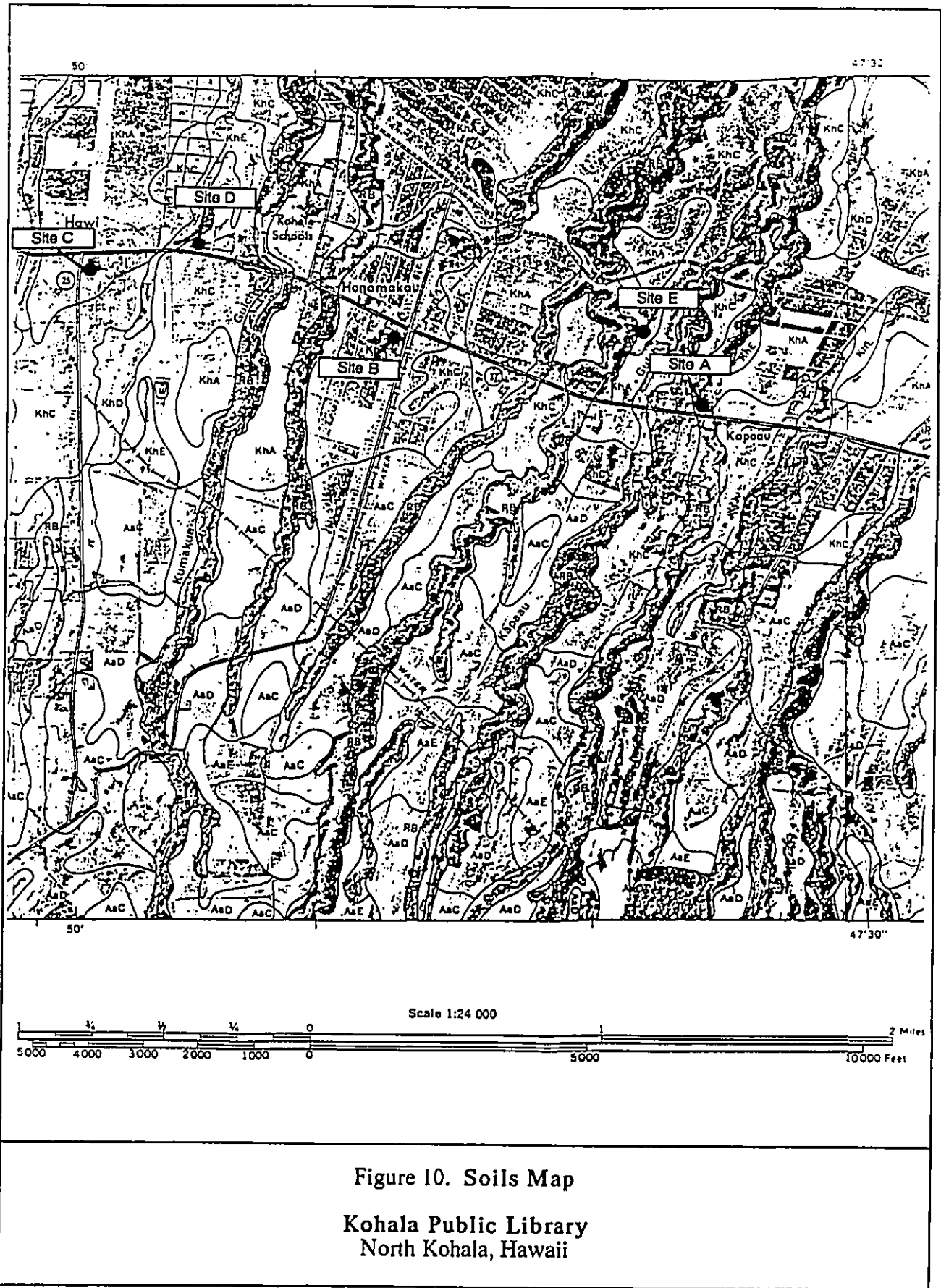


Figure 10. Soils Map

Kohala Public Library
North Kohala, Hawaii

Source: U.S.D.A. Soil Conservation Service, Soil Survey of Island of Hawaii, Dec. 1973

2.3.8 *Wetlands*

There are no wetlands in the area identified on the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory Map. Two potential sites were eliminated from further consideration based on field reconnaissance and the criteria implicit in EPA's definition of wetlands stated as follows:

The term "wetlands" means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.¹⁶

2.3.9 *Archaeological/Historical Sites*

Historically, the present districts of North and South Kohala were considered to be a single unit. Kohala is the birthplace of Kamehameha I. Mo'okini Heiau at Upolu Point is said to have been built by the priest Pa'ao in the 12th century. Other important historic events occurred in the district, particularly at Kawaihae. Kamehameha I gained complete control of the entire island of Hawaii after constructing Pu'ukohola Heiau where Keoua was killed. It was at Kawaihae that John Young and Issac Davis in the service of Kamehameha cleared foreign arrivals who came to Hawaii. They persuaded Captain Vancouver to first leave cattle in the area and Captain Cleveland to leave horses. In 1820, the brig Thaddeus, carrying a group of Christian missionaries, made its first anchorage at the village of Kawaihae. John Young is credited with the decision of allowing the missionaries to disembark at Kailua. John Palmer Parker was also influential in shaping the character of Kohala. He started in Kawaihae and hunted the large number of cattle which had turned wild under the kapu placed on them by Kamehameha. Parker eventually moved to Waimea where he expanded his operation into what is today the largest privately owned ranch in the world.

In 1832 the missionary Lorenzo Lyons arrived in Kawaihae. He established his station at Waimea and his parish included the districts of Kohala and Hamakua. Ten years later, Reverend Elias Bond took over the mission duties in northern Kohala and soon established an excellent English school. Although

¹⁶40 C.F.R. §230.3(t).

the character of Kohala has changed through history, the district's relative isolation has preserved many pre-contact sites. The North Kohala leeward coast still contains many remnants of coastal fishing villages which were occupied from the pre-historic period through the early 1900s. Likewise, remnants of the large agricultural complexes which supported the population are still found in both North and South Kohala. Mo'okini and Pu'ukohola Heiaus still stand as monuments to the past, as do the site of John Young's house and the early Christian churches.

Three historic sites within the site selection area are included on the National and Hawaii Register of Historic Places (see Fig. 11):

Bond District	Iole
Kohala Pilgrim Church	Pahoa
Kohala District Courthouse	Honopueo

Although the following sites are not on the National or Hawaii Register, the County of Hawaii North Kohala Community Development Plan identified these sites as having significant historic value to the district as a whole: Jodo Mission Church in Hawi (Fig. 11 mistakenly identifies the site as the Hongwanji Church), Kahei Theater, Hawi storefronts, Hawi Mill Stack, St. Augustine's Church, Kapaau storefronts, Kamehameha Statue, and Bond Memorial Library.¹⁷

2.3.10 *Scenic Characteristics*

The natural beauty of North Kohala is characterized by vast pasturelands, cinder cone "puus", and rural towns. The land slopes gently from the eroded higher elevations of the North Kohala Mountains to the coastal waters. The shallow soil cover and grasslands are cut by numerous gullies which empty storm waters into embayments along the coast. Akoni Pule Highway bisects the area along the lower elevation and provides distant views to both the coast and uplands. At the eastern end of the highway is Pololu Valley and a view down the coast towards Hamakua. Along the higher elevations of

¹⁷Phillips, Brandt, Redick & Assoc. (Hawaii), Inc. *North Kohala Community Development Plan*. Prepared for County of Hawaii, November 1984, p. 123.

Kohala, such as at Sites D and E, there are panoramic vistas of the coast.

Besides the general sensitivity to the open space and rural character that any project should respect in this region, the County has identified specific natural beauty sites and vistas that merit special design considerations. The natural beauty sites identified by the County of Hawaii General Plan are concentrated primarily toward Pololu Valley, outside the vicinity of the site selection area (see Fig. 12). The Draft Northwest Hawaii Open Space and Community Development Plan identifies scenic roads and vistas, but this draft Plan does not consider the stretch of Akoni Pule Highway within the site selection area to have significant scenic value that would merit visual buffer setbacks or other mitigation measures (see Fig. 13).

2.3.11 *Topography*

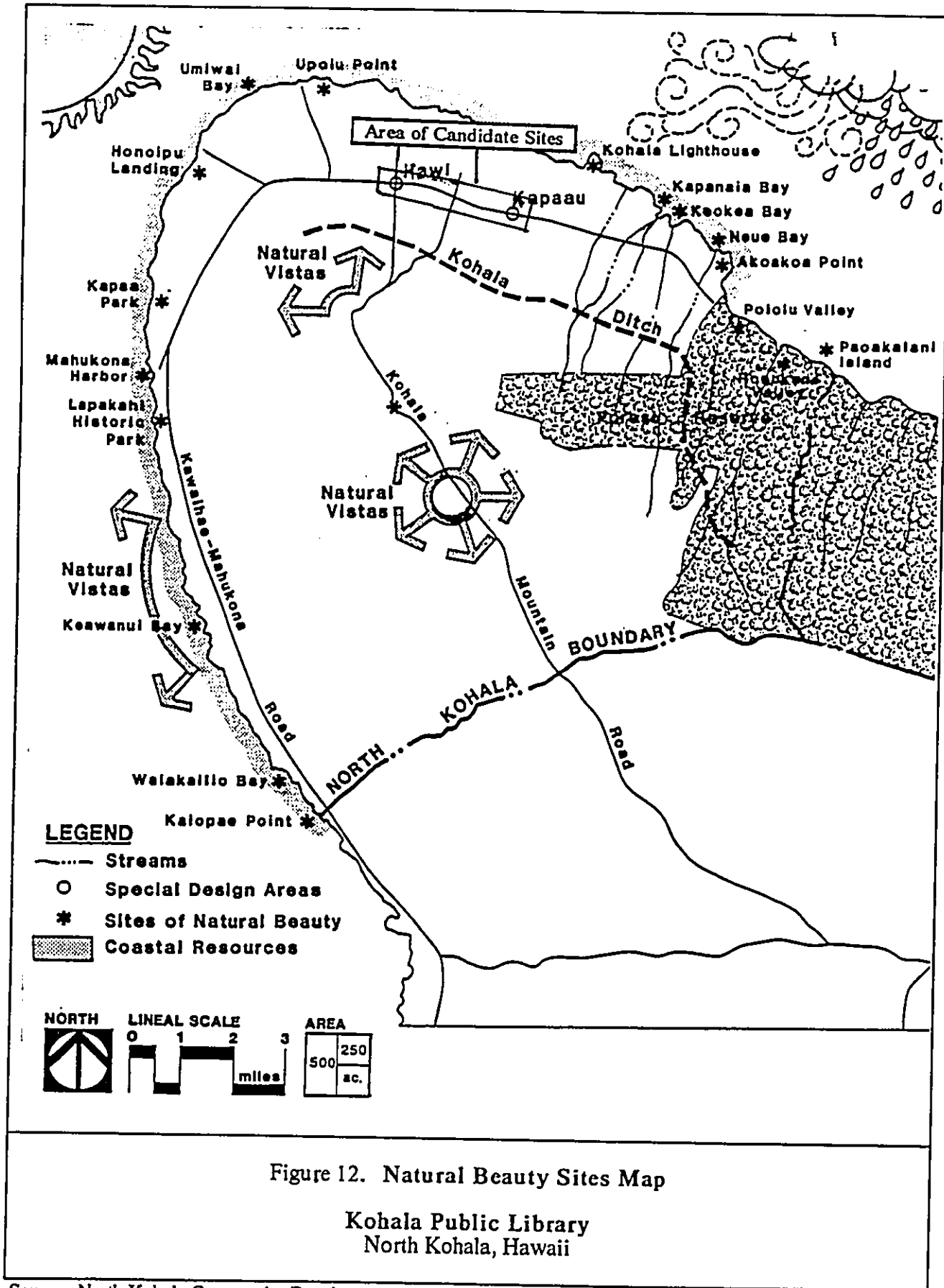
The topography in the site selection area along the 3 - mile stretch of Akoni Pule Highway from Hawi to Kapaau is relatively flat, ranging in slope from 0-3%.

2.4 Socioeconomic Characteristics

2.4.1 *Population*

The 1990 census population for the North Kohala district was 4,291, a 32% increase from the 1980 population (see Table 2). In comparison, the overall population growth of Hawaii County from 1980 to 1990 was about 31%. Three other districts experienced higher growth rates than North Kohala: South Kohala (98%), Puna (77%), and North Kona (62%). North Kohala had experienced a 2% decline in population from 1970 to 1980, but that trend reversed in the subsequent ten years fueled primarily by the resort growth in South Kohala. The median age for the North Kohala district is 34.4, which is comparable to the median age for the County at 34.3.¹⁸

¹⁸County of Hawaii, Department of Research and Development, Data Book 1991, December 1991, p. 15.



Source: North Kohala Community Development Plan

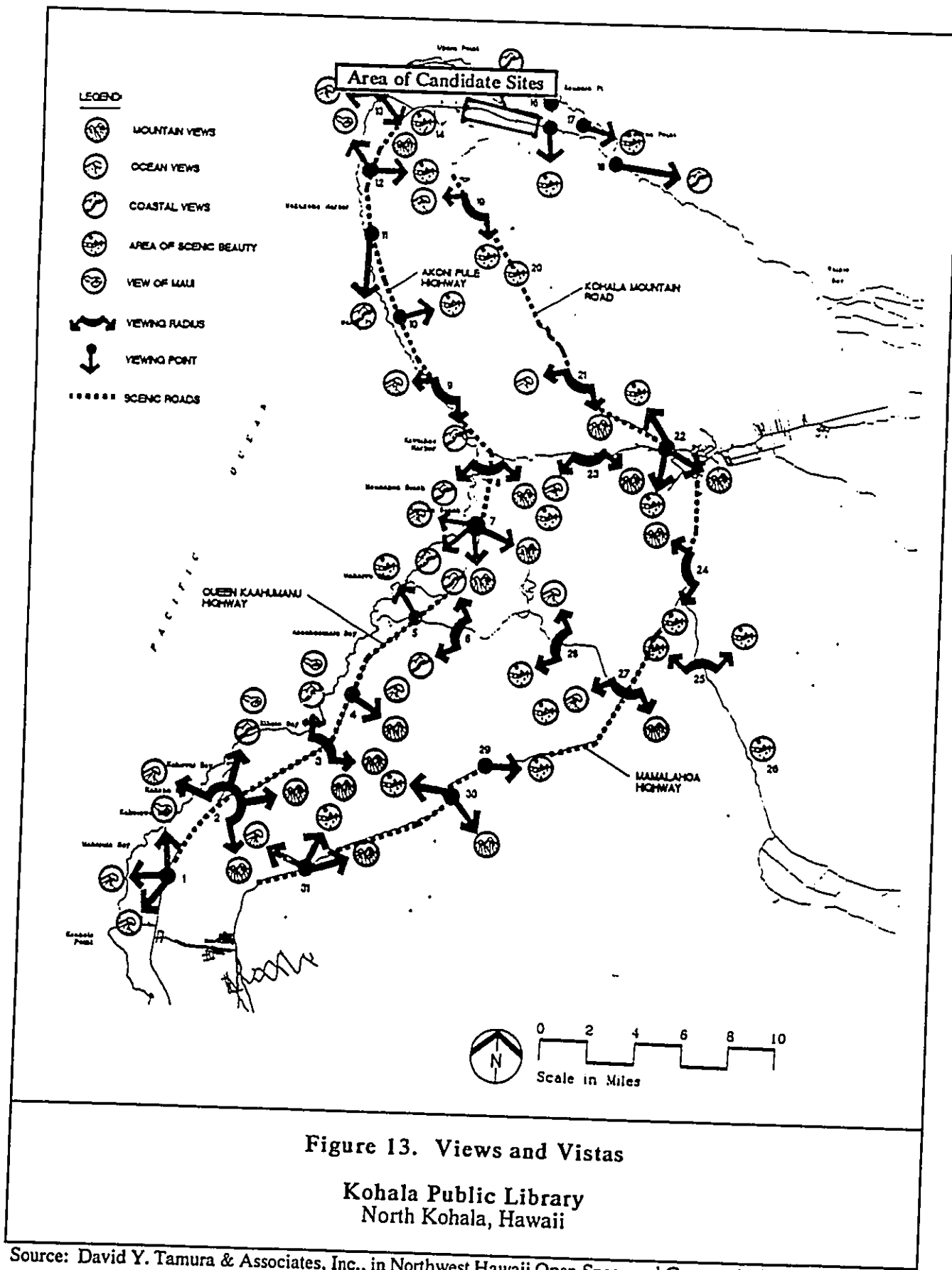


Table 2. -- RESIDENT POPULATION, BY DISTRICTS, HAWAII COUNTY:
1970, 1980, and 1990

District	April 1, 1970	April 1, 1980	April 1, 1990	Percent change	
				1970 to 1980	1980 to 1990
State	769,913	964,691	1,108,229	25.3	14.9
Hawaii County	63,468	92,053	120,317	45.0	30.7
Puna	5,154	11,751	20,781	128.0	76.8
South Hilo	33,915	42,278	44,639	24.7	5.6
North Hilo	1,881	1,679	1,541	-10.7	-8.2
Hamakua	4,648	5,128	5,545	10.3	8.1
North Kohala ...	3,326	3,249	4,291	-2.3	32.1
South Kohala ...	2,310	4,607	9,140	99.4	98.4
North Kona	4,832	13,748	22,284	184.5	62.1
South Kona	4,004	5,914	7,658	47.7	29.5
Kau	3,398	3,699	4,438	8.9	20.0

Source: Hawaii State Department of Business, Economic Development and Tourism, County and District Trends in Hawaii, 1990 (Statistical Report 218, May 1991), table 33.

About 58% of the 1990 North Kohala district population resided within the main towns of the service area-- Kapaau, Hawi, and Halaula. Kapaau had the highest population with 1,083 persons in 1990 (about 25% of the North Kohala district population), followed by Hawi with 924 persons (about 22% of the North Kohala district population), and Halaula with 496 persons (about 12% of the North Kohala district population).¹⁹

The State's projected 2010 population for the North Kohala district is 6,389. The County's projections for year 2005 range from a conservative estimate of 5,363 to an optimistic 7,998 (see Table 3). The County's projections are based on potential employment growth rates, past district growth trends, and trends in the distribution of population over the island.²⁰

2.4.2 *Employment and Income*

The major sources of employment and income in North Kohala are agriculture (cattle, nursery products, macadamia nuts, truck crops) and tourism.²¹ The tourism facilities are not located in North Kohala; the residents of this district commute to work in the adjoining South Kohala district. Proposed projects in North Kohala with potential to generate employment opportunities include a small resort project at Mahukona and an agricultural park.²²

The total civilian labor force in North Kohala numbered 2,011 in 1990, of which 1,908 were employed and 103 persons were unemployed. The unemployment rate of 5.1% in North Kohala was worse than the 3.9% rate for the entire County. Only Puna and Kau had higher unemployment rates than North Kohala (see Table 4).

¹⁹County of Hawaii, Department of Research and Development, Data Book 1991, December 1991, p. 7.

²⁰County of Hawaii, *General Plan*, Ordinance No. 89-142 (An Ordinance Adopting the County of Hawaii General Plan and Repealing Ordinance No. 439, as amended), November 1989, p. 7.

²¹County of Hawaii, *General Plan*, Ordinance No. 89-142 (An Ordinance Adopting the County of Hawaii General Plan and Repealing Ordinance No. 439, as amended), November 1989, p. 12.

²²Chalon International of Hawaii, Inc. *Visions for the Future Master Plan*, September 17, 1991.

Table 3.
County of Hawaii
Population Distribution and Projections by Planning District

DISTRICT Library	DBED Data		DBED Data		HSPLS Data		Interpolation-->		Hawaii Co. Gen. Plan		DBED Projection	
	1980 POP.	% of TOT	1988 POP.	% of TOT	1988 POP.	% of TOT	2000 POP.	% of TOT	2005 POP.	% of TOT	2010 POP.	% of TOT
Puna	11,751	12.77%	19,800	16.88%	18,612	16.01%	34,981	21.05%	39,790	23.00%	47,403	23.00%
Pahoa			6,732									
Mt. View			5,940									
Keaau			5,940									
South Hilo	42,270	45.92%	45,400	38.69%	45,400	39.06%	49,336	29.69%	44,115	25.50%	52,556	25.50%
Hilo			45,400									
North Hilo	1,679	1.82%	1,400	1.19%	1,400	1.20%	1,424	0.86%	1,211	0.70%	1,443	0.70%
Launahoe			1,400									
Hanalei			1,400									
Hanalei	5,128	5.57%	5,128	4.37%	5,300	4.56%	5,821	3.50%	5,363	3.10%	6,389	3.10%
Honokaa			5,300									
Honokaa	3,249	3.53%	3,700	3.15%	3,700	3.18%	5,179	3.12%	5,363	3.10%	6,389	3.10%
North Kohala			3,700									
Bond	4,607	5.01%	7,900	6.73%	7,900	6.80%	16,137	9.71%	19,203	11.10%	22,877	11.10%
South Kohala			7,900									
Thelma Parker	13,748	14.94%	21,600	18.41%	17,755	15.28%	38,059	22.91%	43,250	25.00%	51,525	25.00%
North Kona			21,600		15,250							
Kailua			2,505									
Holuaoa	5,914	6.43%	7,500	6.39%	11,258	9.69%	10,516	6.33%	10,899	6.30%	12,984	6.30%
South Kona			7,500		11,258							
Kealahou	3,699	4.02%	4,900	4.18%	4,900	4.22%	4,698	2.83%	3,806	2.20%	4,534	2.20%
Kau			4,900		1,539							
Naalehu			1,539									
Pahala			3,361									
TOTALS	92,045	100.00%	117,328	100.00%	116,225	100.00%	166,151	100.00%	173,000	100.00%	206,100	100.00%

Sources:
DBED State of Hawaii Data Book; a Statistical Abstract 1989
The General Plan Hawaii County, November 1989
Hawaii State Public Library System estimated 1988 Area Population

Table 4. -- EMPLOYMENT STATUS OF THE CIVILIAN LABOR FORCE,
BY CENSUS TRACT, HAWAII COUNTY: 1990

District & census tract	Civilian labor force	Employed	Unemployed	Unemployment rate
Hawaii County .	61,536	59,176	2,360	3.8
South Hilo				
201	3,007	2,896	111	3.7
202	1,149	1,118	31	2.7
203	2,832	2,705	127	4.5
204	2,309	2,144	165	7.1
205	3,859	3,732	127	3.3
205.99	0	0	0	0
206	2,314	2,210	104	4.5
207	5,875	5,744	131	2.2
208	4,932	4,781	151	3.1
209	1,951	1,925	26	1.3
Puna				
210	4,336	4,030	306	7.1
211	2,395	2,235	160	6.7
Kau				
212	2,058	1,933	125	6.1
South Kona				
213	2,253	2,179	74	3.3
214	2,009	1,950	59	2.9
North Kona				
215	6,275	6,101	174	2.8
216	4,762	4,622	140	2.9
South Kohala				
217	3,177	3,068	109	3.4
North Kohala				
218	2,011	1,908	103	5.1
Hamakua				
219	1,949	1,892	57	2.9
220	1,128	1,083	45	4.0
North Hilo				
221	955	920	35	3.7

Source: Hawaii State Department of Labor and Industrial Relations, Research and Statistics Office, data provided May 20, 1991.

According to the 1980 census, the mean household and family income for Hawaii County was \$22,325. In comparison, North Kohala's mean income was only \$17,632, which is among the lowest of all the census tracts in Hawaii County (see Table 5).

2.4.3 *Public Services*

2.4.3.1 *Recreation*

Scattered settlements in the North Kohala district make it difficult for residents to get to recreation areas. Parks in this district consist of two school grounds, four County parks, and three State historical parks.

The State-owned school facilities include the Halaula Elementary School and Kohala Grammar and High School. Halaula Elementary School has a 5-acre playfield and playground used by children in the area. Kohala High School has a gym, playground and a 4.5-acre playfield. The gym is used by the community for gatherings.

The County parks within North Kohala include Kamehameha Park, Keokea Beach Park, Kapaa Beach Park, and Mahukona Beach Park. Kamehameha Park in Kapaau is a major community park and has an area of 18.4 acres. Facilities include a grandstand, lighted playfield, lighted tennis courts, a swimming pool and a large gymnasium/community center complex. The park, however, is not large enough to accommodate people at major events. Along the windward coast of the district, the County's Keokea Beach Park at Niulii, with an area of 7.1 acres and two pavilions, is the only developed beach area. Swimming here, however, is limited because of ocean conditions. On the leeward side, Kapaa Beach Park has a total area of 28.3 acres, but only a small portion has been developed. Mahukona Beach Park has a total area of 2.7 acres and is located close to the harbor, which is popular for fishing and swimming.²³ The harbor has a launching derrick maintained by the County but lacks docking and mooring facilities for small boats. Parking is inadequate at these beach parks. The Pololu Valley lookout at Niulii has limited parking. The valley, itself, is an area of scenic beauty. An access trail from the

²³The County leased the 2.7 acres from Kohala Corporation and then Chalon who became the new owners. The lease expired two years ago. In a land exchange between the State and Chalon, the State received title to the 2.7 acres plus an additional 12 acres surrounding the park. To date, the State has not responded to the County's inquiry to lease the 2.7 plus 12 acres. Currently, the County continues to maintain the 2.7 acres; the surrounding 12 acres is unimproved vacant land. (Telephone conversation w/ Hawaii County Department of Parks & Recreation).

Table 5. HOUSEHOLD AND FAMILY INCOME, BY CENSUS TRACT,
HAWAII COUNTY: 1980

District and census tract	Households			Families		
	Number	Income		Number	Income	
		Median	Mean		Median	Mean
HAWAII COUNTY	29,257	16,975	20,398	22,825	19,132	22,347
South Hilo						
Tract 201	1,572	15,310	18,189	1,309	17,611	20,456
Tract 202	489	20,224	23,118	416	21,250	23,078
Tract 203	1,751	12,297	15,909	1,059	16,278	19,244
Tract 204	1,348	11,410	15,039	957	13,764	17,271
Tract 205	1,830	13,199	17,319	1,326	15,673	19,849
Tract 205.99 .	-	-	-	-	-	-
Tract 206	1,132	16,278	21,153	815	17,365	21,611
Tract 207	2,306	24,167	26,025	2,075	25,715	27,018
Tract 208	2,018	23,417	26,513	1,820	23,796	26,848
Tract 209	795	26,622	28,281	747	25,984	28,066
Puna						
Tract 210	2,367	15,364	18,634	1,783	18,015	20,875
Tract 211	1,459	12,728	16,124	1,181	13,843	17,632
Kau						
Tract 212	1,154	15,288	16,017	865	17,555	18,412
South Kona						
Tract 213	1,066	14,215	18,224	832	15,804	20,301
Tract 214	732	19,270	23,683	546	24,333	28,065
North Kona						
Tract 215	2,621	20,818	24,874	1,985	22,261	26,934
Tract 216	1,937	17,684	20,146	1,354	20,000	22,400
South Kohala						
Tract 217	1,549	17,747	22,551	1,204	17,924	22,813
North Kohala						
Tract 218	1,036	13,987	15,768	826	15,719	17,708
Hamakua						
Tract 219	1,049	17,208	19,478	862	19,107	21,365
Tract 220	521	17,396	18,439	437	18,795	20,035
North Hilo						
Tract 221	525	15,719	16,595	426	17,544	18,110

Source: U.S. Bureau of the Census, 1980 Census of Population and Housing, Census Tracts, Hawaii, Selected Areas, PHC80-2-13, (June 1983), table P-11.

lookout descends into the valley. The State manages three historical parks: Lapakahi State Historical Park, Kamehameha I Birth Site State Monument and the Mookini Heiau State Monument.

2.4.3.2 *Schools*

The Kohala High and Elementary School complex services all of North Kohala's 752 student population. Halaula Elementary School was vacated in the 1970s but was reopened under the administration of Kohala High and Elementary School to receive overflow from that school for grades 6, 7, and 8.²⁴ Private schools in the Kohala district have a combined total of 799 student enrollment.

One of the potential sites considered was a site on the school grounds of the Kohala High and Elementary School. Although a joint school/community library would have stretched the public dollars, there were two main reasons to drop this site from further consideration as a candidate site: 1) the library would have usurped land area that was targeted for planned expansion of the school facilities; and 2) the library instituted a policy against any new joint school/community libraries due to functional and administrative problems (see §3.3 for additional discussion relating to the policy).

2.4.3.3 *Police Protection*

The police station adjoins the court building at Kapaau in the North Kohala Civic Center where a 10-man force serves the district. All candidate sites are within fifteen minutes drive of this station. The project should not significantly increase the demand for police services.

2.4.3.4 *Fire Protection*

The North Kohala Fire Station in Kapaau provides 24-hour fire and basic life support services with one Fire Equipment Operator and two Fire/Emergency Medical Technicians on each shift. Three shifts (nine persons) are assigned to the facility under the supervision of one Fire Captain who is on an 8-hour duty during week-days only. The County Fire Department relies on the community's Volunteer Fire Fighters to co-respond with the under-staffed regulars. All candidate sites are within fifteen minutes drive of this station. The project should not significantly increase the demand for fire protection services.

²⁴Telephone conversation with J. Waipa, Hawaii District Superintendent's Office, Department of Education.

2.4.3.5 *Healthcare Facilities*

Kohala Hospital in Kapaau was completed in 1963. This facility provides acute, skilled nursing and intermediate care, as well as emergency room, laboratory, x-ray and 24-hour ambulance service. All candidate sites are within fifteen minutes drive of this station. The project should not significantly increase the demand for healthcare services.

3 IDENTIFICATION OF POTENTIAL SITES

3.1 Site Selection Methodology

The site selection process involved the following steps:

- Step 1: Identification of Potential Sites.

DAGS established an ad hoc Kohala Library Task Force ("Task Force"), which consisted of members representing DAGS, various levels of the library system (statewide administrative officer, district administrator, area librarian, Bond Memorial staff librarian), the Department of Education, and representative of Senator Malama Solomon. The Task Force assisted the consultant throughout each step of the site selection process. To identify potential sites within the service area, the consultant solicited input from the Task Force, Planning Department, and the community (see Appendix D for a summary of the meetings and correspondence).

Suggestions from the Task Force, Planning Department, and community resulted in a list of sixteen (16) potential sites. These sites were located within a site selection area extending along Akoni Pule Highway from approximately three miles west of Hawi to approximately three miles east of Kapaau, a distance of about 9 miles (see Fig. 14).

- Step 2: Determination of Minimum Site Requirements.

Based on a review of the Library Master Plan and previous library site selection studies, interviews with library staff, and input from the Task Force, the consultant developed minimum requirements for a site to qualify for consideration as a candidate site.

- Step 3: Selection of Candidate Sites.

The minimum site requirements were used to screen the list of potential sites to select the candidate sites.

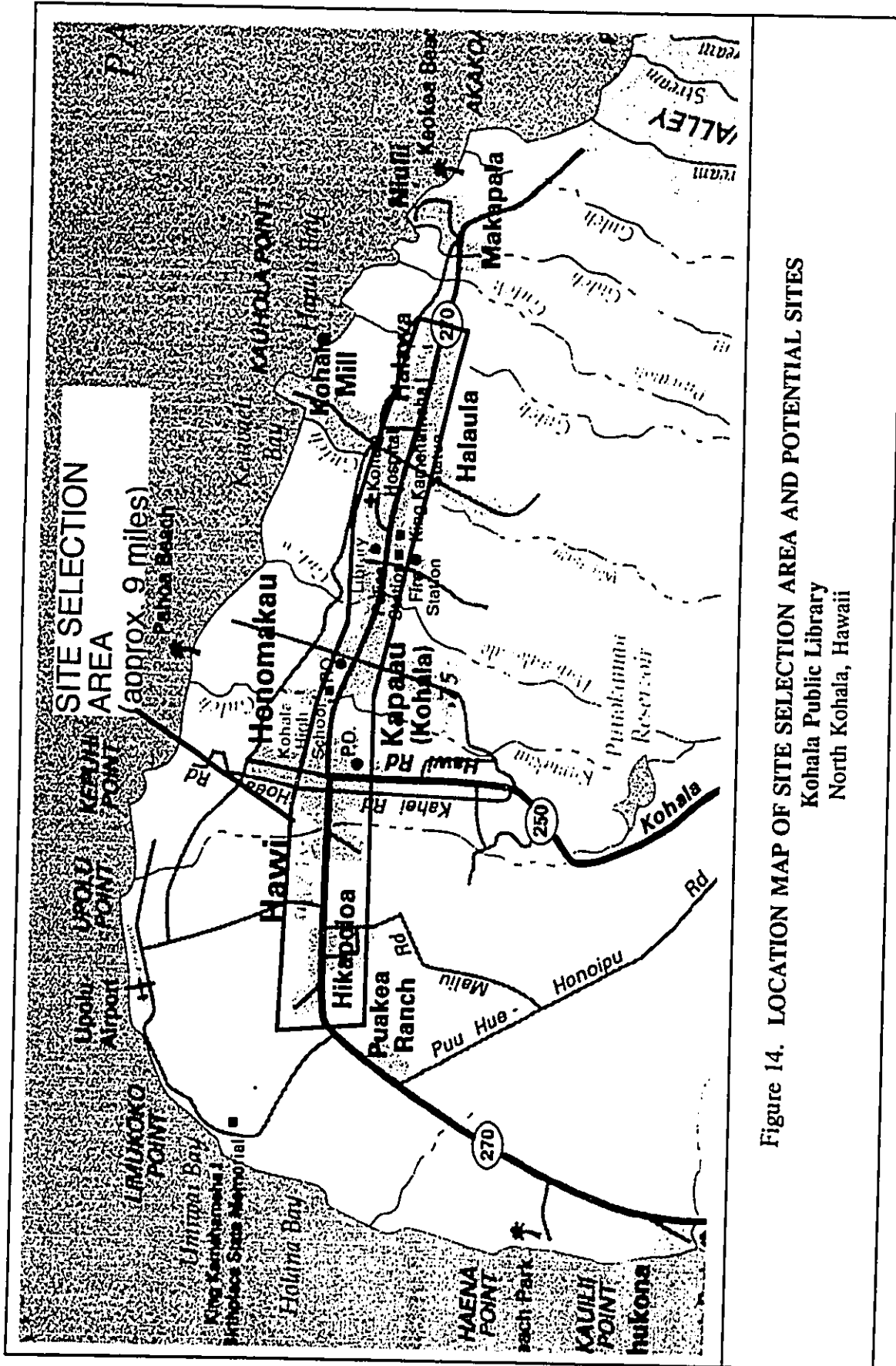


Figure 14. LOCATION MAP OF SITE SELECTION AREA AND POTENTIAL SITES
 Kohala Public Library
 North Kohala, Hawaii

○ Step 4: Evaluation of Candidate Sites.

Evaluation criteria, which include such factors as the slope, zoning, and cost, provide a systematic means to compare the advantages and disadvantages of the candidate sites. The criteria include site selection criteria mentioned in the Library Master Plan and previous library site selection studies. The evaluation criteria were refined with input from the Task Force, library staff, and DAGS.

○ Step 5: Site Recommendation.

This report consolidates the pertinent information for the library administration to make a final site recommendation to the Governor based on input from the Task Force, community, and EIS process.

3.2 List of Potential Sites

The following sixteen sites were identified with the assistance of the Task Force:

1. SITE: Previous Site of Ainakea School

TMK: 5-3-05:10

OWNER: Iole Development Corporation

SIZE: 15,000 s.f (.347 acres)

LOCATION: Mauka of Akoni Pule Hwy

ZONING: AG-20

OBSERVATION:

- No buildings
- Heavy overgrowth/undeveloped
- Steep slopes
- Extensive land development needed
- Landowner has plans for a residential development

2. SITE: DAGS Addition to Civic Center

TMK: 5-3-05:30

OWNER: State of Hawaii

SIZE: 63,680 sq. ft. (1.462 acres)

LOCATION: Mauka of Akoni Pule Hwy behind firing range

ZONING: RS-7.5

OBSERVATIONS:

- No buildings
- Steep slopes
- Heavy overgrowth/undeveloped
- Costly grading
- Marshy area

3. SITE: Left of Halaula Elementary School (facing makai)

TMK: 5-3-07:01

OWNER: Chalon International of Hawaii, Inc.

SIZE: Approximately 42,000 s.f. (.964 acres)

LOCATION: Makai of Akoni Pule Hwy

ZONING: Residential

OBSERVATION:

- Out of designated 3-mile stretch between Hawi and Kapaau but within service area
- Next to school, but not on school property
- Moderately flat to slight slope
- Presently used as pasture for horses and a few scattered dwellings
- Access to main highway
- Utilities from main highway

4. SITE: Right of Halaula School (facing makai)

TMK: 5-3-07:01

OWNER: Chalon International of Hawaii, Inc.

SIZE: 1,093 acres (includes Site 3)

LOCATION: Makai of Akoni Pule Hwy

ZONING: AG-20

OBSERVATION:

- Out of designated 3-mile stretch between Hawi and Kapaau
- Close proximity to school, but not on school property
- 6th, 7th, 8th grades at Halaula school - no existing school library
- Gently sloping to flat
- Easy access to main road
- Utilities on road
- Presently used as pasture for cattle
- Part of huge parcel that includes area in back of Halaula Elementary School. This area planned for Environmental Research Institute, residence, recreation, etc.

5. SITE: North Kohala Civic Center

TMK: 5-4-05:1

OWNER: County of Hawaii

SIZE: approx. 7,150 s.f. portion of 108,900 s.f. parcel (2.5 acres)

LOCATION: Mauka of Akoni Pule Hwy

ZONING: RS-15

OBSERVATIONS:

- Utilities available
- Good access to paved roads
- Would need to share parking with civic center
- Close proximity to fire, police, senior citizens' center and other county services on site
- Vacant grassy area
- Relatively flat

6. SITE: Kamehameha Park

TMK: 5-4-05:16

OWNER: State of Hawaii

SIZE: 308,840 s.f. (7.09 acres)

LOCATION: Makai of Akoni Pule Hwy

ZONING: RS-15

OBSERVATIONS:

- Does not appear to have space for further development. Presently, there is a tennis court, swimming pool, gymnasium, armory, playing field, etc.
- Surrounding land owned by Chalon International of Hawaii, Inc. Chalon has a concept plan for expansion. Adhoc Committee (Dwight Takamine) to determine use of land. Recreational user group - expansion directed toward playing fields (soccer, baseball, basketball, volleyball courts, etc.)
- Possibility of integrating library should not be written off.

7. **SITE: Bond Memorial Library**

TMK: 5-4-05:30

OWNER: State of Hawaii

SIZE: 7,517 s.f (0.17 acre)

LOCATION: Makai of Akoni Pule Hwy

ZONING: CV-10

OBSERVATIONS:

- Close to highway - insufficient setback creates a safety hazard - area is congested
- Insufficient parking area - presently, 3 spaces only-- library patrons required to use civic complex parking across the main highway
- Ground is uneven with steep slope in back
- Utilities are in place (overhead on main road)

8. **SITE: Kohala Hospital**

TMK: 5-4-05:37

OWNER: State of Hawaii

SIZE: 122,360 s.f. (2.809 acres)

LOCATION: Makai of Akoni Pule Hwy on Hospital Road

ZONING: RS-15

OBSERVATIONS:

- No space for further development
- Ainakea Development Subdivision surrounds hospital

9. SITE: Across Kohala Hospital

TMK: 5-4-05:47

OWNER: County of Hawaii

SIZE: 85,857 s.f. (1.971 acres)

LOCATION: Makai of Akoni Pule Hwy on Hospital Road

ZONING: RS-15

OBSERVATIONS:

- Heavy overgrowth, parcel is undeveloped.
- There is a ditch and presence of wetlands.
- Uneven terrain - requires extensive land development
- Location appealing to senior citizens, who happen to be in close proximity (from Kohala Hospital)
- Access to roads/utilities
- No buildings
- Walking distance for families living in the Ainakea Subdivision

10. SITE: Across Kapaau Post Office (corner lot)

TMK: 5-4-07:1

OWNER: Mae Ling Ah Yuen

2323 Rose St.

Honolulu, HI 96819

SIZE: 7,405 s.f. (.17 acres)

LOCATION: Mauka of Akoni Pule Hwy

ZONING: RS-15

OBSERVATIONS:

See Site #11 below (adjacent lot)

11. SITE: Across Kapaau Post Office (pasture lot)

TMK: 5-4-07:2

OWNER: Caroline K. Ne (deceased) - property tax mailed to:

Lucy D. Lebus

1246 8th Ave.

Honolulu, HI 96816

SIZE: 23,000 s.f. which includes a portion of 91,040 s.f. (2.09 acres) parcel and all of site #10

LOCATION: Mauka of Akoni Pule Hwy

ZONING: RS-15

OBSERVATIONS:

- Used for grazing, low brush/twigs
- Gently slopes to main road
- Overhead utilities
- Corner lot intersection at intersection of Akoni Pule Hwy and Kynnersley Road
- Adjacent to a gas station and residences

12. SITE: Kohala High and Grammar School (cottage area)

TMK: 5-4-07:8

OWNER: State of Hawaii

SIZE: approx. 23,000 s.f. portion of 109,336 s.f. (2.51 acres) parcel

LOCATION: Makai of Akoni Pule Hwy - across Kohala High and Grammar School

ZONING: RS-15

OBSERVATIONS:

- Basically flat parcel with several pine trees and approximately five cottages
- One or more cottages may need to be removed with possible tenant displacement
- Shares the same access road as Kohala School with attendant turning problems at the intersection with Akoni Pule Highway
- Utilities available
- Adjacent to a store ("Soda Fountain")
- On school grounds and would be a school/community library to replace the existing school's library

13. SITE: Behind Kohala High and Elementary School

TMK: 5-4-08:01

OWNER: Chalon International of Hawaii, Inc.

SIZE: 495.704 acres

LOCATION: Makai of Akoni Pule Hwy

ZONING: AG-20

OBSERVATIONS:

- Parcel earmarked by Chalon for Department of Education
- Bishop Estate applied for pre-school/day care on portion of this land but further consideration of site was rejected because of excessive projected infrastructure costs
- Moderately distant from main road (Akoni Pule Hwy)

14. SITE: Behind Kamehameha Park gymnasium

TMK: 5-4-09:1

OWNER: Chalon International of Hawaii, Inc.

SIZE: approx. 23,000 s.f. portion of 30,060,799 s.f. (690.101 acres) parcel

LOCATION: Makai of Akoni Pule Hwy; behind Kamehameha Park gymnasium and just above the driving range (opened for business 11-17-92)

ZONING: AG-20

OBSERVATIONS:

- Good access to paved road
- Flat grassland
- No buildings
- Ample parking (gymnasium parking)
- Quiet, good view
- Underground utilities
- Somewhat distant from Akoni Pule Hwy
- Preliminary discussions with Chalon International - Adhoc Committee comprised of businesses, recreational users, and other interested community members have earmarked surrounding areas for little league and soccer fields, and a basketball court

15. SITE: Adjacent to Hawi Post Office Complex

TMK: 5-5-02:23

OWNER: Chalon International of Hawaii, Inc.

SIZE: approx. 23,000 s.f. portion of 229 acre parcel

LOCATION: Mauka of Akoni Pule Hwy on Hawi Road

ZONING: Commercial: CV-10

OBSERVATIONS:

- Slight slope to flat
- Good access to roadways
- Close proximity to post office, stores, Chalon International, H&R Block, and other businesses
- Ample parking
- Utilities available
- Chalon may build new office spaces on this particular land; however, advised by Chalon planner not to rule site out - library may be integrated into plans (open for discussion)

16. SITE: Left (facing makai) of Kohala High and Elementary School

TMK: 5-5-08:48

OWNER: Chalon International of Hawaii, inc.

SIZE: approx. 23,000 s.f. portion of 151 acre parcel

LOCATION: Makai of Akoni Pule Hwy

ZONING: AG-20

OBSERVATIONS:

- Roadside access to Akoni Pule
- Gradual to moderate slope
- Presently pasture land
- No buildings
- Overhead utilities
- Area marked for Hawi Makai Development by Chalon - open for further discussion

3.3 Minimum Site Criteria

The following set of minimum criteria reflect general site requirements and physical land development constraints used to screen potential sites for further evaluation as candidate sites:

1. *Tenant displacement*

The site should be developable with minimal disruption to the existing community. Displacement of existing residences, businesses or public uses is undesirable.

2. *Wetlands*

The site should not be within an identified wetlands area, as determined by the mapping of the U.S. Fish and Wildlife Service or the criteria developed by the U.S. Army Corps of Engineers and Environmental Protection Agency.

3. *Central Location*

The Task Force specified that the site be along a 3-mile stretch from Kapaau to Hawi along Akoni Pule Highway. Kapaau, Hawi, and the area between those two towns represent the existing and future growth areas for this region. By locating the library within this growth center, the library would be conveniently located to the greatest number of people. The library should also be within a reasonable distance (not more than a half-mile) from the main arterial Akoni Pule Highway.

4. *Planned Developments*

The site should not be located on land where there are known developments planned, e.g., single-family or multi-family housing developments or County master-planned roadways. Information regarding planned developments was obtained from various County and State agencies.

5. *Subdivision*

For privately-owned land larger than 0.5 acres, the land should be of such size and shape that subdivision of a 0.5-acre portion would not be a "problem," i.e., result in the creation of an undevelopable or unsalable remnant parcel for the land owner.

6. *Minimum Land Area*

The site should be at least 0.5 acres to accommodate the proposed facility (refer to §1.5.3 for a discussion on the minimum land area requirements).

7. *Policies*

Opinions differ whether a community library should be located on school grounds. On the one hand, co-location would enable joint use of the library resources by the school and community thus saving the expense of separate libraries. On the other hand, the library may end up being a "baby-sitting" area for drop-off and pick-up of school children thereby distracting the library staff from their responsibilities. School use could also possibly discourage adult use of the library, and complicate hours of operation for the library when the school is closed. Based on the findings of the Library Master Plan, the library administration adopted a Policy Statement of April 1991 to no longer consider joint school/community library facilities. Therefore, any potential site located on school grounds should not be selected as a candidate site for further consideration.

3.4 **Candidate Sites**

Four sites met all of the minimum criteria (see Table 6). Although the existing Bond Library did not meet all criteria, the Bond Library is a candidate site since one alternative is always to take no action and keep the *status quo*. Therefore, the five candidate sites (including the Bond Library) are:

1. Site A: Bond Memorial Library (*Potential Site #7*)
2. Site B: Across Kapaa Post Office (*Potential Sites #10 & 11*)
3. Site C: Adjacent to Hawi Post Office (*Potential Site #15*)
4. Site D: Left of Kohala School (facing makai) (*Potential Site #16*)
5. Site E: Behind Kamehameha Park (*Potential Site #14*)

The location of these candidate sites are shown in Figures 15 through 20; site photographs are included in Appendix A.

Table 6. MINIMUM CRITERIA RATINGS FOR POTENTIAL SITES

POTENTIAL SITE #	1 Tenant Displacement	2 Wetlands	3 Central Location	4 Planned Development	5 Subdivision	6 Minimum Land Area	7 Policies	CANDIDATE SITE
1	+	+	-	-	n/a	-	+	No
2	+	-	-	-	n/a	+	+	No
3	+	+	-	-	+	+	+	No
4	+	+	-	-	+	+	+	No
5	+	+	+	+	+	-	+	No
6	-	+	+	-	+	-	+	No
7	+	+	+	+	+	-	+	Yes
8	-	+	+	-	+	-	+	No
9	+	-	+	+	+	+	+	No
10*	+	+	+	+	+	+	+	Yes
11*	+	+	+	+	+	+	+	Yes
12	-	+	+	-	n/a	+	-	No
13	+	+	-	-	+	+	+	No
14	+	+	+	+	+	+	+	Yes
15	+	+	+	+	+	+	+	Yes
16	+	+	+	+	+	+	+	Yes

*Sites 10 & 11 are considered one site for the purposes of this site selection analysis.

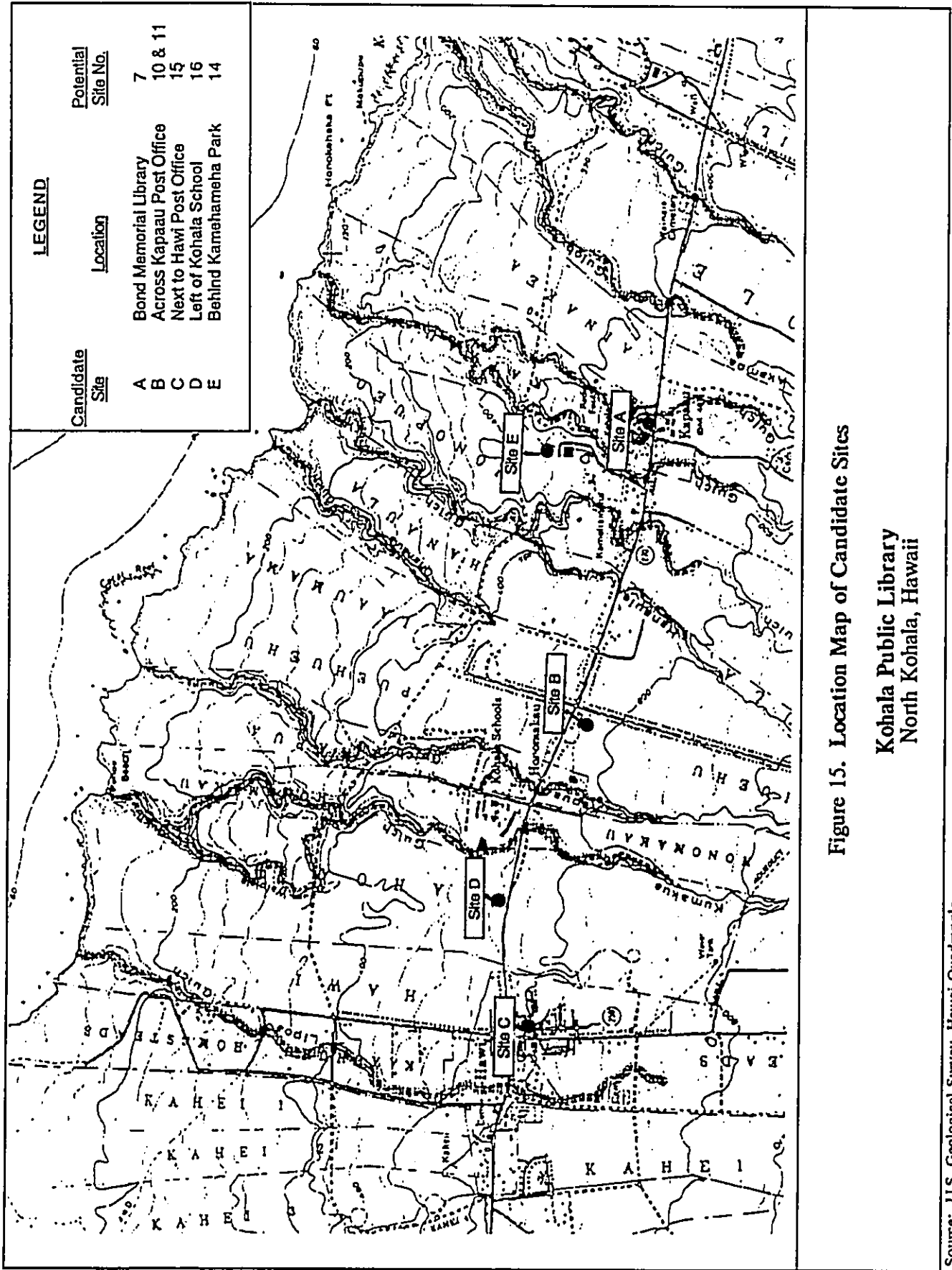


Figure 15. Location Map of Candidate Sites

**Kohala Public Library
North Kohala, Hawaii**

Source: U.S. Geological Survey, Hawaii Quadrangle

RECEIVED AS FOLLOWS

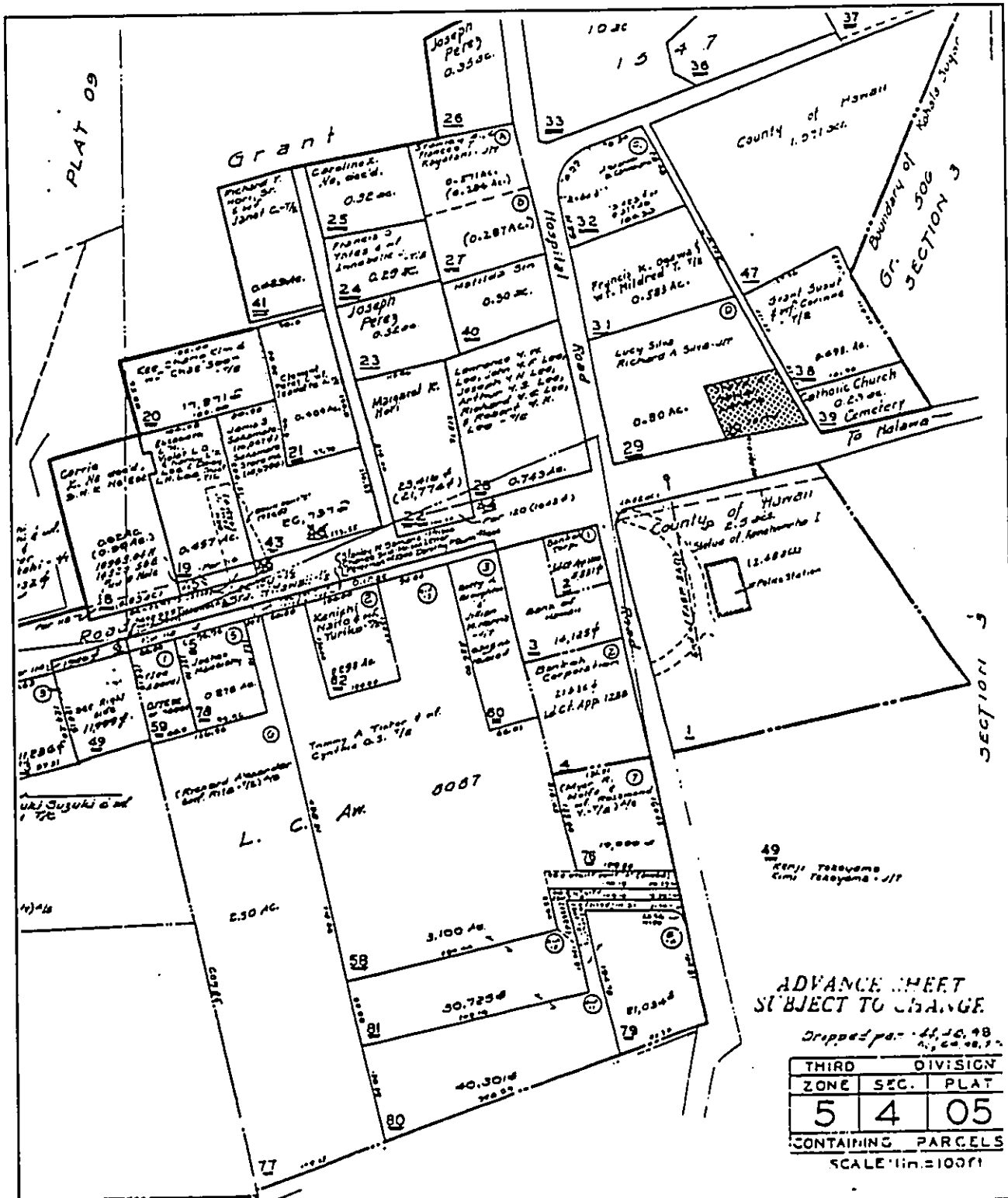


Figure 16. Location Map

Candidate Site A (Bond Memorial Library)
 TMK: 5-4-05:30 (7,517 s.f.)
 State of Hawaii

RECEIVED AS FOLLOWS

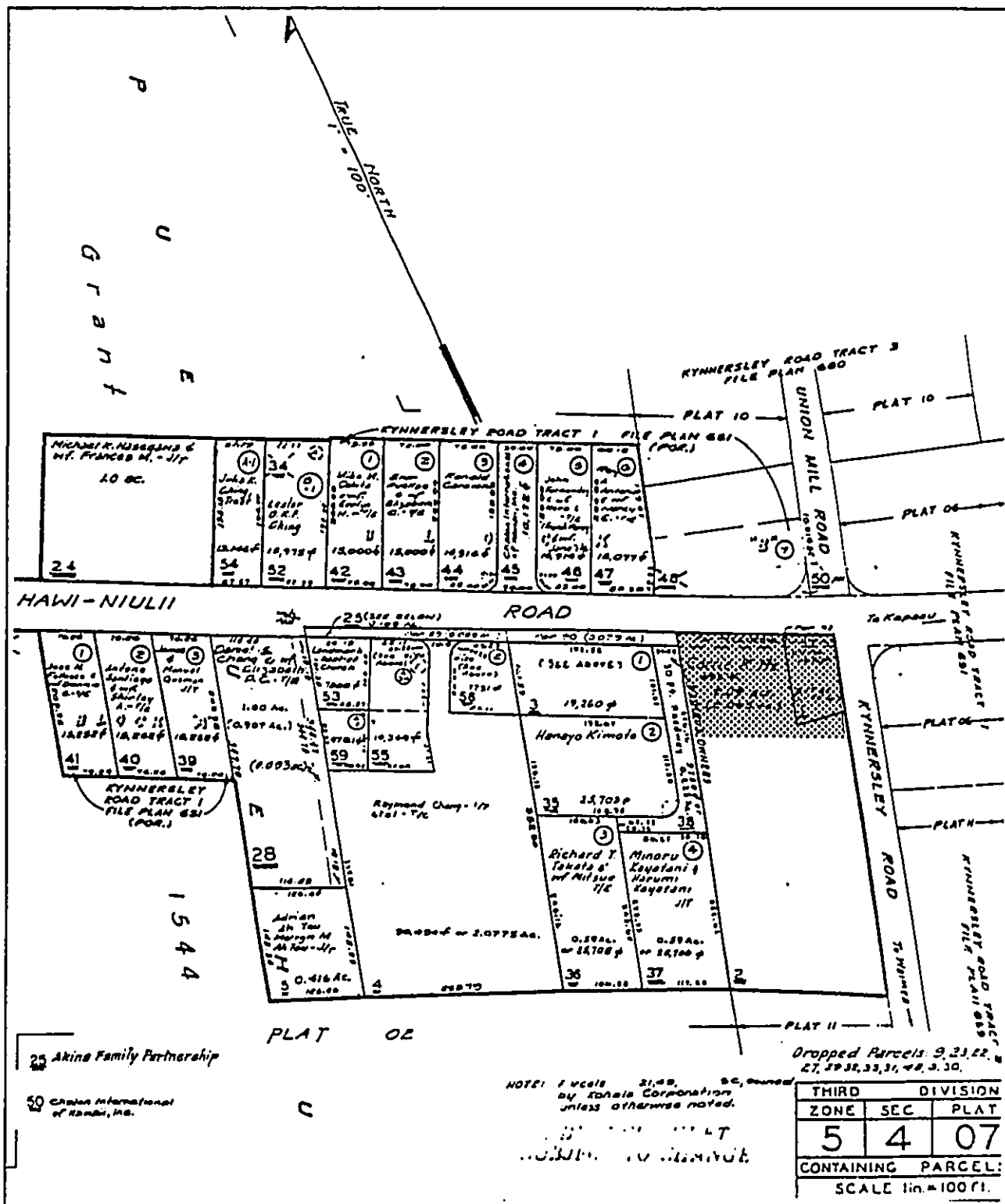


Figure 17. Location Map

Candidate Site B (Across Kapaau P.O.)
 TMK: 5-4-07:01 & 02 por. (23,000 s.f.)
 Caroline K. Ne (dec.); Mae Ling Ah Yuen

RECEIVED AS FOLLOWS

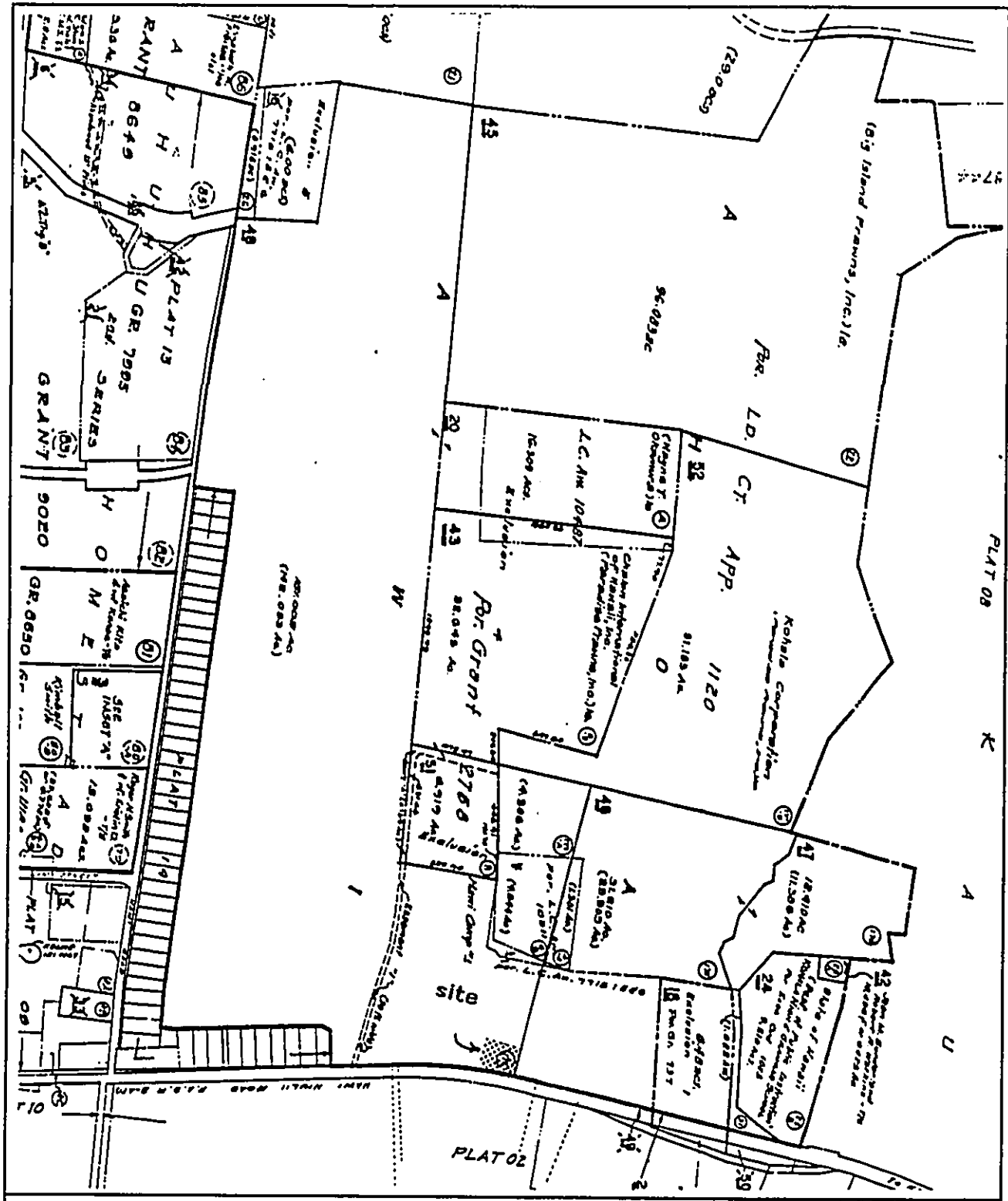


Figure 19. Location Map

Candidate Site D (Left of Kohala School)
TMK: 5-5-08:48 por.(23,000 s.f.)
Chalon International of Hawaii, Inc.

The other twelve sites were not selected as candidate sites for the following reasons:

- **Former Site of Ainakea School (*Potential Site #1*)**. This privately owned site did not meet the minimum land area requirements. It was also located outside of the 3-mile stretch between Hawi and Kapaau. The landowner plans to develop the site for residential use.

- **DAGS Addition to Civic Center (*Potential Site #2*)**
This State-owned site has marshy areas and a gully that could possibly be considered as wetlands. DAGS had planned to use the site for a baseyard or other use.

- **Left and Right of Halaula Elementary School (facing makai) (*Potential Sites #3 and #4*)**
This privately owned site has a few existing residents who would be displaced. It is also located outside of the 3-mile stretch between Hawi and Kapaau. The landowner's master plans include the site for residential development.

- **North Kohala Civic Center (*Potential Site #5*)**
This County-owned site does not meet the minimum land area requirements. Although a 5,000 GSF building could be placed on the site, there would be no space for parking; all library parking would have to be shared with the civic center. Furthermore, the site does not meet the minimum lot size under the Zoning Code should the County require a subdivision to lease the site to the State. There is also a question whether the distance from the Fire Station building and the site boundary would meet the Fire Code requirements and the zoning yard setback requirements.

- **Kamehameha Park (*Potential Site #6*)**

This State-owned site does not have any space for the library, unless an existing recreational facility is displaced.

○ **Kohala Hospital (*Potential Site #8*)**

This State-owned site does not have any space for the library, unless existing and planned hospital facilities are displaced.

○ **Across Kohala Hospital (*Potential Site #9*)**

This County-owned site has marshy areas and a gully that could possibly be considered as wetlands.

○ **Kohala High and Grammar School (cottage area) (*Potential Site #12*)**

This State-owned site is targeted for planned expansion of the school.²⁵ This site is also contrary to the library administration's policy against any new joint school-community libraries.

○ **Behind Kohala High and Grammar School (*Potential Site #13*)**

This privately owned site was being considered by Bishop Estate for a planned pre-school and day care facility. Even if Bishop Estate decides to drop these plans, the site is too distant from the Akoni Pule Highway resulting in excessive infrastructure cost and inconvenient access.

²⁵*Complex Development Report for Kohala High and Grammar School*, prepared by Media Five for the State Department of Accounting and General Services, 1979.

4 EVALUATION OF CANDIDATE SITES

In order to compare and rate the alternative candidate sites, each of the five candidate sites was evaluated against the criteria discussed below based on field inspections, research, and preliminary engineering studies. Each site was rated good, fair, or poor for each criterion. Based on the ratings, an overall qualitative evaluation was made summarizing the advantages and disadvantages of each site.

The criteria were grouped into three categories:

- Building Site Criteria evaluate the site in terms of physical site suitability parameters which affect site development and operations. Factors considered are environmental characteristics, roadway and utilities, and access.
- Community Criteria evaluate the compatibility of the site in terms of community and institutional parameters. Factors considered include: zoning; land ownership; dislocation of existing uses; disruption to surrounding uses or institutions; proximity to schools, population, and commercial centers; and aesthetic value.
- Cost Considerations include onsite and offsite improvements, land acquisition, and site preparation.

The criteria and ratings are described below. The application of the criteria to the candidate sites is italicized and follows the description of each criterion.

4.1 Evaluation Criteria and Site Evaluations

4.1.1 *Building Site Criteria*

4.1.1.1 *Environmental Characteristics*

Environmental characteristics include slope, shape, soil, and flood-prone characteristics.

- 1) **Slope** (based on analyzing the overall slope of the site and taking an average)
 - GOOD** The average slope of the site is $\leq 3\%$ (requires minimal earth movement).
 - FAIR** The average slope of the site is between 4 to 10% (requires moderate earth movement).
 - POOR** The average slope of the site is $> 10\%$ (requires extensive earth movement).

All sites have favorable slopes-- level ("good") or gradually sloping ("fair").

- 2) **Shape**

The site should be generally rectangular in shape and should be oriented in such a way that the library can be sited with the long side of the building having a northerly exposure. This building orientation minimizes solar heat loading and optimizes natural ventilation by the northeasterly trade winds in the event of air conditioning failure.

 - GOOD** The site is generally rectangular in shape with a length to width ratio of 1.5:1 to 2.0:1, with the long side having a northerly exposure.
 - FAIR** The site is generally rectangular in shape with a length to width ratio of 1.0:1 to 1.5:1, with the long side having a northerly exposure.
 - POOR** The site is irregular in shape with a length to width ratio greater than 2.0:1, and/or cannot accommodate the requirement for a northerly exposure.

Sites D and E can be configured to meet the "good" criterion. Sites A, B, and C are

rectangular shaped with northerly exposures but do not have the optimum length to width ratio and were rated "fair".

3) Soil Stability (based on information from U.S. Soil Conservation Service, *Soil Survey of Island of Hawaii*)

The Soil Conservation Service evaluates the stability of soils for road fills and foundations for low buildings based on an interpretation of compressibility, workability, shear strength, erodibility, plasticity, and depth of water table.

GOOD The site has good soil conditions for road fill or foundations for low buildings.

FAIR The site has fair soil conditions for road fill or foundations for low buildings.

POOR The site has poor soil conditions for road fill or foundation for low buildings.

Since all sites have the same soil type (Kohala silty clay), the characteristics are similar for all sites. This soil has good soil stability properties.

4) Soil Shrink-Swell Potential (based on information from U.S. Soil Conservation Service, *Soil Survey of Island of Hawaii*)

GOOD The site has low shrink-swell potential which indicates a lower risk of structural settling and cracking.

FAIR The site has moderate shrink-swell potential (could require minor foundation work).

POOR The site has high shrink-swell potential (extensive foundation work probable for multi-story structure depending on depth to bedrock).

Since all sites have the same soil type (Kohala silty clay), the characteristics are similar for all sites. This soil has "fair" shrink-swell properties that should not pose any major structural problems.

- 5) Soil Depth for Sitework (based on information from U.S. Soil Conservation Service, *Soil Survey of Island of Hawaii*)

GOOD The site has non-rocky soils with depth to bedrock > 10'.

FAIR The site has non-rocky soils with depth to bedrock between 6' to 10'.

POOR The site has non-rocky soils with depth to bedrock < 6'; marshy soils; or lava.

Since all sites have the same soil type (Kohala silty clay), the characteristics are similar for all sites. This soil has "fair" depth of soil which is a high rating for the geologically younger island of Hawaii.

- 6) Industrial and Agricultural Nuisances

GOOD The site is free from surrounding noise, dust, odors, smoke, and other nuisances created by industrial or agricultural activities and adjacent highways.

FAIR The noise, dust, odors, smoke, and other nuisances from industrial or agricultural activities and highways are at worst periodic but well within the limits of human tolerance.

POOR The abovementioned nuisances cause considerable discomfort and hamper operational activities.

All of the sites rated "good". None of the sites are exposed to surrounding noise, dust, odors, smoke, and other nuisances created by industrial or agricultural activities and adjacent highways.

- 7) Natural Beauty

GOOD The site is on a vantage point with scenic views.

FAIR The site has trees, plants, rock formations, or other features that can be preserved and integrated into the design of the facility.

POOR The site does not have special features, but can be enhanced with building design and landscaping.

Sites D and E, rated "good", sit on a bluff with extraordinary scenic ocean view vantage point. Two of the sites rated "fair" (Sites B and C) since they have existing mature trees that would be landscaping assets. Site C, in addition, has an adjacent historic site— a mill stack that is a reminder to the community of its historical identity with the sugar industry. Site A rated "poor" because it does not have any distinctive features, but can be enhanced with landscaping.

8) Flood Hazard Zone

GOOD Zone X (areas within 500-year flood area, or outside 500-year flood area).

FAIR Zone A or V (areas within 100-year flood area).

POOR Floodways cross the site, or historical flooding experienced.

None of the sites are in a special flood hazard zone, nor have been known to experience local flooding.

4.1.1.2 Roadways and Utilities

1) Adequacy of Roadways

GOOD The roadways serving the site are adequate to accommodate immediate and long-term traffic projections for the facility.

FAIR The roadways serving the site are inadequate and will require widening or other improvements to accommodate the immediate and long-term traffic projections for the facility.

POOR The proposed site is not adequately serviced by existing roadways and will require

construction of new roadways to accommodate the immediate and long-term traffic projections for the facility.

All sites, except Site E, rated "good" since these sites have access from Akoni Pule Highway or Hawi Road which have adequate capacity to the year 2000. Site E had a "fair" rating because the access road requires widening; however, traffic studies have determined that left turn lanes are not required.

2) Adequacy of Water Service

GOOD The site has adequate water pressure and capacity currently available to accommodate the proposed project.

FAIR The site will have adequate water facilities which are currently being planned or developed.

POOR The site has inadequate water pressure and capacity, and development or extension of a water system will be required to accommodate the proposed project.

According to the County Department of Water Supply, each site has available water capacity with the exception of Site C. The water line serving Site C is in the process of being upgraded.

3) Suitability of Soils for Individual Wastewater System (based on information from U.S. Soil Conservation Service, *Soil Survey of Island of Hawaii*)

The project will use an individual wastewater system since there are no plans for a public sewer system for the Kohala area. The Department of Health prohibits public buildings from using cesspools (§11-62-31.1(d), Hawaii Administrative Rules, Department of Health, Wastewater Systems). In designing an individual wastewater system, the soil permeability is a major consideration. The factors which inhibit permeability include shallow depth to

bedrock or other impermeable layer, high groundwater level, or steep slope. The Soil Survey rated the soils in terms of these limitations as they relate to septic tank filter fields.

GOOD The site has slight to moderate limitations.

FAIR The site has moderate limitations.

POOR The site has severe limitations.

Since all sites have the same soil type (Kohala silty clay), the characteristics are similar for all sites. This soil has good properties for an individual wastewater system.

4) Adequacy of Drainage System

GOOD The site has adequate drainage facilities to accommodate the proposed project.

FAIR The site will have adequate drainage facilities which are currently being developed.

POOR The site does not have adequate drainage facilities, and the development or extension of a system will be required.

All sites have adequate drainage facilities to accommodate the proposed project.

5) Adequacy of Power and Communications

GOOD The site has adequate existing power and communication system capacity available to accommodate the proposed project.

FAIR The site will have adequate power and communication system capacity which are currently being developed.

POOR The site has insufficient power and communication system capacity available, and the development or extension of a system will be required.

All sites are served by existing overhead power and communication lines.

4.1.1.3 Accessibility

1) Automobile Accessibility

GOOD The site will have roadway frontage along one short side and one long side.

FAIR The site will have roadway frontage along either one long side or two short sides.

POOR The site will have roadway frontage along one short side only.

Site B (across from Kapaau Post Office) has the best vehicular access because it is a corner site. Sites D and E rated "fair" because they are accessible from only one side, but the frontage is adequate for multiple access points. Site A (Bond Library) had a "poor" rating because of the inadequate space for automobile access.

2) Pedestrian Accessibility

GOOD The site has safe, visible (for security purposes) pedestrian access from Akoni Pule Highway.

FAIR The site has potential concerns with pedestrian safety.

POOR The site has known pedestrian hazards.

The best sites for pedestrian accessibility are Sites A, C, and D since access is directly from Akoni Pule Highway. Site E has fair pedestrian access since it requires walking a short distance from Akoni Pule Highway and detouring onto the roadway pavement due to parked vehicles obstructing the roadside. Site B (across from Kapaau Post Office) has poor pedestrian access because of the known dangerous crossing at the intersection of Akoni Pule Highway and Kynnersley Road.

3) Traffic Flow

GOOD Access to the site is off a major roadway passing through the service area with excess capacity and no conflicts with the existing traffic flow.

FAIR Access to the site is via a through street with excess capacity, or conflicts with existing traffic flow may arise.

POOR Access to the site is via a dead-end street to the facility.

Sites A, C, and D have access to main roads with no major conflicts and rated "good".

Site B has a potential conflict with traffic from the Kapaau Post Office and rated "fair".

Site E rated "poor" since the access road is a deadend.

4) Distance from School

GOOD The site is within convenient walking distance (less than 0.25 mile) from Kohala School.

FAIR The site is located within walking distance (less than 0.5 mile) from Kohala School.

POOR The site is located within 3 miles (approximately 15 minutes driving time) from Kohala School or co-located on school grounds.

The library should be located near the school to encourage school children to use the library, but not on the school grounds. Site D is the closest to Kohala School within easy walking distance for the students and rated "good". Site B is within a half mile of the school and rated "fair". Sites A, C, and E are located a significant distance from the school beyond walking distance and rated "poor".

5) Convenience to the Public

Of the three major communities in the library service area, Kapaau had the highest resident population (1,083), followed by Hawi (924) and Halaula (496) according to the 1990

Census. A survey conducted for the Library Master Plan indicated that most users preferred a library located closest to their residence rather than work or school.

GOOD Closest to the existing and future population center (Kapaau).

FAIR Between the existing and future growth centers of Kapaau and Hawi.

POOR Furthest from the existing and future population center.

Sites A and E rated "good" since they are located within the existing and future population center of Kapaau. Sites B and D rated "fair" since they are located between Kapaau and Hawi, which is a favorable compromise of a central location equidistant from these two growing communities. Site C was rated "poor" since it is at one end of the service area and away from the existing population center of Kapaau.

6) Proximity to Commercial Center

GOOD Adjacent to a post office, restaurant, shopping center, civic center, parks, or other high traffic area.

FAIR Within walking distance (0.5 miles) of a post office, restaurant, shopping center, civic center, or other high traffic area.

POOR Within 3 miles (approximately 15 minutes driving time) of a post office, restaurant, shopping center, civic center, or other high traffic area.

All sites rated "good", with the exception of Site D, since they are located near a post office, restaurant, store, civic center, or major park. Site D rated "fair" because it is not adjacent but within walking distance of the Hawi commercial center.

7) Visibility from Major Highway

If the library is visible from the Akoni Pule Highway, which is the major highway transecting the service area, then more users may be encouraged to use the library.

GOOD The site is clearly visible from the Akoni Pule Highway.

FAIR The site is set back from the road, but somewhat visible.

POOR The site cannot be seen from the Akoni Pule Highway.

Sites A, B, and D rated "good" because they are located along Akoni Pule Highway and therefore clearly visible from that major highway. Site C rated "fair" because it is setback from the road and has the potential of being obstructed by future development. Site E is not visible from Akoni Pule Highway, and therefore rated "poor".

4.1.2 Community Criteria

4.1.2.1 Planning & Zoning

1) State Land Use District

GOOD The site is in the Urban district, permitting urban-related development.

FAIR The site is within the Agricultural district but is not considered prime agricultural land.

POOR The site is within the Agricultural district and is considered prime agricultural land (Land Study Bureau Class A or B).

All sites, except Sites D and E, are in the Urban district. Sites D and E are in the Agricultural district and will require a Special Permit. Site D rated "poor" because it is considered prime agricultural land. Site E rated "fair" because it is not considered prime agricultural land.

2) County General Plan

GOOD The site is designated for Urban development (high, medium, or low density) or

Urban Expansion, and the proposed use is consistent with the county's land use policies.

FAIR The site is designated for Agriculture (extensive or intensive) or Orchards, and the proposed use may be consistent with the county's land use policies.

POOR The site is designated for Industrial, Resort, Open, or Conservation, and the proposed use would be inconsistent with the county's land use policies thus requiring a General Plan Amendment.

All sites rated "good" since they are designated Medium or Low Density Urban, or Urban Expansion.

3) County Zoning

Libraries are specifically listed as permitted uses in the CN, CG, and CV commercial districts. Libraries are not directly mentioned as a special use permitted by the Use Permit. However, if the Planning Director interprets libraries to fall in the same category as public schools, then a library could be allowed with a Use Permit in all districts except the Safety (V), General Industrial (MG), and Open (O) districts (minimum lot area of 10,500 s.f required within the residential districts). If the Use Permit does not apply to libraries, then the State can request a waiver for public facilities under §25-51(c), Hawaii County Code.

GOOD The site is zoned CN, CG, or CV (library is a permitted use).

FAIR The site is zoned Residential or Agriculture (requires Use Permit).

POOR The site is zoned V, MG, or O (requires rezoning or waiver).

Sites A and C rated "good" because they are zoned CV-10. The other sites rated "fair" because they will require either a Use Permit (Site B zoned RS-15) or a Special Permit (Sites D and E zoned AG-20).

4) Subdivision/Consolidation

GOOD The site does not require subdivision or consolidation.

FAIR The site is a portion of a Federal, County, or private parcel and will require subdivision; the subdivided lots meet the minimum lot size for the particular zoning district.

POOR The site is a portion of Federal, County, or private parcel and will require subdivision; the subdivided lots will not meet the minimum lot size and rezoning will be necessary.

Site A rated "good" because subdivision is not required. Site B rated "fair" because consolidation and resubdivision is required, but the subdivided lots will meet the minimum lot size for the RS-15 district. Sites D and E will require rezoning before applying for subdivision since the subdivided lots will not meet the minimum lot size of the existing zoning designation. Since the state and county require a minimum lot size of one acre in the agricultural district, Sites F and E may have to be rezoned to a commercial district unless the State desires an entire acre for the library. If rezoned to commercial, then it will also be necessary to amend the State Land Use designation from Agriculture to Urban.

4.1.2.2 *Community Effects*

1) Existing Use and Community Displacement

GOOD The site is vacant and may be acquired without relocating any family, farm, or business.

FAIR The site is not vacant, but the existing use does not require permanent relocation.

POOR The site is not vacant, and permanent relocation sites need to be found.

Sites B, D, and E rated "good" because they are vacant and will involve no displacement.

Site B, although vacant grass land, would displace the popular annual Kohala Fair. Site A will require finding temporary facilities for the library during construction of the new library.

2) Surrounding Land Use

GOOD The site is surrounded by compatible use activities, such as public or commercial facilities.

FAIR The site is surrounded by residential uses that could be disturbed by noise or traffic generated by the library.

POOR The site is surrounded by incompatible uses, such as industrial or agricultural uses that generate noise, dust, or odor.

Surrounding uses are compatible for all sites, although Site B has adjacent residential uses that could possibly be disturbed by occasional noise and traffic generated by the library.

3) Landownership

GOOD The site is owned by the State, thus minimizing acquisition cost and time.

FAIR The site is owned by the Federal or County government, thus requiring additional cost and time to negotiate.

POOR The site is privately owned, thus requiring significant cost and time to negotiate.

Only Site A is State-owned. All other sites are privately owned.

4.1.3 *Cost Considerations*

4.1.3.1 *Land Acquisition Cost*

Although assessed valuation may not be an accurate measure of market value, the assessed land values from the County Real Property Tax office were used to compare relative land values of the alternative sites. The land values were converted to unit value per square foot to facilitate comparison.

GOOD \$0 (State-owned; or privately owned but the State has received a written commitment from the owner to donate the land to the State on acceptable terms)

FAIR Possibly \$0 (Federal or County-owned; will require negotiations and additional time)

POOR >\$0 (Privately owned and may require condemnation)

Only Site A will definitely not incur land acquisition costs since it is State owned. All other sites are privately owned and will require negotiations and compensation. Although rated "poor", the private landowner of Sites D and E (Chalon International of Hawaii, Inc.) has verbally expressed willingness to donate the land and is therefore open to negotiate with the State.

4.1.3.2 *Infrastructure Costs*

GOOD Lowest cost of the alternative candidate sites.

FAIR Moderate cost

POOR Highest cost of the alternative candidate sites.

Site A has the least cost for infrastructure due to the existing availability of roads and utility lines serving the site. Sites B, C, and D require more internal roadways and pavement, as well as costs to connect the water lines (Site D also requires fire hydrant). Site E has the highest infrastructure costs because of the need for fire hydrant and more extensive electrical/telephone connection costs. Due to the relatively small parking area, it may be possible to design the drywells for all seven sites in a way that would not trigger the

underground injection control requirements. All seven sites would require similar individual treatment and disposal wastewater systems. See Appendix B for the engineering cost estimates.

4.1.3.3 Site Preparation Costs

GCOD Lowest cost of the alternative candidate sites.

FAIR Moderate cost

POOR Highest cost of the alternative candidate sites.

Sites B and D have the most costly site preparation due to the extent of grading of these gradually sloping sites. Site A has moderate costs due to assumed demolition costs of the existing library building. Sites C and E have the least cost for site preparation due to the level topography and vacant grassy condition that minimizes grubbing and grading (Site E has slightly higher costs only because it is a larger site).

4.1.3.4 Offsite Road Improvement Costs

GOOD Lowest cost of the alternative candidate sites.

FAIR Moderate cost

POOR Highest cost of the alternative candidate sites.

Only Site E will require road improvements. Although Site E does not require left turn lanes, pedestrian walkways or widening of the access road would improve traffic conditions for all uses that share that access road.

4.1.3.5 Total Costs

GOOD Lowest cost of the alternative candidate sites.

FAIR Moderate cost

POOR Highest cost of the alternative candidate sites.

Site A has the least total cost because it is State-owned and the infrastructure costs are relatively low. Sites B, C, and D have higher costs primarily because of the land acquisition costs. Site E would have comparable costs if no offsite road improvements are required; if required, Site E would be the most costly site.

Table 7 summarizes the evaluation of each candidate site.

Table 7. Summary Comparative Evaluation of the Candidate Sites

	A Bond Library	B Across Kapaau P.O.	C Next to Hawi P.O.	D Left of Kohala School	E Behind Kamehameha Park
BUILDING SITE CRITERIA					
Environmental Characteristics					
Slope	GOOD Level (average slope <3%)	FAIR Gradual slope (average slope <10%)	GOOD Level (average slope <3%)	FAIR Gradual slope (average slope <10%)	GOOD Level (average slope <3%)
Shape	FAIR 100'x75' 1.3:1 rectangular w/ northerly exposure	FAIR 200'x140' 1.4:1 rectangular w/ northerly exposure	FAIR 160'x160' 1:1 square	GOOD 216'x125' 1.7:1 rectangular w/ northerly exposure	GOOD 216'x125' 1.7:1 rectangular w/ northerly exposure
Soil Stability	GOOD Kohala silty clay (KhC) Good stable slopes for road fill; favorable features as foundation for low buildings	GOOD Kohala silty clay (KhA) Good stable slopes for road fill; favorable features as foundation for low buildings	GOOD Kohala silty clay (KhA) Good stable slopes for road fill; favorable features as foundation for low buildings	GOOD Kohala silty clay (KhC) Good stable slopes for road fill; favorable features as foundation for low buildings	GOOD Kohala silty clay (KhA) Good stable slopes for road fill; favorable features as foundation for low buildings
Soil shrink-swell potential	FAIR Moderate	FAIR Moderate	FAIR Moderate	FAIR Moderate	FAIR Moderate
Soil depth	FAIR 3.5'-8' non-rocky	FAIR 3.5'-8' non-rocky	FAIR 3.5'-8' non-rocky	FAIR 3.5'-8' non-rocky	FAIR 3.5'-8' non-rocky
Industrial/Agricultural nuisances	GOOD None	GOOD None	GOOD None	GOOD None	GOOD None
Natural beauty	POOR No natural features, but could be enhanced w/ landscaping	FAIR Existing row of ironwood trees along Kynnersley Road	FAIR 2 beautiful banyan trees on neighboring property; historic mill stack on knoll	GOOD Scenic ocean view and open pasture	GOOD Scenic ocean view and open pasture
Flood hazard	GOOD Zone X; no observed flooding during heavy rain	GOOD Zone X; no observed flooding during heavy rain	GOOD Zone X; no observed flooding during heavy rain	GOOD Zone X; no observed flooding during heavy rain	GOOD Zone X; no observed flooding during heavy rain
Roadway & Utilities					
Adequacy of roadways	GOOD Site fronts Akoni Pule Highway which has adequate capacity to the year 2000.	GOOD Site is at the corner of Akoni Pule Highway, which has adequate capacity to the year 2000, and Kynnersley Road, which also has adequate capacity.	GOOD Site is off of Hawi Road which has adequate capacity.	GOOD Site fronts Akoni Pule Highway which has adequate capacity to the year 2000.	FAIR The existing roadway requires widening; traffic studies indicate that left turn lanes are not required.
Adequacy of water service	GOOD Per DWS, adequate water is available	GOOD Per DWS, adequate water is available	FAIR Per DWS, existing line will be upgraded within 2-3 years	GOOD Per DWS, adequate water is available	GOOD Per DWS, adequate water is available
Soil suitability for IWW system	GOOD Slight limitations	GOOD Slight limitations	GOOD Slight limitations	GOOD Slight limitations	GOOD Slight limitations
Adequacy of drainage system	GOOD Adequate existing drainage	GOOD Adequate existing drainage	GOOD Adequate existing drainage	GOOD Adequate existing drainage	GOOD Adequate existing drainage
Adequacy of power & communications	GOOD Existing overhead power and communications	GOOD Existing overhead power and communications	GOOD Existing overhead power and communications	GOOD Existing overhead power and communications	GOOD Existing overhead power and communications
Accessibility					

	A Bond Library	B Across Kapauu P.O.	C Next to Hawi P.O.	D Left of Kohala School	E Behind Kamehameha yark
Automobile accessibility	POOR No space for automobile access.	GOOD Corner lot w/ frontage along one long side and one short side.	POOR Access from one side.	FAIR Frontage along one long side.	FAIR Frontage along one long side.
Pedestrian accessibility	GOOD Safe, secure access directly from Akoni Pule Hwy	POOR Dangerous intersection for pedestrian crossing	GOOD Safe, secure access from Akoni Pule Hwy	GOOD Safe, secure access directly from Akoni Pule Hwy; same side of the street as Kohala School, so student crossing of major highway avoided.	FAIR Short walk from Akoni Pule Hwy along narrow access road.
Traffic flow	GOOD No conflict w/ existing traffic flow.	FAIR Potential conflict w/ traffic from Kapauu Post Office.	GOOD Access onto Hawi Rd w/ no potential conflicts.	GOOD No conflict w/ existing traffic flow.	POOR Access road is a deadend; no improvements necessary for intersection with Akoni Pule Hwy
Distance from school	POOR About 1.5 miles from Kohala School	FAIR Within 0.5 mile from Kohala School	POOR Within 0.8 mile from Kohala School	GOOD Within 0.25 mile from Kohala School	POOR About 1.1 miles from Kohala School
Population center	GOOD Within Kapauu (existing population center)	FAIR Outskirts of Kapauu	POOR Furthest from Kapauu	FAIR Between Kapauu and Hawi	GOOD Within Kapauu
Proximity to commercial center	GOOD Next to bank, restaurant, civic center, and stores	GOOD Across the street from post office, credit union, stores	GOOD Next to post office, store, offices	FAIR Within walking distance of Hawi commercial center	GOOD Next to major recreational facilities (park, gymnasium, golf driving range)
Visibility from major highway	GOOD Clearly visible from Akoni Pule Hwy	GOOD Clearly visible from Akoni Pule Hwy	FAIR Visible from Akoni Pule, but may be blocked by future development	GOOD Clearly visible from Akoni Pule Hwy	POOR Not visible from Akoni Pule Hwy
COMMUNITY CRITERIA					
Planning & Zoning					
State Land Use	GOOD Urban	GOOD Urban	GOOD Urban	POOR Agriculture (LSB Class B)	FAIR Agriculture (LSB Class C)
County General Plan	GOOD Medium Density Urban	GOOD Medium Density Urban	GOOD Medium Density Urban	GOOD Urban Expansion	GOOD Low Density Urban
County Zoning	GOOD CV-10	FAIR RS-15 (requires Use Permit)	GOOD CV-10	FAIR AG-20 (requires Special Permit)	FAIR AG-20 (requires Special Permit)
Subdivision/consolidation	GOOD No subdivision required.	FAIR Consolidation and re-subdivision of two private parcels; subdivided lots meet minimum lot size	FAIR Subdivision required; subdivided lots meet minimum lot size	POOR Subdivision required; requires rezoning since does not meet minimum lot size	POOR Subdivision required; requires rezoning since does not meet minimum lot size
Community Effects					
Existing use	FAIR Temporary site will need to be found during construction of the new library	GOOD Vacant pasture land	FAIR Vacant grass area; will displace popular annual Kohala Fair	GOOD Vacant pasture land	GOOD Vacant open land
Surrounding use	GOOD Surrounding uses include commercial uses	FAIR Surrounding uses include some residences	GOOD Surrounding uses include commercial	GOOD Surrounding uses are vacant; Chalou will adjust their master plan so that planned surrounding uses are compatible	GOOD Surrounding uses include active recreation activities

	A Bond Library	B Across Kapaau P.O.	C Next to Hawi P.O.	D Left of Kohala School	E Behind Kamehameha yark
Landownership	GOOD State	POOR Private	POOR Private	POOR Private	POOR Private
COST CONSIDERATIONS					
Land acquisition (tax assessed value)	GOOD \$0	POOR \$0.57/sf \$16,000	POOR \$3.00/sf \$76,800	POOR \$0.01/sf \$13,100 (151 ac.)	POOR \$0.01/sf \$179,400 (690.1 ac.)
Infrastructure	GOOD \$80,000	FAIR \$99,000	FAIR \$99,000	FAIR \$105,000	POOR \$112,000
Site preparation & landscaping	FAIR \$19,000	POOR \$25,000	GOOD \$15,000	POOR \$25,000	FAIR \$20,000
Offsite road improvements	GOOD \$0	GOOD \$0	GOOD \$0	GOOD \$125,000	FAIR \$80,000
Total costs	GOOD \$99,000	FAIR \$140,000	FAIR \$190,000	FAIR \$268,100	FAIR/POOR \$391,400 (\$311,400 w/o road improvements)

4.2 Summary of Advantages and Disadvantages

Based on the evaluation results, the advantages and disadvantages of each candidate site are discussed below.

4.2.1 *Site A (Bond Library)*

Advantages:

The major advantage of this site is its excellent location-- it is in the commercial center of Kapaau next to a bank, restaurant, civic center, and stores, and clearly visible from the main road. It is also nearby to the most number of residents within the service area, especially the elderly housing and the affordable Ainakea subdivision. Development costs are low due to the absence of acquisition costs (since the site is State-owned) and the short distance to connect to the utilities within the Akoni Pule Highway right of way.

Disadvantages:

The major disadvantage of this site is its inadequate size to accommodate parking. A 5,000 to 6,000 s.f. building just fits on the site with a 15' front yard setback as required by the zoning code, and no side yards. There is no space in front of the library within the Akoni Pule Highway right of way for on-street parking. Demolition or moving costs would add to the costs. Temporary facilities would need to be found for the library during construction of the new library.

4.2.2 *Site B (Across Kapaau Post Office)*

Advantages:

The major advantages of this site are its size and location. The portion of the parcel being considered is adequate to accommodate parking and future expansion. Since this site is a corner site bordered by Akoni Pule Highway and Kynnersley Road, access is very good. The site is vacant and suitable for development (fairly level, minimal grubbing, available utilities). Although the zoning is RS-10, the General Plan seems to envision a more intensive use with a designation of Medium Density Urban. The site is conveniently located across the street from commercial establishments such as a post office, credit union, drive-in, and store.

Disadvantages:

The major disadvantages of this site are its private ownership and potential traffic hazard. Since the site consists of two parcels owned by separate landowners, land acquisition will require negotiations with two different parties, followed by lot consolidation and resubdivision. The site is also potentially dangerous - exiting left turn traffic from the Kapaa Post Office (across from the site) could conflict with traffic entering or exiting the site along the Akoni Pule Highway. Although a pedestrian cross-walk exists at the intersection of Akoni Pule Highway with Kynnersley Road, pedestrian crossing seems relatively dangerous due to the speed of vehicles passing the site. This intersection has been known to have several accidents in the past. The assessed value may significantly underestimate the market value since the assessed value for property tax purposes may reflect the existing use as a pasture rather than the highest and best use.

4.2.3 Site C (Next to Hawi Post Office)

Advantages:

The major advantages of this site are its adequate size supplemented by adjacent shared parking, natural beauty (banyan trees and historic mill stack), and convenient location next to the Hawi Post Office, stores, and offices. The site is vacant.

Disadvantages:

The major disadvantage of this site is its private ownership. This is probably the most expensive of the seven candidate sites to acquire; however, Chalon has verbally indicated that it may be willing to donate the site should the community support this location. The site is one of the few areas owned by Chalon International of Hawaii, Inc. that is zoned commercial. Subdivision would also be necessary since the State would acquire only a portion of the parcel. Access easement rights would also need to be determined since the access road from Hawi Road to the site seems to be privately owned. According to the County Department of Water Supply, the water line that would service the site is in the design stage for upgrading and would constrain development of the site for at least the next two years. The site would be visible from the Akoni Pule Highway, although it is somewhat set back from the road. If the parcel between the site and the Akoni Pule Highway is developed, the new development would most likely block the view of the library from the road. The site is located at one extreme end of the Hawi-Niulii service area. The proposed library would displace the annual Kohala Fair, a popular event for the community.

4.2.4 *Site D (Left of Kohala School facing makai)*

Advantages:

The major advantages of this site are its size, shape, natural beauty, location, and cost. The size meets the minimum land area requirements to accommodate parking and expansion. The shape is optimum

to minimize solar heat loading and to take advantage of the natural ventilation by the tradewinds. The site is on a knoll which provides an excellent scenic vantage point towards the ocean. The location is centrally located between the Hawi and Kapaau population centers, and is also the closest of the five sites to Kohala School. The site is on the same side of Akoni Pule Highway as the School, thus providing safe pedestrian access for the students. Since the site fronts Akoni Pule Highway, the library would be visible from this main highway and access would be very good. Chalon has verbally indicated that it may be willing to donate this site should the community support this location. Chalon's plans for the surrounding lands is for a planned residential community; therefore, the library will be a compatible use with the future surrounding uses. The total costs for this site are the lowest of all sites that meet the minimum land area requirements, assuming the site is donated (Site A has lower total costs, but does not meet the minimum land area requirements).

Disadvantages:

The major disadvantage is the need to rezone the property. The minimum lot size under the current AG-20 zoning is 20 acres. The rezoning and subdivision process could add significant time and cost to the project. The site is considered prime agricultural land which could further complicate the rezoning process.

4.2.5 Site E (Behind Kamehameha Park)

Advantages:

The major advantages of this site are its size, level grade, shape, and natural beauty. The size meets the minimum land area requirements to accommodate parking and expansion. The shape is optimum to minimize solar heat loading and to take advantage of the natural ventilation by the tradewinds. The site

is on a level grassed area with an excellent scenic vantage point towards the ocean. The location is conveniently located adjacent to major recreational facilities-- ballpark, swimming pool, gymnasium, and golf driving range. Chalon has verbally indicated that it may be willing to donate this site should the community support this location.

Disadvantages:

The major disadvantages are the need to rezone the property, possible cost to widen the access road, and distance from Kohala School. The rezoning concerns for this site are similar to Site D; however, unlike Site D, this site is not considered prime agricultural land. If the cost to widen the access road is too prohibitive, strictly enforced "no parking" alongside the access road would in itself significantly improve vehicular and pedestrian access from Akoni Pule Highway to the site. The site is not within walking distance from Kohala School.

5 PROBABLE IMPACTS AND MITIGATIVE MEASURES

5.1 Short Term Impacts

The anticipated short-term impacts which may affect the candidate sites and/or nearby areas as a result of the proposed public library facility are discussed in this section. Short-term impacts are generally those associated with construction activities such as grading, utility installations, construction of structures and increased traffic at the site.

The following section describes the anticipated construction noise, air quality, construction wastes, water quality, public health and safety, flora/fauna, economic, and archaeological/historical short-term impacts.

5.1.1 *Construction Noise*

Residences and businesses near the library site may be sensitive to increased noise levels generated during construction. Sources of noise will be equipment required for construction activities, such as excavation and removal of spoil material and importation of material. To mitigate any adverse impacts, construction activities will be restricted to normal working hours. The contractor shall be responsible for the proper maintenance of construction equipment to minimize equipment noise. The contractor will be required to obtain a noise permit if noise levels in excess of those specified under Title 11, Administrative Rules, Department of Health, Chapter 43, are anticipated. Heavy vehicles required for construction must be in compliance with Title 11, Administrative Rules, Department of Health, Chapter 42, Vehicular Noise Control for Hawaii.

5.1.2 *Air Quality*

Ambient air quality is expected to be temporarily impacted as a result of construction activities. The contractor will be responsible for minimizing dust generated, particularly during grading operations, in accordance with the State Department of Health's rules on Air Pollution Control. The contractor will be required to implement preventive measures, such as water sprinkling and dust screens, to prevent particulate matter from becoming airborne and traveling off-site. Ambient air quality may also be adversely affected by emissions from construction equipment and other motor vehicles. The contractor will be required to minimize emissions through proper vehicle maintenance.

5.1.3 *Construction Wastes*

The contractor will be required to dispose of his construction wastes off site in a proper disposal site. No clearing and grubbing material shall be disposed of at the County sanitary landfill. The contractor shall be required to submit a solid waste management plan to the Department of Public Works for approval.

5.1.4 *Water Quality*

The proposed library would not adversely affect water quality in the area. None of the sites are contiguous to streams or the ocean. The design engineer will be required to develop detailed drainage and erosion control plans, including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an

analysis of the soil loss using the HESL erosion formula. The plan shall verify that grading and runoff water generated by the project will not have adverse impacts on adjacent or downstream properties. The contractor will be required to implement erosion control practices in accordance with State and County erosion control standards to minimize impacts. The amount of impermeable surface will be minimized to minimize the generation of surface runoff and to allow landscaping to absorb and filter runoff. The County will require the containment of runoff onsite by drywells or other accepted means. If the depth of the drywells meet the criteria of an "injection well", then the Department of Health will regulate the design to ensure minimal impact on groundwater resources.

5.1.5 *Public Health and Safety*

The Contractor shall be responsible for taking appropriate measures to ensure public health and safety throughout the life of the construction project. Construction areas will be secured with safety signs and devices as required by State and County regulations during non-work hours (night, weekends, and holidays.)

5.1.6 *Flora/Fauna*

There are no known rare or endangered species of flora or fauna in or around any of the candidate sites.

5.1.7 *Economic*

The short-term economic impacts resulting from the construction of the library include the

additional job opportunities for local construction workers, as well as business for local material suppliers and retail businesses.

5.1.8 *Archaeological/Historical*

The Department of Land and Natural Resources has recommended an archaeological inventory survey for Site B. Although Site C (next to Hawi Post Office) is near the Hawi mill stack, this site would not be disturbed. Any renovation or demolition of the Bond Memorial Library would require approval from the Division of Historic Sites.

Suggested mitigative measures include:

- *All sites.* Because this is a State project, *Hawaii Revised Statutes §6E-8* requires the proposing agency to allow the Department of Land and Natural Resources the opportunity to review the effect of the proposed project on historic properties even if of the properties are not currently on the Hawaii Register.
- *Bond Library.* If the Bond Library is selected for renovation, then renovation plans shall comply with the Division of Historic Sites' current standards for rehabilitation.
- *Site B.* If Site B is selected, DAGS will conduct an archaeological inventory survey.

5.2 Long Term Impacts

Long-term impacts are generally those impacts which are anticipated due to the operation of the public library. These impacts will affect the environment proximate to the site, as well as to the infrastructure within the area.

The following section describes the anticipated impact on flora/fauna, social, public health and safety displacement, infrastructure and traffic.

5.2.1 *Flora/Fauna*

There are no known existing rare or endangered species of flora at any of the candidate sites. The existence of any endangered species is unlikely, based on the alteration of sites by prior agricultural and urban activities.

Any loss of vegetation as a result of clearing and grubbing of the site will be offset by landscaping put in as part of the library facility.

No rare or endangered species of fauna are known to exist on any of the candidate sites. Impacts to existing fauna such as rats and mongoose, are not considered adverse impacts. Planting of trees and shrubs will provide nesting areas for birds commonly found within the area.

5.2.2 *Social*

The community will benefit from the additional facilities provided by the new and larger proposed Kohala Library which will be able to accommodate more members of the community than can presently be served by the existing library station.

Of the five candidate sites, only Site A (existing Bond Library) is State-owned. The other four privately owned sites will require negotiations and compensation to the landowner, unless the landowner is willing to donate the land to the State.

The existing library is too small to serve the needs of the projected population. A new or expanded library would not induce further population growth since a library facility does not generate employment nor does a library create a demand for goods or services that would indirectly generate growth. The new or expanded library would probably employ only two staff persons, which is the current number of employees.

5.2.3 *Public Health and Safety*

Criteria for public health involves evaluation of demands on existing police, fire protection and emergency medical and health services. The proposed project involves the re-establishment and expansion of the existing library facility, and with the exception of Site A, at a different location. No additional demands will be generated for public services.

Criteria for safety involves evaluation of the sites with respect to hazards such as flooding, tsunami, erosion, and landslide. As part of the site selection criteria, candidate sites that have the major portion of the site located outside of these hazardous areas were sought.

With regard to soil erosion and landslides all candidate sites are outside of such known hazardous areas.

5.2.4 Displacement

One of the main criteria used in the selection of sites for the proposed facility was to locate sites which were vacant and would not require displacement of families or businesses. The intent was to minimize disruption of existing living patterns. Impacts to surrounding land uses are also a consideration of displacement, e.g., where the project could indirectly cause future displacement of surrounding families or businesses which may be adversely impacted by the development. All of the candidate sites, except for Site A, are vacant lands.

5.2.5 Infrastructure

According to the County Department of Water Supply, each site has available water capacity with the exception of Site C. However, the water line servicing Site C is in the process of being upgraded. The Department of Health (DOH) rules prohibit public buildings from using cesspools; septic individual wastewater systems would be designed in compliance with the DOH rules to prevent potential groundwater contamination. All sites have the same soil type (Kohala Silty Clay) which has been considered good for an individual wastewater system. All sites have adequate drainage facilities and all have existing overhead power and communication lines. None of the candidate sites are near the culverts that occasionally cause minor flooding problems; therefore, the proposed project will not be impacted by drainage problems. The design of the proposed facility will contain

the runoff generated by the increased impervious surfaces within the property boundaries in accordance with County requirements; therefore, the project will not exacerbate drainage problems in the area nor affect adjacent properties.

5.2.6 Traffic

Since the main thoroughfare in the site selection area, Akoni Pule Highway, has adequate capacity, a new or expanded library would not require major improvements to this highway. Improvements may be necessary to the access road leading to Site E behind Kamehameha Park. None of the sites require intersection improvements. Sites B and D require approval from the State Department of Transportation (for access onto Akoni Pule Highway) and/or the County Department of Public Works (for access onto Kynnersley Road) to establish new access points to the highway. Sites C and E use existing roads with established access points. If Site E is selected, the State should conduct a traffic study to determine the need for road improvements to the County-owned access road.

5.2.7 Soils

The selection of Sites D or E for the proposed library would remove prime agricultural land from potential cultivation. Neither site is presently used for intensive agriculture-- Site D is in pasture use, and Site E has been grassed for recreational use. Although the acreage (approximately 0.5 acres) is insignificant, this use could encourage the conversion of surrounding lands to urban use.

The impact of Sites D and E on prime agricultural land is unavoidable and an irreversible

commitment of agricultural land. This impact would need to be weighed against the countervailing benefits of these sites and the available alternatives.

5.2.8 Recreation

Site E's location adjacent to Kamehameha Park complements the park-- residents, including adults and children, would be able to combine a leisurely visit to the library with other recreational activities at the park. However, the noise from the park may be distracting to library patrons. Site C is the location of the annual Kohala Fair, a popular event for the community. *Selection of this site would require finding a replacement site for the Fair.*

6 RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS

6.1 State Plan & Functional Plans

The Hawaii State Plan, *Hawaii Revised Statutes* Chapter 226, sets forth Hawaii's goals, objectives and policies to provide general direction to the State and to set forth priority directions which indicate areas of Statewide concern. The proposed Kohala Public Library facility conforms with the following goals, objectives and policies of the Hawaii State Plan.

a. Sociocultural advancement - education

Objective: Planning for the State's sociocultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities and aspirations.

Policies:

- i. Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.
- ii. Promote programs and activities that facilitate the acquisition of basic skills such as reading, writing, computing, listening, speaking and reasoning.

b. Sociocultural advancement - leisure

Objective: Planning for the State's sociocultural advancement with regard to leisure shall be

directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic and recreational needs for present and future generations.

Policies:

- i. Provide a wide range of activities and facilities to effectively and efficiently fulfill the cultural, artistic and recreational needs of all diverse and special groups effectively and efficiently.
- ii. Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities and improved facility design and maintenance.
- iii. Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.
- iv. Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk and traditional art forms.

6.2 State Land Use Designation

The State Land Use Commission has classified all lands in the State into one of four land use districts: Urban, Rural, Agricultural or Conservation. The intent of the land use law, *Hawaii Revised Statutes* Chapter 205, is to accommodate growth and development and to retain the natural resources of the area.

The proposed library is a permissible use in the Urban district. Three of the five candidate sites (Sites A, B, and C) are in the Urban district. However, two sites (Sites D and E) are in the Agriculture

district. For these two sites, either a land use district boundary amendment or a special use permit would be required.

The County Council is the final decisionmaker for land use district boundary amendments less than fifteen (15) acres. The County Planning Commission is the final decisionmaker for special use permits less than 15 acres, which is the likely situation for this project.

6.3 West Hawaii Regional Plan

The West Hawaii Regional Plan (November 1989) specifically mentions the need for more library services in West Hawaii and states that "existing library facilities in West Hawaii are inadequate for the current population let alone any growth in library users."²⁶

The West Hawaii Regional Plan supports the expansion of library programs and facilities in conjunction with community development. This Plan recommends the initiation of short-range improvements to library services without precluding longer range planning, a plan for a regional library and branch libraries in conjunction with subregional planning areas and support communities, and the development of a plan for the expanded use of mobile libraries.

6.4 Hawaii State Public Library Master Plan

The Hawaii State Public Library Master Plan for 1991-2000 (April 1991) discourages joint community-school library facilities.

²⁶State of Hawaii, Office of State Planning, *West Hawaii Regional Plan*, November 1989.

School sites are typically not ideal public library sites. For a public library, a high-visibility, high-traffic location is ideal. For a school, dispersion among residential areas is ideal; elementary schools prefer areas with light or no traffic, forcing adult traffic to go out of its way to come to the library. Additionally, the Public and School library facility and its site rarely provide space for any growth to respond to growth in the public library service population.²⁷

Because these disadvantages in combined public-and-school libraries present significant, inherent barriers to efficient public library service, the Library Master Plan recommended:

- Not establish any new public-and-school libraries.

- Phase out existing public-and-school libraries over time, with priority to:
 - Communities with larger service populations that warrant a separate Hawaii State Public Library System (HSPLS) branch;

 - Libraries that require going through the school building to get to the library;

 - Libraries without convenient handicapped access, including convenient parking stalls or affordable renovation for access;

 - Libraries on school sites removed from traffic and other transportation.

²⁷Facility Technics, *Hawaii State Public Library System Master Plan*, April 1991, v. 2, p. 134.

The Library Master Plan noted that in certain isolated locations, such as on Lanai, retention of an existing public-and-school library may make sense, but contends that these should clearly be viewed as exceptions.

6.5 County of Hawaii General Plan

The Hawaii County General Plan (November 30, 1989) contains goals, policies and standards concerning thirteen functional areas, as well as a land use map called the land use pattern allocation guide (LUPAG) map which designates desired land uses. The LUPAG map designation for the candidate sites, listed below, all permit the proposed library (see Fig. 21):

Site A: Medium Density Urban;

Site B: Medium Density Urban;

Site C: Medium Density Urban;

Site D: Urban Expansion;

Site E: Low Density Urban.

One of the General Plan policies on educational public facilities states:

The County shall encourage joint community-school library facilities where a separate community library may not be feasible in proximity to other community facilities.²⁸

²⁸County of Hawaii, *General Plan*, Ordinance No. 89-142 (An Ordinance Adopting the County of Hawaii General Plan and Repealing Ordinance No. 439, as amended), November 1989, §4(1)(1).

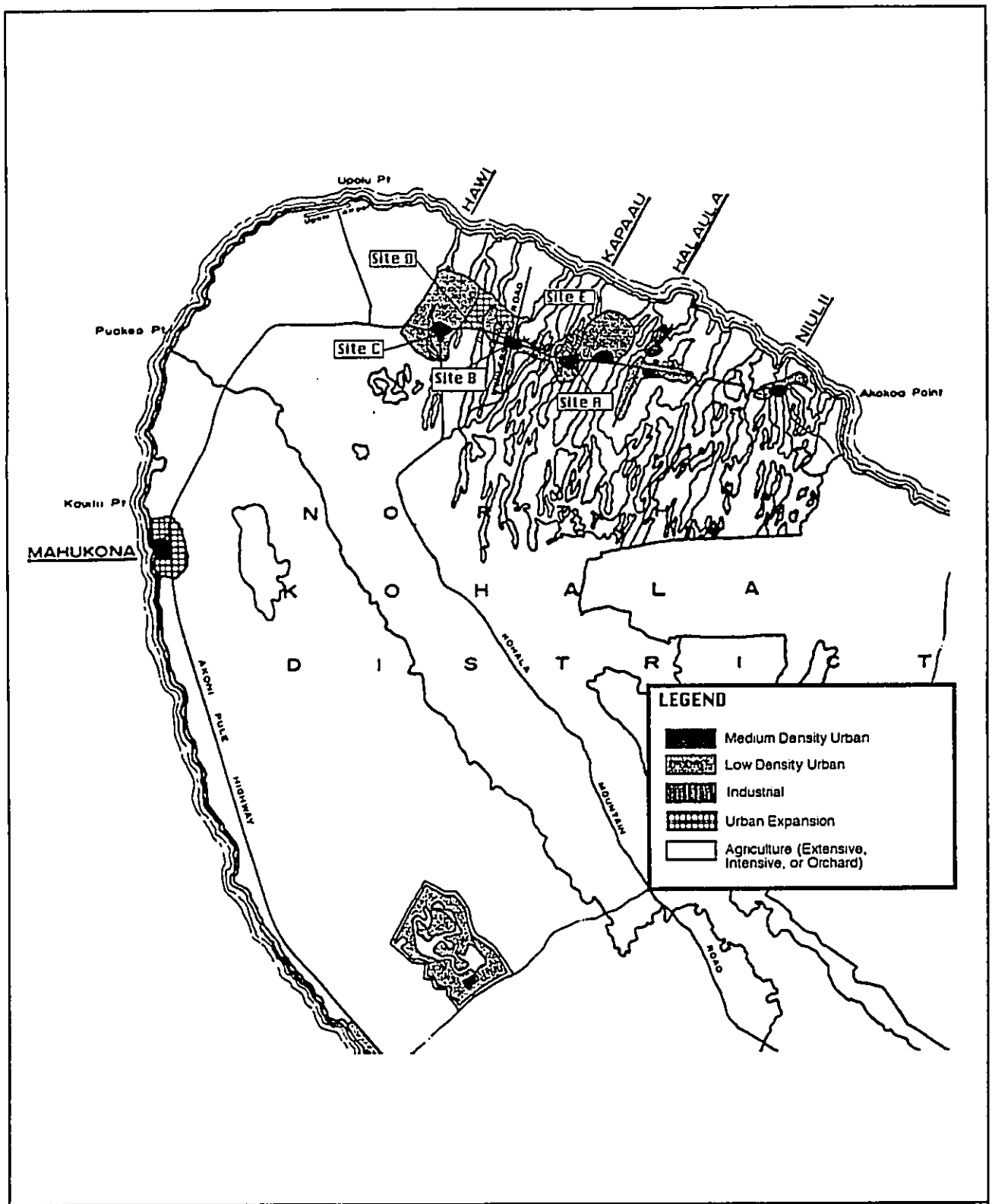


Figure 21. County of Hawaii General Plan

Kohala Public Library
 North Kohala, Hawaii

Source: "Hawaii County General Plan," 1989

This policy is consistent with the Hawaii State Public Library Master Plan's recommendation to provide joint community-school libraries only in exceptional cases such as isolated remote areas. Generally, the Master Plan discourages joint community-school library facilities as explained in §6.4 above.

6.6 North Kohala Community Development Plan

The North Kohala Community Development Plan, adopted by Planning Commission Resolution on November 30, 1984, provides a more detailed scheme for implementing the objectives and policies of the County General Plan relating specifically to development within the North Kohala region until the year 2000. The plan outlines the sequence, standards, and patterns of future developments and specifically recommends that new urban development in North Kohala should be focused around Hawi and Kapaau in order to retain the existing rural character of Halaula, Halawa, Makapala and Niulii.

The Community Plan does not specifically address the need for a new public library facility, except indirectly in a recommendation concerning population. The recommendation of the Community Plan calls for the revitalization of the existing commercial centers of Hawi and Kapaau in response to expected growth in the district's population.

The North Kohala Community Development Plan is being updated by the Northwest Hawaii Open Space and Community Development Plan. Final approval of this updated plan is expected some time in 1993.

6.7 Zoning & Subdivision

The predominant zoning designations within the site selection area include Single-family Residential,

Commercial, Industrial and Agricultural districts (see Fig. 22). A public library facility is specifically permitted within the General Commercial (CG), Neighborhood Commercial (CN-10), and Village Commercial (CV-10) districts. Libraries are not directly mentioned as a special use permitted by the Use Permit. However, if the Planning Director interprets libraries to fall in the same category as public schools, then a library could be allowed with a Use Permit in all districts except the Safety (V), General Industrial (MG), and Open (O) districts (minimum lot area of 10,500 s.f required within the residential districts). If the Use Permit does not apply to libraries, then the State can request a waiver for public facilities under §25-51(c), Hawaii County Code, that permits "community, public, and public service buildings" in any district "provided they conform to the General Plan."²⁹

The zoning for the candidate sites include commercial, residential, and agricultural as follows:

Site A: Village Commercial (CV-10);

Site B: Single Family Residential (RS-15);

Site C: Village Commercial (CV-10);

Site D: Agricultural (Ag-20a);

Site E: Agricultural (Ag-20a).

All sites, with the exception of Site A, would require subdivision in compliance with the County's subdivision code (Chapter 23, Hawaii County Code). The subdivision for Sites B and C would meet the minimum lot size requirements, since the minimum lot sizes for the CV-10 (10,000 s.f.) and RS-15 (15,000 s.f.) are less than the proposed lot sizes for Sites B (23,000 s.f.) and C (23,000 s.f.). However, if Sites D or E are selected, the minimum lot size in the Ag-20a district is 20 acres. Therefore, the State would either have to subdivide and acquire a 20-acre lot, or seek rezoning.

²⁹Hawaii County Code §25-51(c).

6.8 Flood/Tsunami Hazards

The special flood hazard areas subject to the 100-year flood are confined to the major stream valleys dissecting the North Kohala area. None of the candidate sites are within this flood hazard area (see Fig. 23).

6.9 Underground Injection Control

To protect groundwater quality, the Department of Health restricts wastewater injection in areas makai of the Underground Injection Control (UIC) line. All of the candidate sites lie mauka of this line in the less vulnerable area where controlled injection is permitted (see Fig. 24).

6.10 Special Management Area

None of the candidate sites are in the Special Management Area.

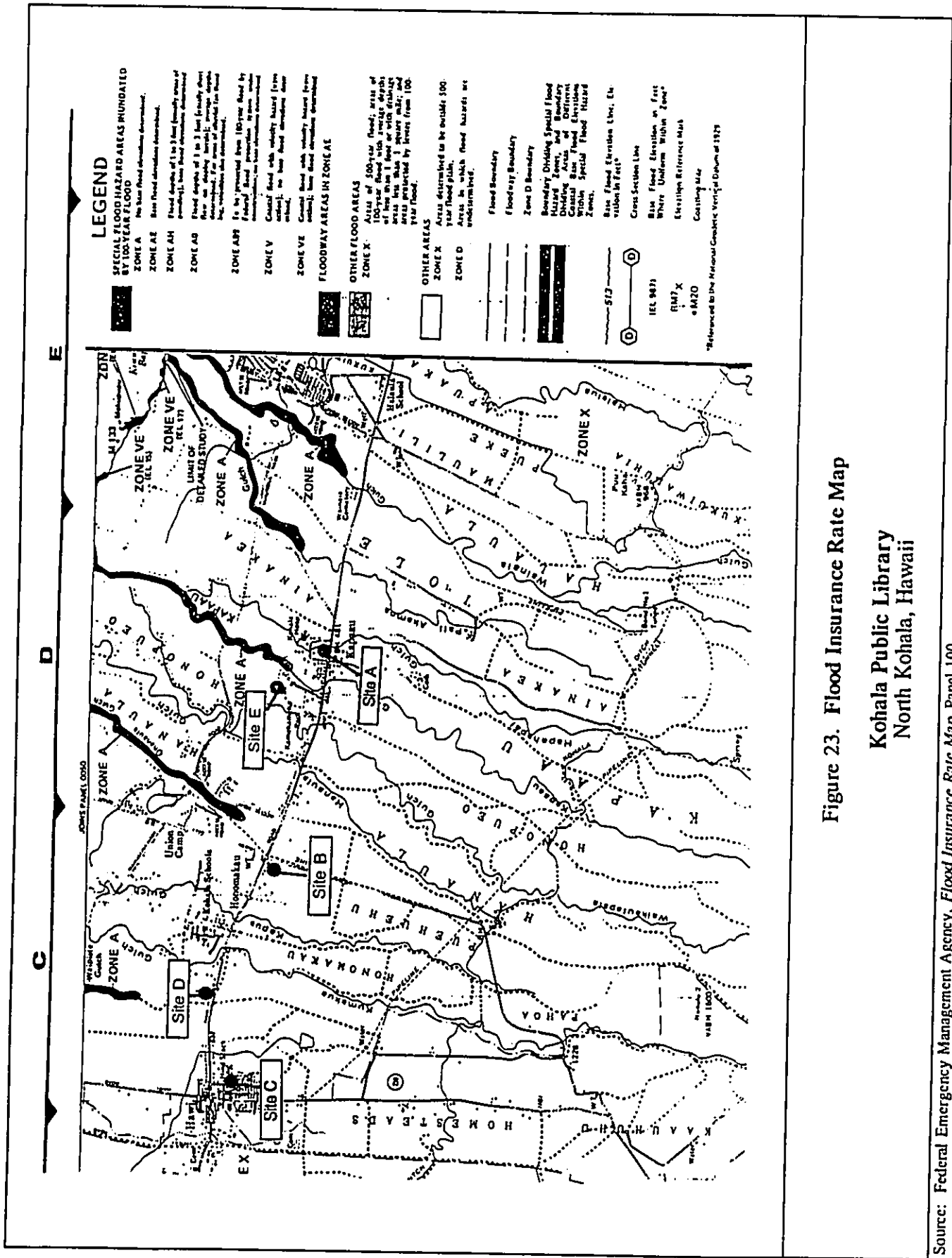
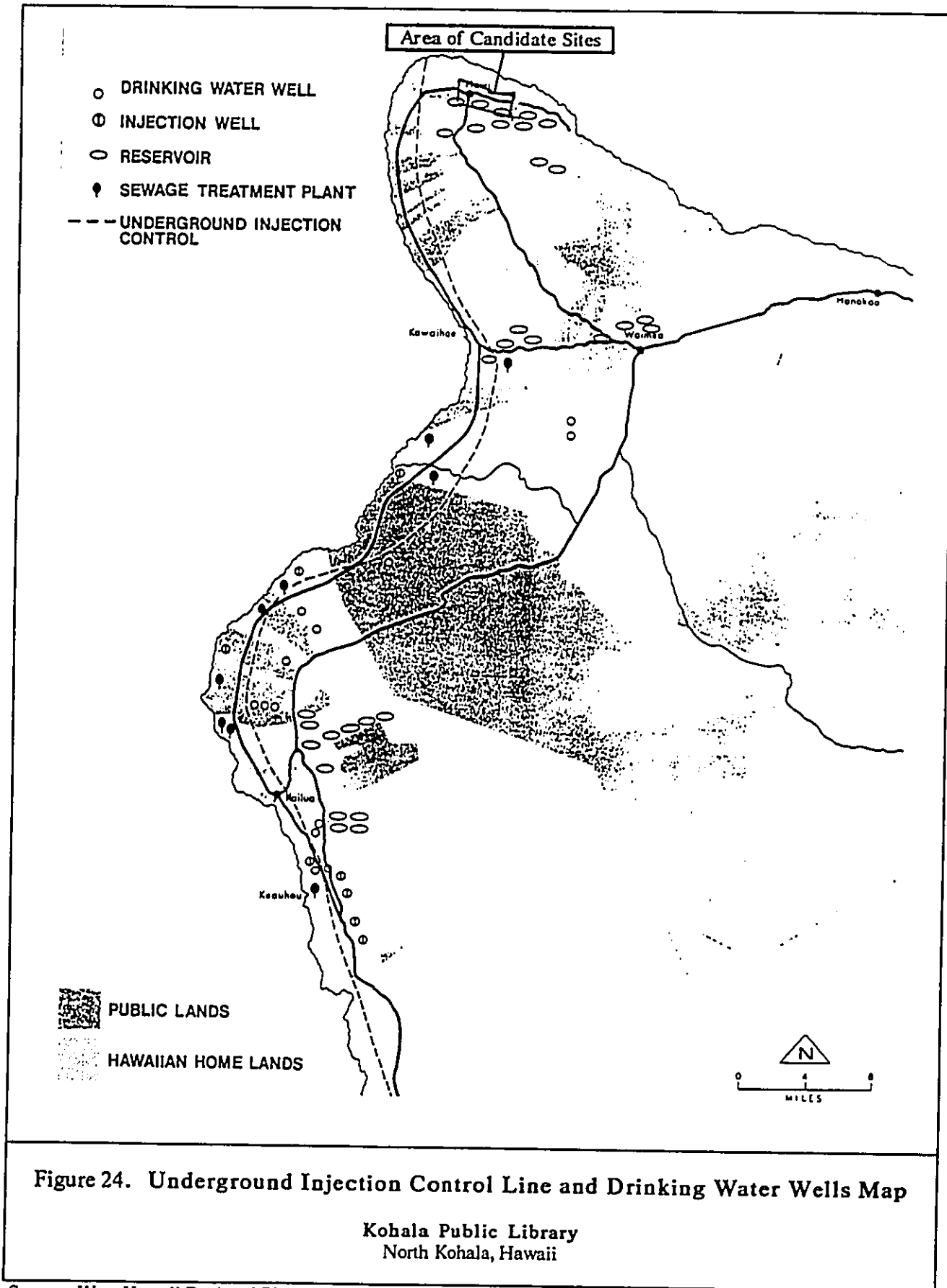


Figure 23. Flood Insurance Rate Map
 Kohala Public Library
 North Kohala, Hawaii

Source: Federal Emergency Management Agency, Flood Insurance Rate Map, Panel 100



Source: West Hawaii Regional Plan

7 ALTERNATIVES TO THE PROPOSED ACTION

7.1 No Action

The "no action" alternative would mean that the Bond Library would continue to remain in operation with appropriate repairs. The existing library has character; it is a historic asset to the community. This alternative would tradeoff the historic and aesthetic features of the existing facility for expanded space required to serve the existing and projected future population. The shortage in space would be compensated in part with the capability to access and borrow books on loan from other branches through the library's statewide cataloging system.

7.2 Expansion of Existing Library

Renovation and expansion of the existing Bond Library would not be feasible due to the age of the structure (approximately 65 years old) and lack of available building area to convert to library use. The renovation would have to comply with any standards for rehabilitation imposed by the Division of Historic Sites. If a new library is built on a different site, the State should consider using the existing historic Bond Library to house the Hawaiiana collection. Additional operational costs would be involved to staff and maintain two separate library facilities.

7.3 Replacing Existing Library with a Telecenter

A "telecenter" is a facility where the public can access on-line databases, FAX machines, and other

library services.³⁰ The telecenter can also assist entrepreneurs and small businesses with computerized business planning and advisory services, training and education programs, and database development and communication services. Replacing the existing Bond Memorial Library with a telecenter would reduce the site requirements to 1,000 GSF and would not be the same as the full service library. Moreover, this may violate the terms of the deed which granted the land to the State, and specifically states that the land must remain a library. The land could revert back to the Bond Family Estates. However, the projected cost for the telecenter is \$165,000 as compared to \$600,000 for the proposed 5,000 GSF library building. A telecenter alone would not provide the services of a full public library. Certain user groups, particularly children, young adults, and elderly would be inadequately serviced without a full service library. Rather than a standalone telecenter, a full service library should be designed to accommodate electronic and telecommunication facilities.

7.4 Alternative Sites

Each of the five candidate sites has advantages and disadvantages. By not selecting Sites A or B, potential impacts to historic or archaeological features would be avoided. By not selecting Site C, displacement of the annual Kohala Fair would be avoided. By not selecting Sites D or E, the irreversible commitment of agricultural land would be avoided. The relative importance of these impacts need to be weighed in the decisionmaking process.

³⁰library master plan, v. 2 p. 136

8 RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

8.1 Short-term Uses

The proposed public library project will involve short-term uses of the local environment during the construction phase. The negative and positive aspects of these short-term impacts were discussed in Section 5. The adverse impacts include temporarily increased noise and traffic in the area. The short-term benefits include increased economic activity due to the construction expenditures related to the project.

8.2 Long-term Productivity

The long-term benefits from the proposed project will be due to the availability of library resources to the public living within the Hawi, Kapaa, Halawa, and Niulii areas. The library can be considered both a recreational and educational resource which will help maintain and enhance the productivity of the general populace by providing an opportunity for life-long learning.

9 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The only known irreversible commitment of resources is the unavoidable commitment of prime agricultural land if Site D is selected. Site E is also agricultural land, but is not considered prime agricultural land under the Land Study Bureau's classification system. The committed land area for the proposed project (0.5 acre) is relatively small.

10 LIST OF NECESSARY APPROVALS

Table 8 summarizes the list of potential permits required for each candidate site.

Table 8. LIST OF NECESSARY APPROVALS

PERMIT/APPROVAL	A Bond Library	B Across Kapaau P.O.	C Next to Hawi P.O.	D Left of Kohala School	E Behind Kam Park
COUNTY OF HAWAII					
Land Use District Boundary Amendment (<15 acres)				X	X
Special Management Area Permit					
Rezoning				X	X
Special Use Permit					
Use Permit					
Plan Approval	X	X	X	X	X
Subdivision Approval		X	X	X	X
Building Permit	X	X	X	X	X
Grubbing, Grading, Excavation, Stock-piling Permit	X	X	X	X	X
Outdoor Lighting Permit	X	X	X	X	X
Flood Control Ordinance conformance					
STATE OF HAWAII					
Conservation District Use Permit					
Wastewater System Approval	X	X	X	X	X
Underground Injection Control	Possibly	Possibly	Possibly	Possibly	Possibly
FEDERAL					
Corps of Engineers Permit					

11 **SUMMARY OF UNRESOLVED ISSUES**

- A. Since the deed relating to the existing Bond Memorial Library site contains a reversion clause, the State needs to consider the disposition of this site, should the site not be used as a library.

- B. The historic status of the Bond Memorial Library building needs to be resolved with the State Office of Historic Preservation prior to any decision to renovate, relocate, or demolish *the building*.

- C. The presence or absence of significant archaeological features on Site B is unresolved. If Site B is selected, an archaeological inventory survey would need to be conducted to determine the proper mitigation measures, if any, that are required.

12 **AGENCIES, ORGANIZATIONS AND INDIVIDUALS CONSULTED IN THE PREPARATION OF THIS DOCUMENT**

A. Federal

Department of Defense
U.S. Department of Agriculture
Soil Conservation Service
U.S. Army Corps of Engineers
Pacific Ocean Division
U.S. Department of the Interior
Fish and Wildlife Services
U.S. Department of the Interior
National Park Service
U.S. Department of Commerce
National Marine Fisheries Service
U.S. Department of Transportation
Federal Aviation Administration
American Lung Association

B. State

Department of Accounting and General Services
Department of Agriculture
Department of Business, Economic Development and Tourism
Department of Business, Economic Development and Tourism
State Energy Office
Department of Education
Department of Hawaiian Home Lands
Department of Land and Natural Resources
State Historic Preservation Division
Department of Land and Natural Resources
Department of Health
Department of Health
Environmental Management Division
Department of Transportation
Office of State Planning
Office of Hawaiian Affairs
University of Hawaii
Water Resources Research Center
University of Hawaii
Environmental Center
State of Hawaii Library System

C. County of Hawaii

Planning Department
Department of Public Works
Department of Parks and Recreation
Department of Research and Development
Department of Water Supply

- D. Utilities**
 - GTE Hawaiian Tel
 - Hawaii Electric and Light Company
 - The Gas Company, Inc.

- E. Individuals and Organizations**
 - Senator Malama Solomon
 - Senator Dwight Takamine
 - Representative Jerry Chang
 - Ms. Tony Withington
 - North Kohala Community Association
 - Bond Library Staff
 - Betty Chang, Librarian (Bond Library)
 - North Kohala Public Library Task Force
 - Matthew Grady, Chalon International of Hawaii, Inc.

13 LIST OF PREPARERS OF THIS DOCUMENT

Mitsunaga & Associates, Inc.

Roy Iizaki, AIA, Project Manager

Management Planning & Administration Consultants, Inc.

Ross Prizzia, Ph.D., Project Coordinator

Kurtis Kimura, Researcher

Terri Kojima, Assistant Researcher

Roy Takemoto (subconsultant), Editor

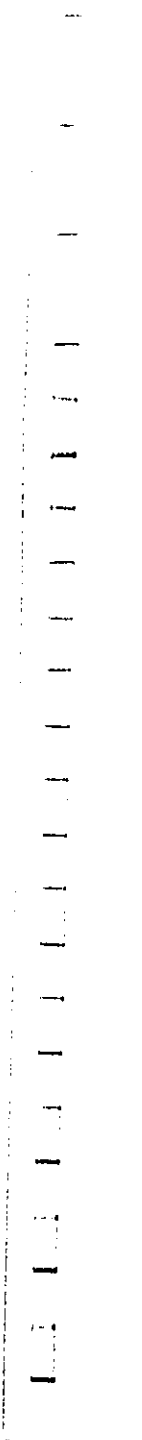
REFERENCES

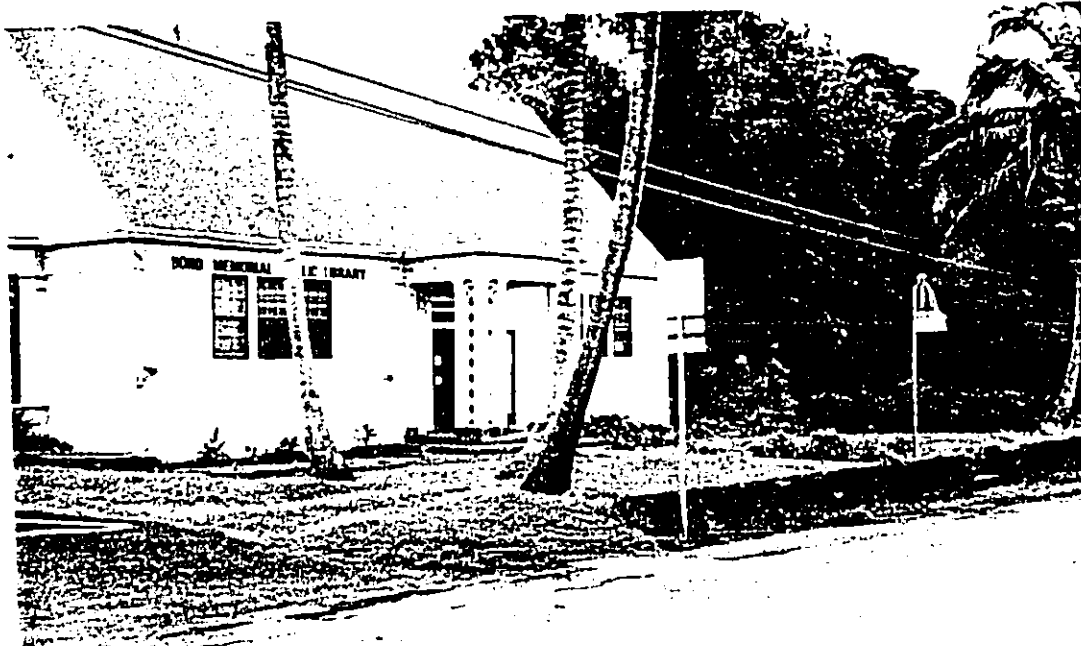
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APPENDIX A

VISUAL PRESENTATION OF CANDIDATE SITES

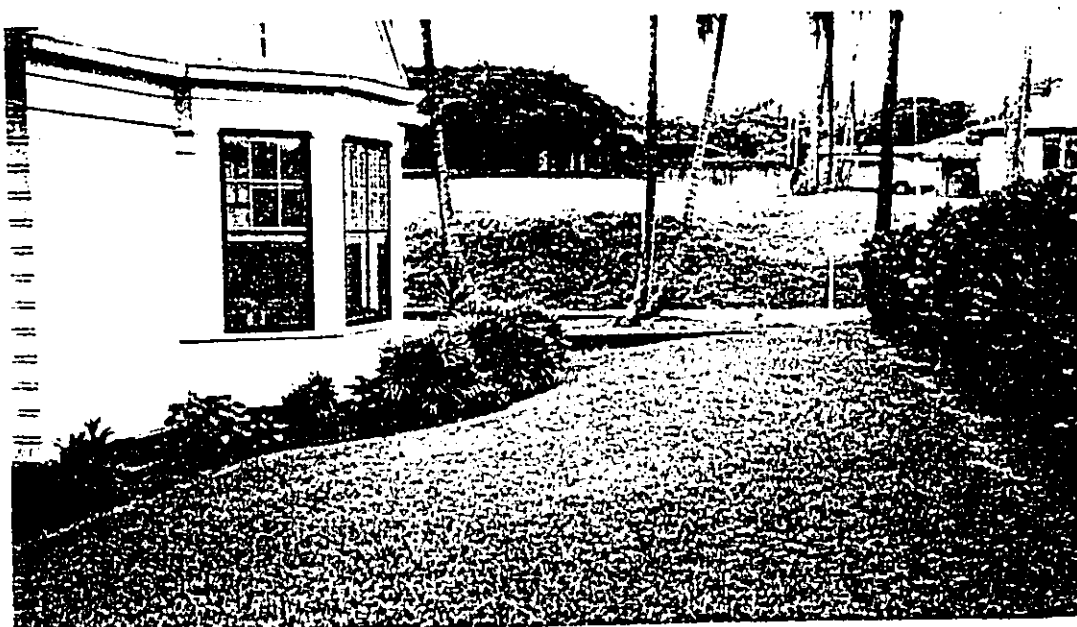




Facing west on Akoni Pule Highway. Area serviced by overhead utilities in place on main road. Site A is located to the right of rock wall. Limited setback from Akoni Pule Highway poses possible safety hazard.



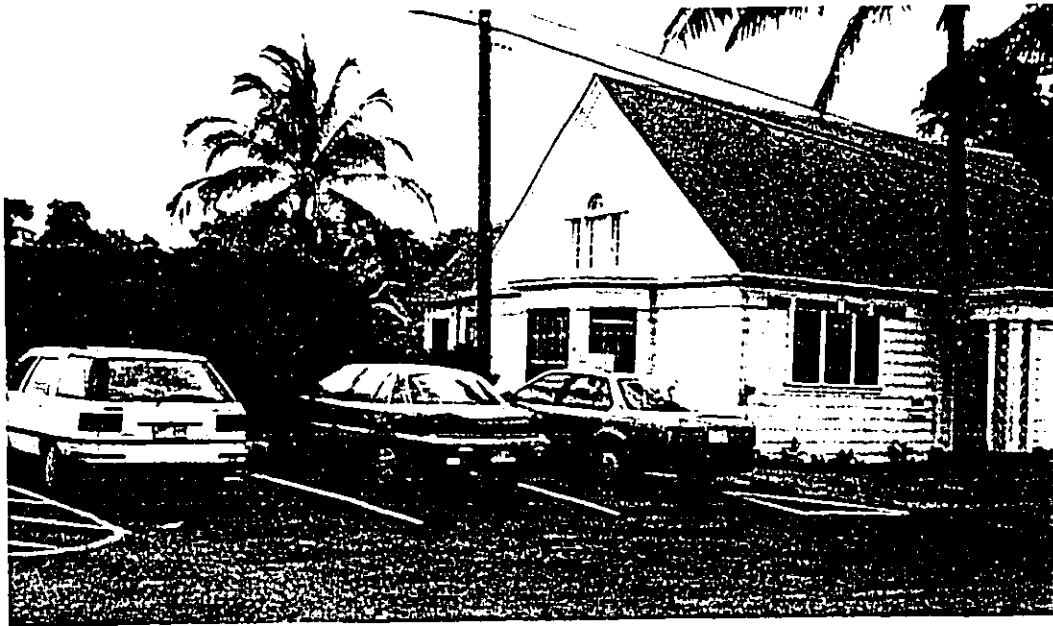
Facing east on Site A, showing backside of existing Bond Memorial Library. Ground is uneven with slight to medium slope toward center of site.



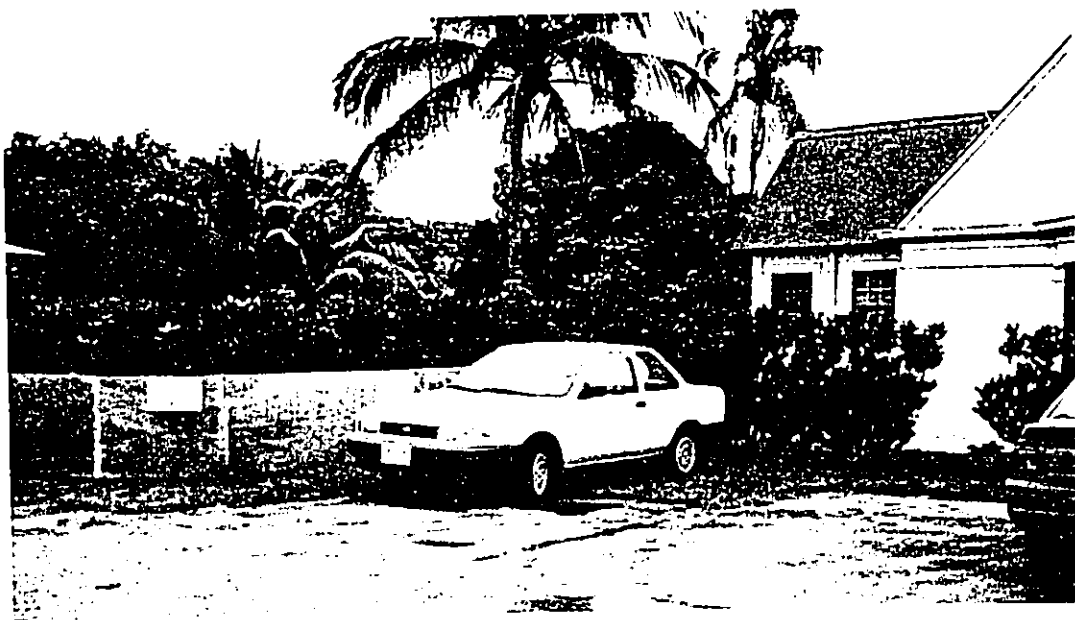
Facing mauka toward Akoni Pule Highway. Existing Bond Memorial Library is located to the left on Site A. Land slopes to the left toward existing library. Site A is accessible from this side through existing parking lot of neighboring businesses.



Facing makai from Akoni Pule Highway. Existing Bond Memorial Public Library situated on Site A. Overhead utilities are set on main highway. Rock wall bordering front of Site A runs parallel to Akoni Pule Highway—limited setback.



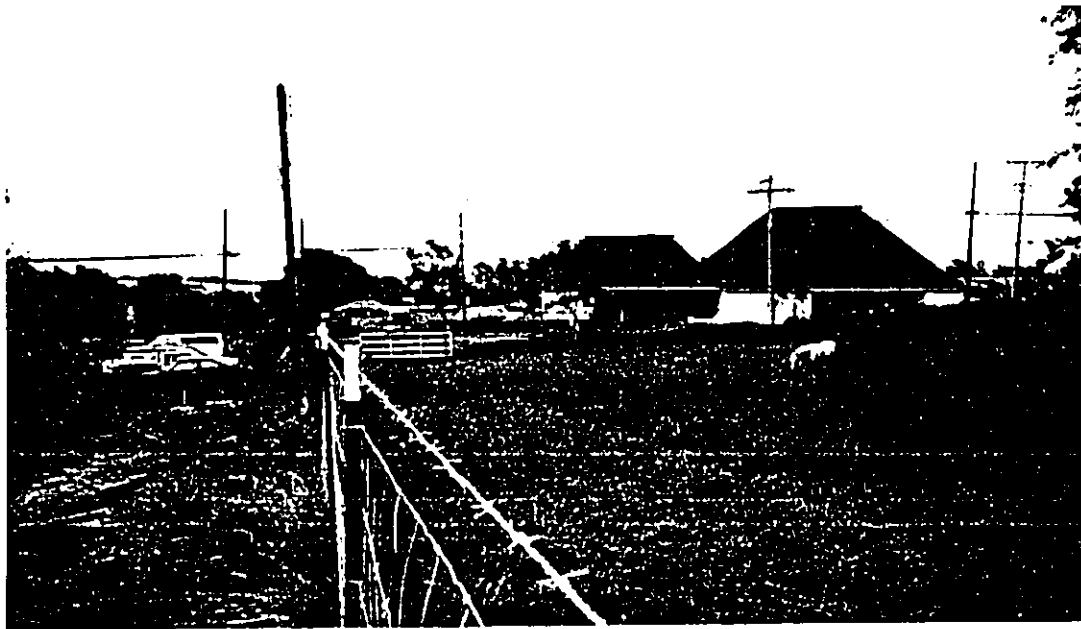
Facing makai from Akoni Pule Highway. Site A is to the right of the library parking lot. Only three (3) existing parking stalls available for Bond Library patrons. For additional parking, library patrons are required to use the Civic Center parking spaces located across Akoni Pule Highway.



Facing northeast toward Site A which is located on the farther side of the hedge. Akoni Pule Highway is located to the right. Parking area shown belongs to adjacent shops/businesses. Access to Site A is through the hedge.



Facing mauka from Akoni Pule Highway. Site B is presently used for pasture/grazing land. Parcel is generally flat to slight sloping as it nears Akoni Pule Highway.



Facing makai toward Akoni Pule Highway from Site B. Site B is to the right of dirt access road. Kapaau Post Office complex is visible in the background, across Akoni Pule Highway. Site B has access to overhead utilities set along the main highway.



Facing mauka diagonally from Akoni Pule Highway. Site B is the right corner lot located at the intersection of Akoni Pule Highway and Kynersley Road. Direct access to Site B from these paved roads. Site B is overgrown in this corner area with tall grass, shrubbery and trees, requiring significant landscaping.



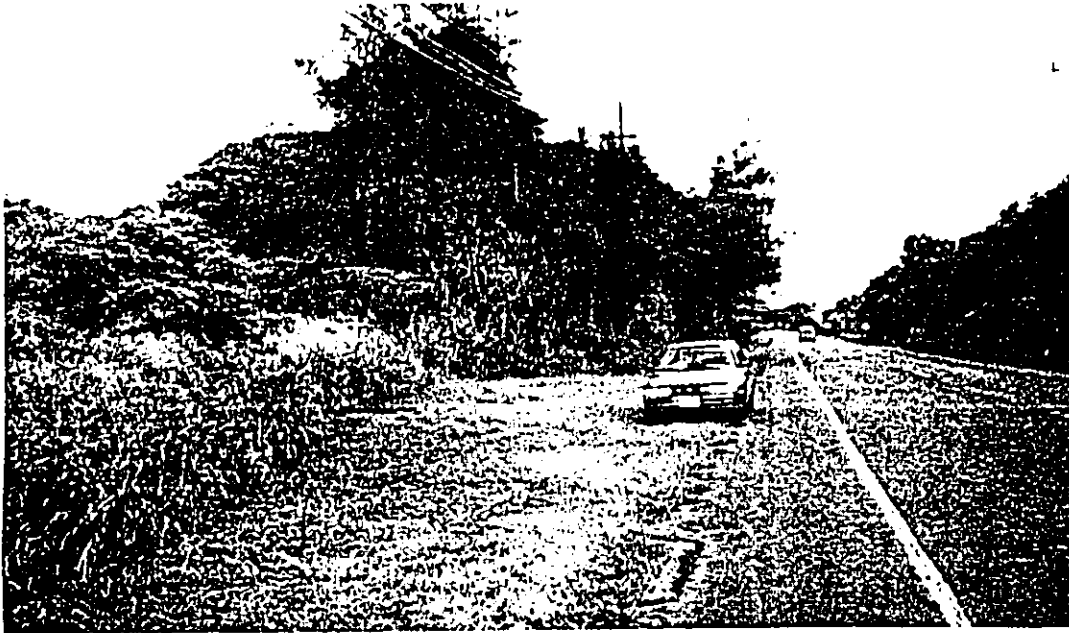
Facing mauka from Akoni Pule Highway. Site C is directly ahead, showing slight sloping to flat terrain. Site C is to the left of the Banyan tree and office complex of Chalon International, Hawi Post Office, etc.



Site C is to the left of roughly paved road, which provides access to the property. Existing parking lot is to the right. The paved road leads to Hawi Road, which runs perpendicular and provides access to Akoni Pule Highway, which is to the right.



Facing makai from Site C. Buildings ahead are alongside Akoni Pule Highway. Overhead utilities are set.



Facing east on Akoni Pule Highway, which runs parallel and provides roadside access to Candidate Site D on the left side. The area is serviced by overhead, roadside utilities.



Facing makai at Candidate Site D from roadside access Akoni Pule Highway. The site is presently pasture land with slight- to moderate-sloping terrain. The preferred area for the library facility on this particular Site D is on an upward incline ("rise"), which is further to the left.



Facing west at Akoni Pule Highway and Candidate Site D, which is on the right side. Candidate Site D is owned by Chalon International of Hawaii, Inc. The "rise" area is located toward the horizon and marks the roadside, east corner of Chalon's proposed Hawi-Makai Development project.



Facing makai at Candidate Site E, which is to the center and right on the opposite side of the hedge that marks the Kamehameha Park boundary. To the center and left is the paved parking area across the Kamehameha Park gymnasium which is further left. A paved direct access road leads to the right to Candidate Site E. To the left, this access road continues through Kamehameha Park and intersects Akoni Pule Highway. Underground utilities service the Kamehameha Park facilities, which are in close proximity to the left.



Facing makai at Candidate Site E, which is the flat grassland directly ahead. The hedge to the left and gate mark the boundary between Kamehameha Park on the near side and Candidate Site E on the far side. The paved road provides direct access to the site on its left side.



Facing mauka at Candidate Site E, which is the flat grassland directly ahead. Kamehameha Park is located on the opposite side of the hedge up ahead. The trees to the center and right mark the parking area opposite the Kamehameha Park gymnasium.

APPENDIX B

COST ESTIMATES FOR CANDIDATE SITES

**Kohala Public Library
Cost Estimates for Candidate Sites**

<i>Scope of Work Cost Estimate</i>	Site A	Site B	Site C	Site D	Site E
A	\$15,000.00	\$15,000.00	\$5,000.00	\$15,000.00	\$10,000.00
B	\$5,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
C	\$8,000.00	\$12,000.00	\$12,000.00	\$20,000.00	\$20,000.00
D	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
E	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
F	\$7,000.00	\$7,000.00	\$7,000.00	\$5,000.00	\$12,000.00
G	\$4,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
H				\$125,000.00	\$80,000.00
TOTAL	\$99,000.00	\$124,000.00	\$114,000.00	\$255,000.00	\$212,000.00

COST ESTIMATE INDEX

- A - GRADING AND DEMOLITION
- B - ROADWAY AND PARKING
- C - WATER AND FIRE HYDRANT
- D - SEWAGE (INDIVIDUAL WASTEWATER SYSTEM)
- E - DRAINAGE (DRYWELLS)
- F - ELECTRICAL/TELEPHONE
- G - LANDSCAPING
- H - OFFSITE ROAD IMPROVEMENTS

DESCRIPTION OF CANDIDATE SITES

- SITE A** - LOCATION: Bond Memorial Library
TMK: 5-4-05:30
- SITE B** - LOCATION: Across Kapaau Post Office
TMK: 5-4-07:1 & 2 por.
- SITE C** - LOCATION: Adjacent to Hawi Post Office
TMK: 5-5-02:23 por.
- SITE D** - LOCATION: Knoll along Akoni Pule Highway
between Kohala High School and Hawi
TMK: 5-5-08:48 por.
- SITE E** - LOCATION: Behind Kamehameha Park Gym
TMK: 5-4-09:01 por.

APPENDIX C

TRAFFIC ANALYSIS OF CANDIDATE SITES

**SUMMARY TRAFFIC REPORT
SITE SELECTION AND EIS**

**KOHALA PUBLIC LIBRARY
Kohala, Hawaii**

DAGS Job No. 11-36-5966

TRIP GENERATION DATA

Regardless of the site, the proposed library will generate the following traffic:

A.M. Peak:	42.4
P.M. Peak:	60.5
Saturday Peak:	28.6
Sunday Peak:	14.9

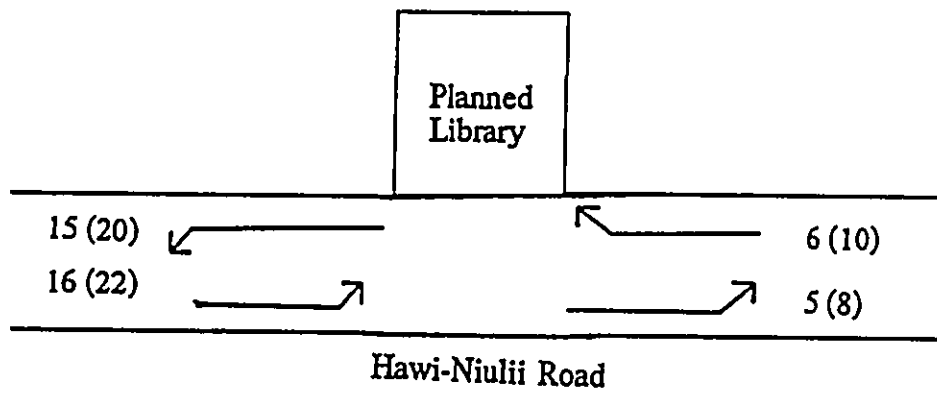
The data has been based on the Institute of Traffic Engineers 1992 Edition and reflect the additional amount of trips made by the site. The follow-up material contains hand-drawn drawings and more information on the various sites. By looking at the data above, one can generalize that the traffic impact will be minimal, especially in view of the fact that peak library hours tend to be evenings and usually does not coincide or conflict with normal work and/or public school peak hours.

All candidate sites have access from the Hawi-Niulii Road which has adequate capacity to the Year 2000.. Sites A, C, and D have ready access to main roads with no major conflicts. Site B had a potential conflict with traffic from the Kapaau Post Office. Site E has a fair rating because the access road requires widening; however, previous traffic studies have determined that left turn lanes are not required.

Note: A detailed traffic study shall be conducted in the next phase of the project after the final site is selected to determine the need for any roadway improvements. Detailed traffic information to relate the projected traffic to level of service and assumptions regarding the turning assignments shall be included in this traffic study.

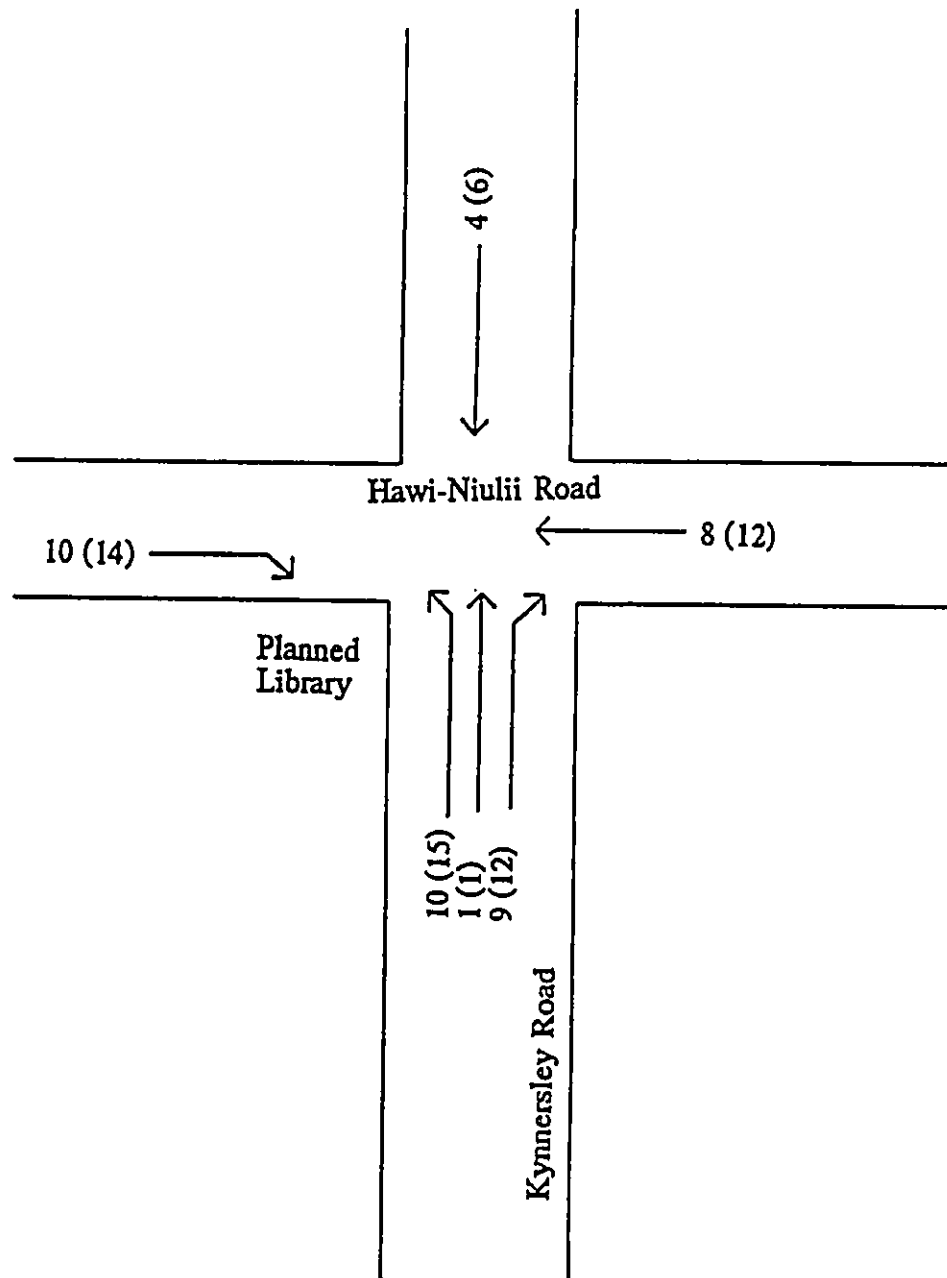
Site A has direct access to the main road. A traffic impact diagram is depicted below.

Site A



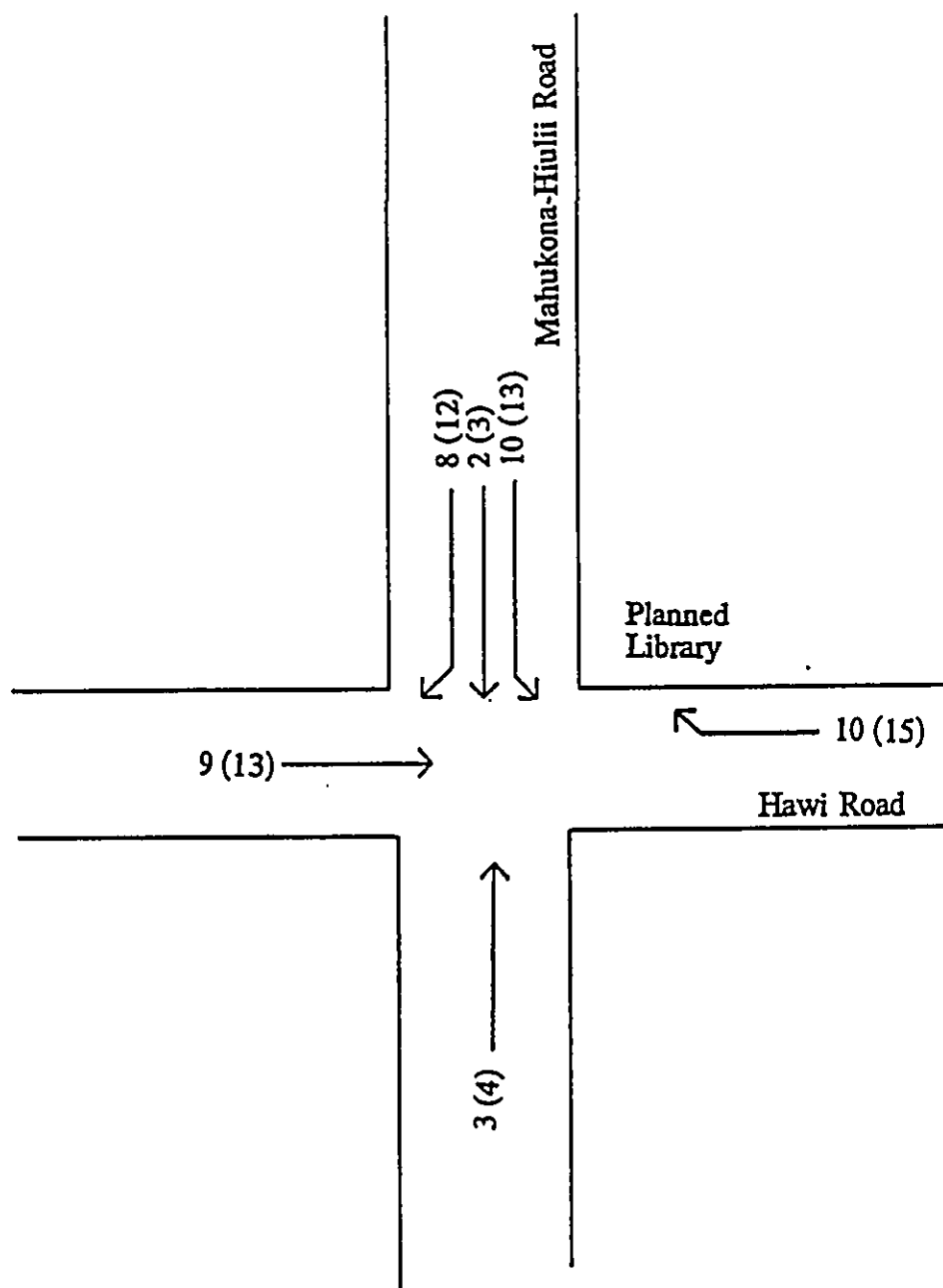
It is assumed for Site A that parking is accessed directly on the main street, or through the lane.

Site B



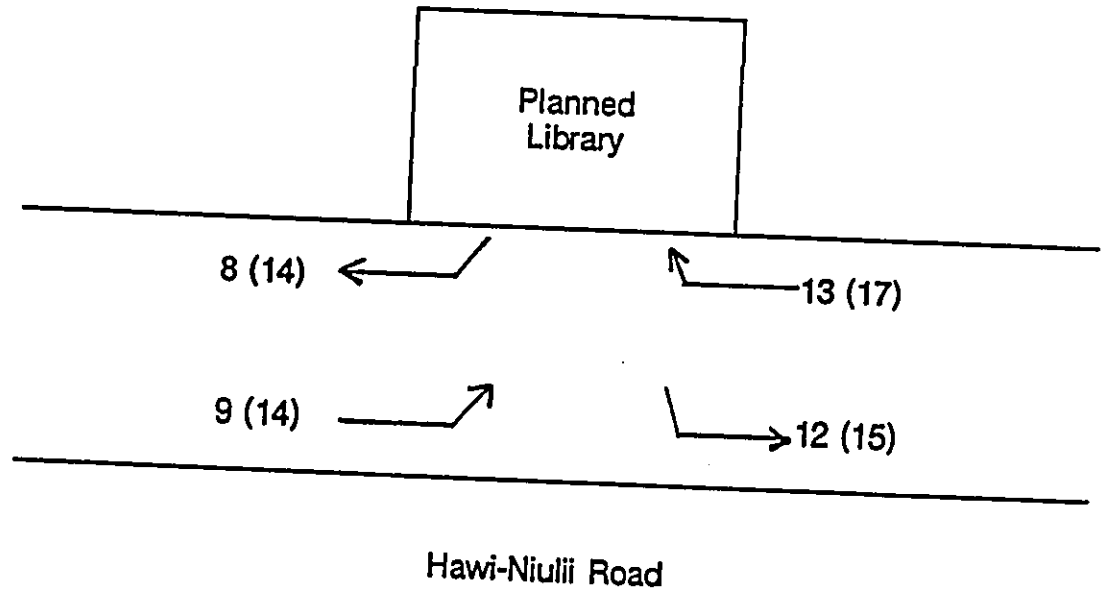
Site C

This is under assumption that entrance is on Mahukona-Hiulii Road.



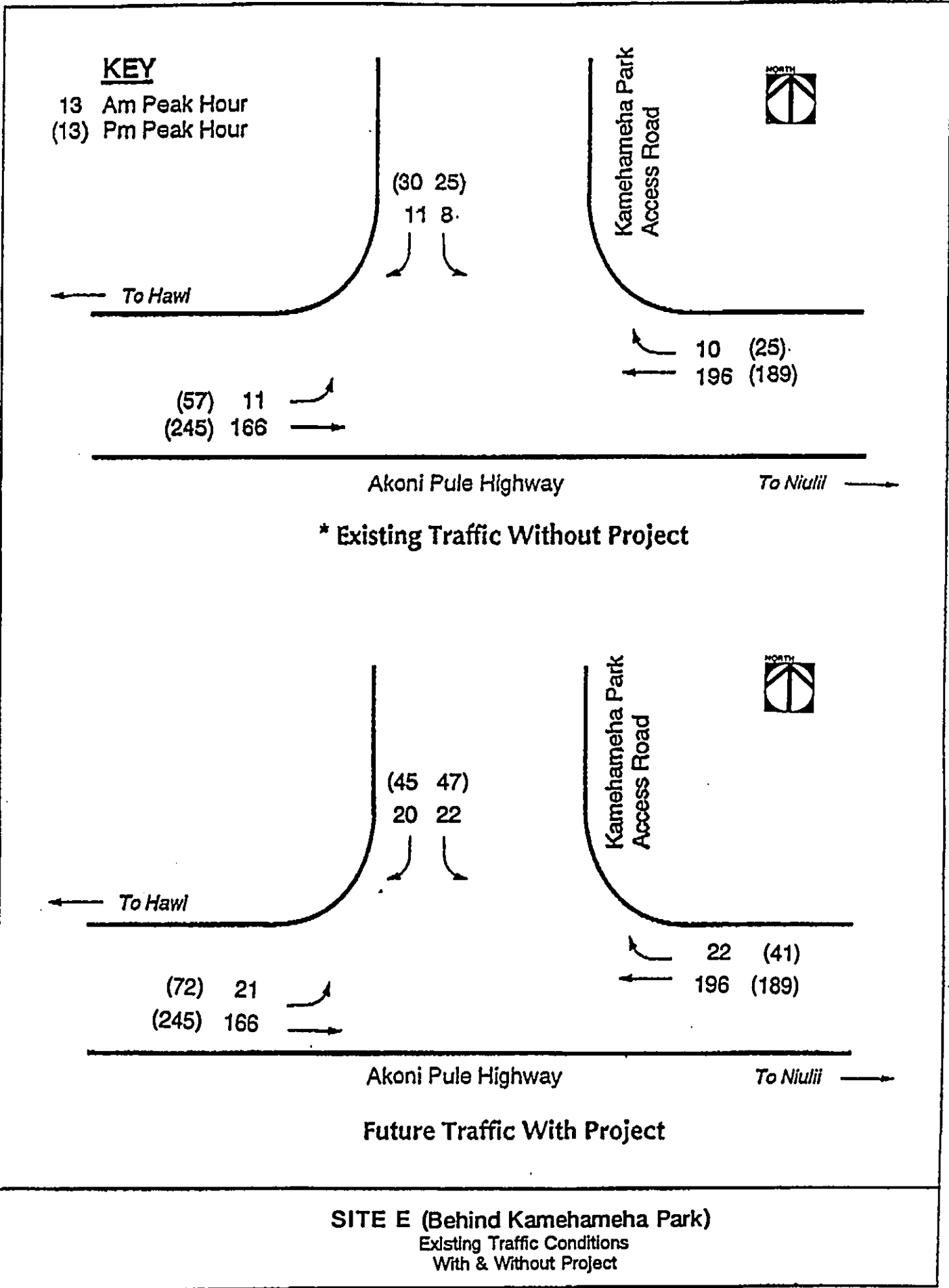
For the new candidate Site F, this is the additional traffic impact during A.M. and P.M. peak hours.

Site D



XX (XX) = Peak hours of traffic generation (trips).
A.M. (P. M.)

(52% of all traffic will be entering site during peak hours)



*Letter report from Pacific Planning & Engineering, Inc., to Chalon International of Hawaii, Inc., dated December.23, 1991

APPENDIX D

**SUMMARY OF MEETINGS AND CORRESPONDENCE
DURING THE SITE SELECTION STUDY PHASE**

Mitsunaga & Associates, Inc.

Architecture • Planning • Engineering
747 AMANA ST., SUITE 218 • HONOLULU, HAWAII 96814
TELEPHONE (808) 945-7882 • FAX (808) 946-2563

November 29, 1993

MEETING NOTES

Date: Tuesday, November 9, 1993
Time: 3:10 p.m.
Place: Bond Memorial Library
North Kohala, Hawaii
Project: Kohala Public Library Site Selection/EIS
DAGS Job No. 11-36-5966
Re: Hawaii (Island) Library Advisory Commission (LAC) Project Status Briefing

Present:	<u>Name</u>	<u>Telephone</u>	<u>Fax</u>
	Gwynne Y. Logan Hawaii Library District Administrator, HSPLS	775-7497	775-9397
	Geraldine Giffin LAC		
	Elizabeth Bryson LAC	885-7486	885-7288
	Maile Melrose LAC	885-4971	
	Frank Nelson LAC	935-8368	
	Beatrice Lau LAC	935-3211	
	Betty Chang Bond Memorial Library	889-6289	889-5997
	Ross Prizzia Mitsunaga & Associates, Inc. (MPAC, Inc.)	488-3912	486-7825
	Terri Kojima Mitsunaga & Associates, Inc. (MPAC, Inc.)	488-3912	486-7825

I. Introduction:

Mitsunaga & Associates (M&A), project consultants for the *Kohala Public Library Site Selection/EIS*, were requested by HSPLS through the Hawaii State Department of Accounting and General Services (DAGS) to update the LAC members on the status of the project. The project status was reported by consultants Dr. Ross Prizzia and Terri Kojima to the Hawaii (Island) Library Advisory Commission (LAC) members at their regularly scheduled meeting.

II. Consultants' Report:

A. Background. The group was informed that the team working on the Kohala Library project was comprised of several other key participants. These included Roy Iizaki, M&A Project Manager; Roy Takemoto, Hilo-based consultant; and Allen Yamanoha and Ralph Morita of DAGS, Planning Branch.

B. Project Status

1. Review. The consultant briefly reviewed the information on the Kohala Library project that was presented at their previous meeting with the LAC members. Specifically, written comments from the community and various government agencies on the EIS Preparation Notice were invited during the 30-day consultation period of June 8 through July 8, 1993. The LAC members were reminded that the EIS Prep Notice presented a brief summary on each of the five candidate sites, which had been narrowed from a field of sixteen potential sites. A more detailed report on each of the candidate sites was forthcoming in the Draft Environmental Impact Statement (DEIS) document, which would have incorporated all comments received on the EIS Prep Notice.

2. Update.

a. EIS Process. Using the OEQC EIS flow chart as a guide, the group was informed of the various steps of the EIS process that had been completed, the present point in the process, and the remaining stages of the process that the Kohala Library project would be subject to.

(1) The Notice for the Kohala Public Library DEIS first appeared in the October 23, 1993, issue of the *OEQC Bulletin*, which announced the end of the 45-day consultation period as December 7, 1993.

(2) Distribution of the *Kohala Public Library Site Selection Study and DEIS* was made by DAGS to relevant organizations, agencies, and individuals. Additionally, the DEIS is available for review at the regional libraries and Bond Memorial Library. The group was informed that this was another opportunity for the various agencies, organizations, and community, through the LAC, to submit any comments on the SSS/DEIS. Any comments received during this consultation period and the response letters, thereto, would be included in the Final Environmental Impact Statement (FEIS). The comments received would be taken into advisement and incorporated into the text, as appropriate.

b. Development Phase. In response to the group's query regarding the time frame for the project's completion, the consultant informed them that the three remaining phases were: (1) Project Development Report; (2) Design; and (3) Construction.

III. LAC Comments

A. Community Sentiment. In response to the group's concern regarding the community's response to the various candidate sites, the consultant advised the group that the various issues regarding the advantages and disadvantages of a joint school-community-based library, etc. had been raised, and a detailed report

of the discussions were included in the DEIS as recorded in the minutes of the meetings with the community groups.

- B. Electrical/Telephone Cost Estimate. A question was raised regarding the scope of work cost estimate for the electrical/telephone work required of Site D (Appendix B of the DEIS - *Cost Estimates for Candidate Sites*). Specifically, the question addressed why was the total amount required (\$5,000) for Site D less than for Sites A through C (\$7,000) when all of these sites were in close proximity to the main road (Akoni Pule Highway).

11-29-93 Update: The consultants have checked with the engineering firm that prepared the report, and they have advised that Site D has a slightly lower cost for electrical work because it seems to be the easiest to connect of all the sites. The other sites where the overhead lines front the site as in Site D have either underground connections or have some type of obstruction that would require a little more work.

- C. Donated Land. The LAC members expressed interest in the possibility of lands being donated. They were advised that several of the candidate sites (Sites C, D, and E) were privately owned by Chalon International of Hawaii, Inc. Chalon had previously indicated that they were open to negotiations on all of these sites. However, to date, no negotiations have been initiated by the State, and there has been no written commitment from Chalon regarding the donation of any specific parcel being considered at this time. The private owners of Site B have expressed their concerns over their property in response to the EIS Prep Notice.

- IV. **Conclusion.** There were no further questions/comments regarding the status of the Kohala Library project. The group thanked the consultants for the briefing, and the consultants commented that the group's input/recommendations would be valuable to the HSPLS in determining the recommended site. The LAC members had just completed a visual inspection of the candidate sites and continued their discussion on the disadvantages and advantages of each.

Notes prepared by:
Terri Kojima, MPAC, Inc.
for Mitsunaga & Associates, Inc.

Distribution: Allen Yamanoha (DAGS)
Ralph Morita (DAGS)
Bart Kane (HSPLS)
Clyde Okinaga (HSPLS)
Roy Iizaki (Mitsunaga & Associates, Inc.)

May 20, 1993

MEETING NOTES

Date: Tuesday, May 18, 1993
Time: 3:00 p.m.
Place: Bond Memorial Library
North Kohala, Hawaii
Project: Kohala Public Library Site Selection/EIS
DAGS Job No.
Re: Hawaii (Island) Library Advisory Commission (LAC) Briefing

Present Edean Barnes/LAC
Geraldine Minn Giffin/LAC
Barry Guerrero/LAC
Diane Kent/LAC
Maile Melrose/LAC Secretary/Tel. 885-4971 (R)
Frank Nelson/LAC
Gabrielle Casart/
Hawaii Library District Administrator/Tel. 933-4653 (B)/Fax 933-4658
Gwynne Logan/Hawaii District Librarian/Tel. 775-7497(B)
Betty Chang/Bond Memorial Library
Ross Prizzia/for Mitsunaga & Associates, Inc./Tel. 488-3912/Fax. 486-7825
Terri Kojima/for Mitsunaga & Associates, Inc./Tel. 488-3912/Fax. 486-7825

I. Introduction:

The Hawaii (Island) Library Advisory Commission (LAC) met for their regularly scheduled meeting. Mitsunaga & Associates, Inc., were on the agenda to brief the LAC on the Kohala Public Library project.

III. Presentation:

- A. Background. The consultant prefaced the presentation by informing the group that they were requested by the HSPLS through DAGS to brief the LAC on the Kohala Public Library project status and the EIS process. The "Typical Development Phases for New Projects" (see Attach. 1) were reviewed, identifying the Kohala Library project in the Site Selection/EIS phase. The group was informed that DAGS had decided upon taking the more thorough environmental impact statement route for this project because of community involvement and concerns.
- B. Site Selection Process. The consultant gave a brief background summary of the Site Selection process, which involved several community site visits from which a total of sixteen (16) potential sites were identified. The types of lands (ownership) in order of preference were reviewed (see Attach. 2), followed by a brief explanation of the application of broadscale criteria, i.e. wetlands, planned development, and

visibility from the main road and within a designated 9-mile stretch (three (3) miles between Hawi and Kapaau, plus three (3) miles to the east and west of Kapaau and Hawi, respectively, etc were mentioned to explain this criteria. It was pointed out to the members that the latter two broadscale criteria had been stipulated by the participants of the project initiation meeting back in April 1992. Additionally, established Library Master Plan policies were used as broadscale criteria.

The consultant identified the five (5) candidate sites which were determined from the field of sixteen (16) potential sites (see Attachs. 3 & 4 (corrected copies)). A brief description of the locations, sizes, and owners were mentioned. The LAC members were directed to the EIS Preparation Notice (handout) for further specifics on the five candidate sites, and the group was informed that the Site Selection/EIS document which would be available to interested parties would include much more detail. Mention was made that the Bond Memorial Library was one of the five candidate sites because it is the existing library facility and so "noted by exception."

- C. EIS Process. The LAC members were informed of the process for the community/individuals/agencies to provide input/comments. Community groups/members would work through the LAC which would act as the community agent, and any comments should be submitted in writing. The group was further briefed on the 30- and 45-day consultation periods when comments could be submitted in writing to DAGS to be taken under advisement and incorporated, as appropriate, into the Draft and Final EIS documents (see Attachs. 5 & 6).

IV Group Concerns:

- A. Specific Site Concerns. The following comments from members of the LAC on specific candidate sites were shared:
- (1) Bond Memorial Library (Candidate Site A). The LAC members favored maintaining the Bond Memorial Library as some sort of library facility due to its historical significance and reversion clause. It was realized, however, that the facility needed extensive renovation--serious safety hazards and inaccessibility to handicapped persons were major concerns.
 - (2) Back of Kamehameha Park (Candidate Site E). Noise from the nearby park and gymnasium may not be conducive to a "peaceful library environment."
 - (3) Across Kapaau Post Office (Candidate Site B). In response to an inquiry on obvious historical/archaeological concerns, the consultant pointed out that this site had indications of possible historical/archaeological concerns as noted in the EIS Preparation Notice.
- E. General Concerns
- (1) Population Growth. There was some concern that the proposed library facility may not be able to service an increasing population. The consultant informed the group that research on the projected population growth for this area did not support a larger library than what is presently planned.
 - (2) Size of Sites. In response to inquiries on the criteria for the size of the potential sites, the consultant advised the group that the proposed site size to

be considered (1/2 to 2 acres) was determined by established formulas based on usage.

V. Conclusion:

There were no further questions/comments. The consultant reiterated that they were not recommending a specific site. Their task was to identify the potential and candidate sites. Thereafter, the HSPLS would determine the recommended site, and the LAC input/recommendations were valuable to this end.

The LAC members thanked the consultants for the briefing, and the consultants thanked the group for the opportunity to do so.

Notes prepared by:
Terri Kojima, MPAC, Inc.
for Mitsunaga & Associates, Inc.

c Allen Yamanoha (DAGS)
Ralph Morita (DAGS)
Bart Kane (HSPLS)
Clyde Okinaga (HSPLS)
Roy Iizaki (Mitsunaga & Associates, Inc.)

Typical Development Phases for New Projects

- Feasibility Study

- Site Selection
 - EA (Environmental Assessment)/
EIS (Environmental Impact Statement)

- PDR (Project Development Report)
 - EA (Environmental Assessment)/
*EIS (Environmental Impact
Statement) (present stage)*

- Design

- Construction

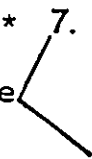
Overview
of
SITE SELECTION PROCESS

- I. Identification of Potential Sites
 - A. State-owned/donated lands
 - B. County-owned
 - C. Privately-owned
- II. Broadscale Criteria
- III. Site Evaluations - minimum requirements and ratings for comparison of sites
- IV. Cost Estimates - assume on-site and off-site costs

List of Potential Sites for the New Kohala Public Library

1. SITE: Previous Site of Ainakea School
TMK: 5-3-05:10
OWNER: Iole Development Corporation
SIZE: 15,000 s.f. (.347 acres)
LOCATION: Mauka of Akoni Pule Hwy
2. SITE: DAGS Addition to Civic Center
TMK: 5-3-05:30
OWNER: State of Hawaii
SIZE: 63,680 s.f. (1.462 acres)
LOCATION: Mauka of Akoni Pule Hwy behind firing range
3. SITE: Left (facing) of Halaula Elementary School
TMK: 5-3-7:01
OWNER: Chalon International of Hawaii, Inc.
SIZE: Appx. 42,000 s.f. (.964 acres)
LOCATION: Makai of Akoni Pule Hwy
4. SITE: Right (facing) of Halaula Elementary School
TMK: 5-3-7:01
OWNER: Chalon International of Hawaii, Inc.
SIZE: 1,093 acres (includes Site #3)
LOCATION: Makai of Akoni Pule Hwy
5. SITE: North Kohala Civic Center
TMK: 5-4-05:1
OWNER: County of Hawaii
SIZE: 108,900 s.f. (2.5 acres)
LOCATION: Mauka of Akoni Pule Hwy
6. SITE: Kamehameha Park
TMK: 5-4-05:16
OWNER: State of Hawaii
SIZE: 308,840 s.f. (7.09 acres)
LOCATION: Makai of Akoni Pule Hwy
- * 7. SITE: Bond Memorial Library
TMK: 5-4-05:30
OWNER: State of Hawaii
SIZE: 7,517 s.f. (.17 acre)
LOCATION: Makai of Akoni Pule Hwy
8. SITE: Kohala Hospital
TMK: 5-4-05:37
OWNER: State of Hawaii
SIZE: 122,360 s.f. (2.809 acres)
LOCATION: Makai of Akoni Pule Hwy on Hospital Road

Candidate
Site A

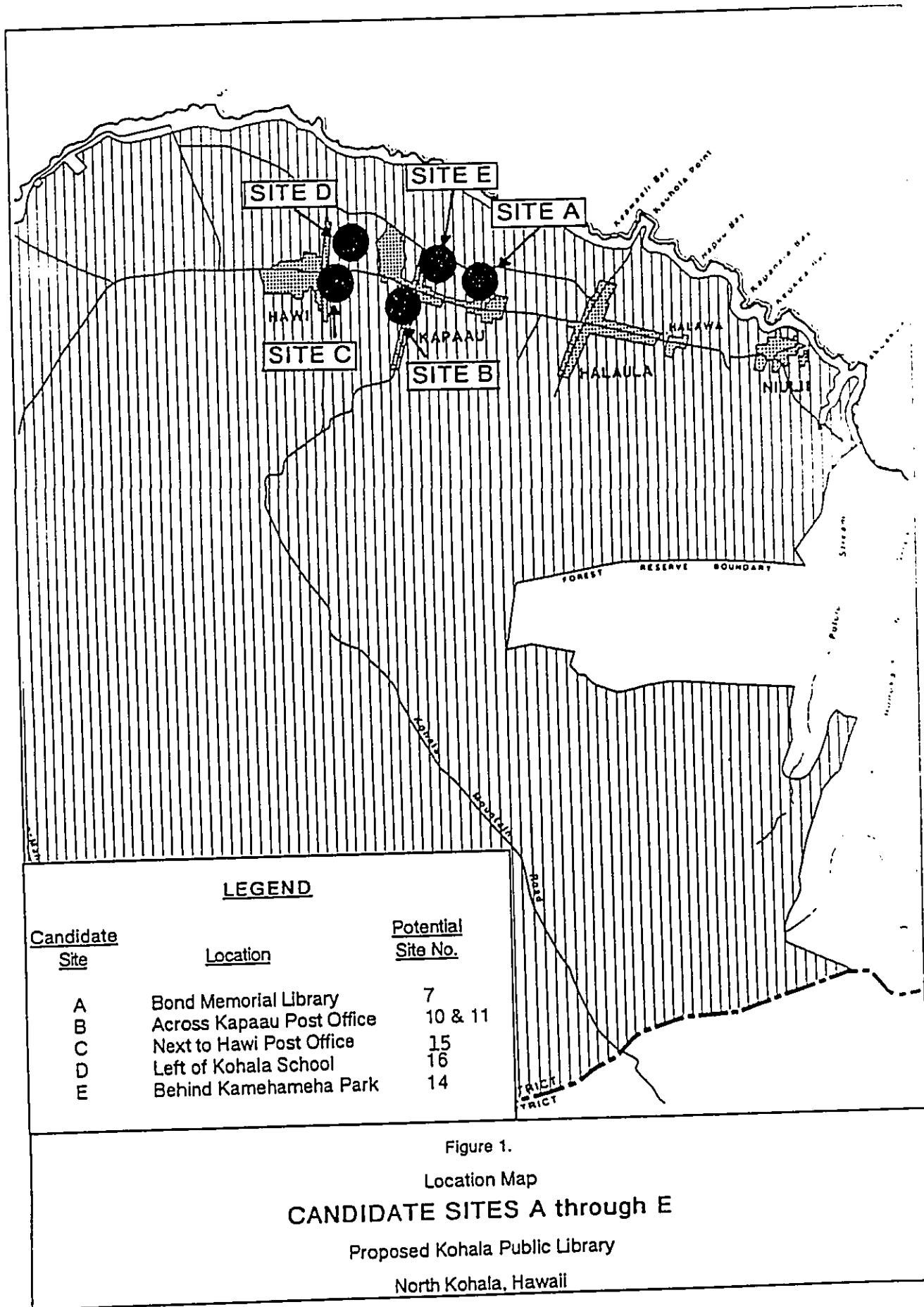


- 9. SITE: Across Kohala Hospital
TMK: 5-4-05:47
OWNER: County of Hawaii
SIZE: 85,857 s.f. (1.971 acres)
LOCATION: Makai of Akoni Pule Hwy on Hospital Road

 - * 10. SITE: Across Kapaau Post Office (corner lot)
TMK: 5-4-7:1
OWNER: Mae Ling Ah Yuen
SIZE: 7,405 s.f. (.17 acres)
LOCATION: Mauka of Akoni Pule Hwy
- Candidate Site B
- * 11. SITE: Across Kapaau Post Office (pasture lot)
TMK: 5-4-7:2
OWNER: Caroline K. Ne (deceased) c/o Lucy D. Lebus
SIZE: 91,040 s.f. (2.09 acres)
LOCATION: Mauka of Akoni Pule Hwy

 - 12. SITE: Kohala High and Elementary School (cottage area)
TMK: 5-4-07:8
OWNER: State of Hawaii
SIZE: 109,336 s.f. (2.51 acres)
LOCATION: Makai of Akoni Pule Hwy - across Kohala High and Elementary School

 - 13. SITE: Behind Kohala High and Elementary School
TMK: 5-4-08:01
OWNER: Chalon International of Hawaii, Inc.
SIZE: 495.704 acres
LOCATION: Makai of Akoni Pule Hwy
- * Candidate Site E
- * 14. SITE: Back of Kamehameha Park (behind gymnasium)
TMK: 5-4-09:1
OWNER: Chalon International of Hawaii, Inc.
SIZE: 30,060,799 s.f. (690.101 acres)
LOCATION: Makai of Akoni Pule Hwy; behind Kamehameha Park gymnasium and just above the driving range
- * Candidate Site C
- * 15. SITE: Adjacent to Hawi Post Office Complex
TMK: 5-5-2:23
OWNER: Chalon International of Hawaii, Inc.
SIZE: 229 acres
LOCATION: Mauka of Akoni Pule Hwy on Hawi Road
- * Candidate Site D
- * 16. SITE: Left (facing) of Kohala High and Elementary School
TMK: 5-5-08:48
OWNER: Chalon International of Hawaii, Inc.
SIZE: 151 acres
LOCATION: Makai of Akoni Pule Hwy



Overview
of
ENVIRONMENTAL ASSESSMENT (EA)/ENVIRONMENTAL IMPACT STATEMENT (EIS)
PROCESS

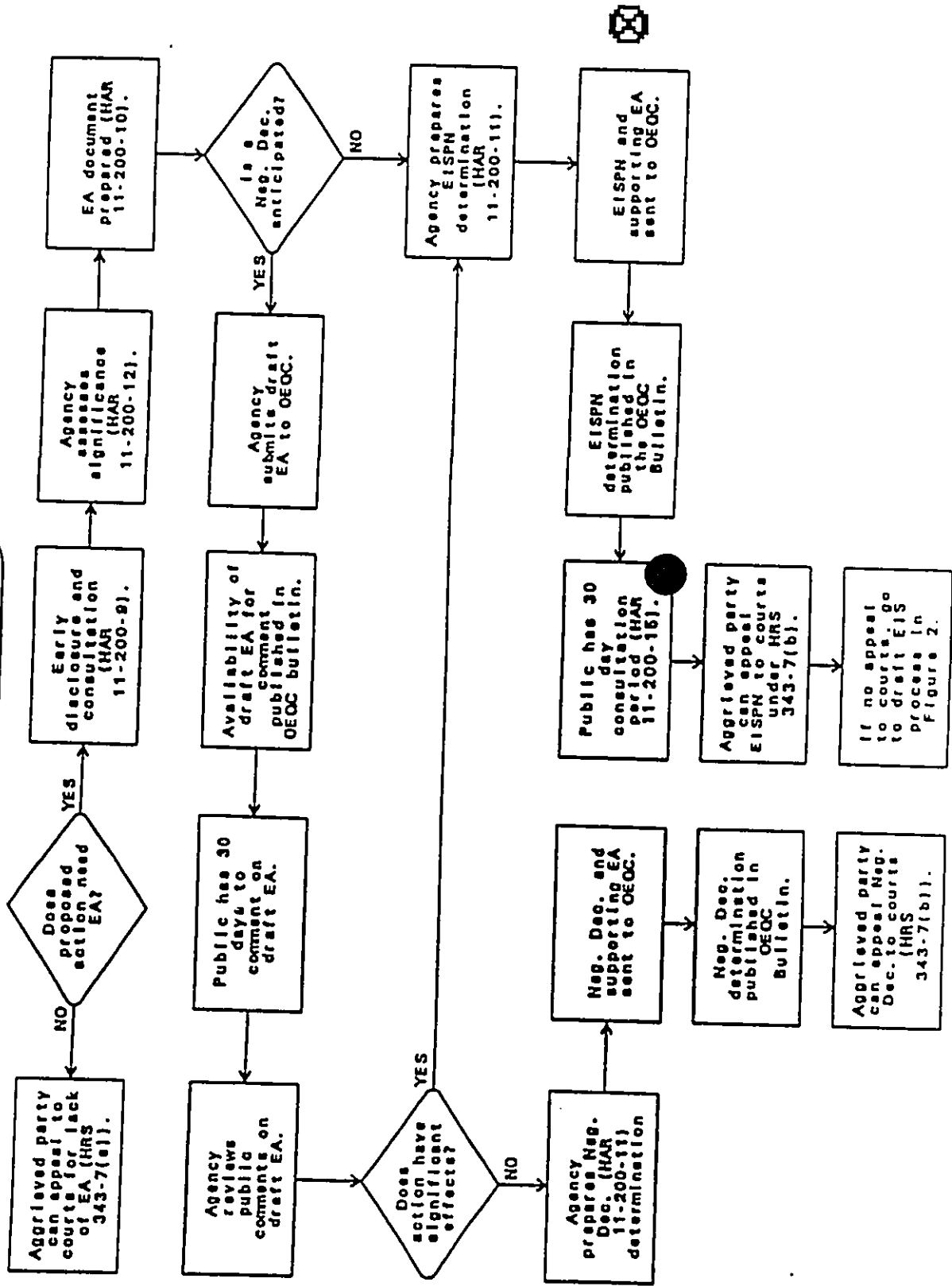
- **Federal Law:** *NEPA (1969, Revised 1975)*

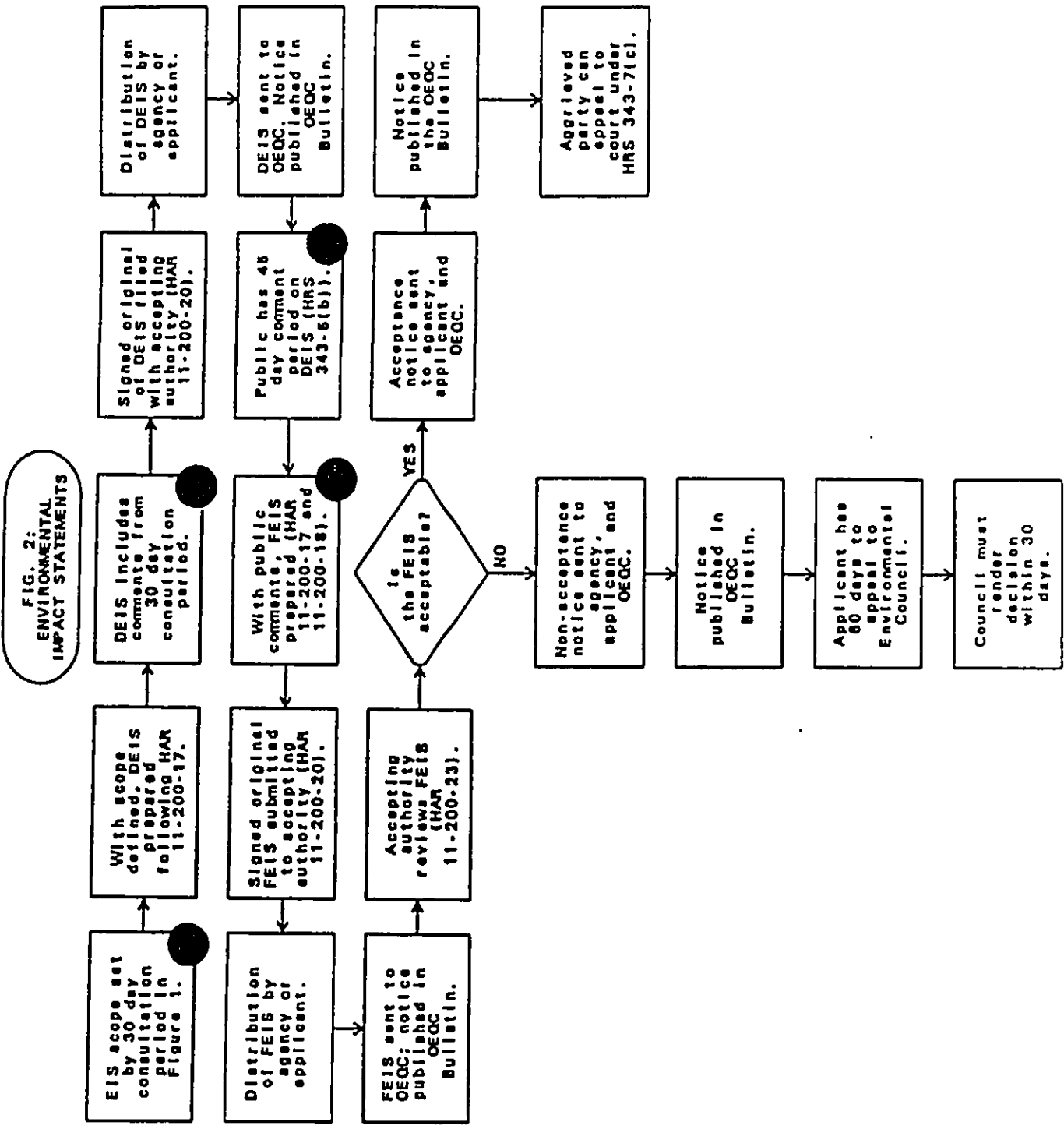
- **State Law:** *Chapter 343, Hawaii Revised Statutes (HRS - 1974), which requires government agencies to:*
 - Provide an analysis of environmental consequences
 - Prepare a document disclosing this analysis for public and government review

- **Disclosure Documents**
 - EA (Environmental Assessment); if there is a significant impact, then:
 - EIS (Environmental Impact Statement)

- **Major Points**
 - Description of project
 - Description of existing conditions in area of project site
 - Does it fit with existing State, County, and/or Community plans, Land-Use, Zoning, etc. designations?
 - What is the overall impact to the community?...and the specific impact in each of the designated categories, e.g., soil, water, etc.
 - Mitigative measures/unresolved issues

FIG. 1:
ENVIRONMENTAL
ASSESSMENT





JOHN WAIHEE
GOVERNOR



DAGS Manti
BARTHOLOMEW A. KANE
STATE LIBRARIAN

STATE OF HAWAII
DEPARTMENT OF EDUCATION
HAWAII STATE PUBLIC LIBRARY SYSTEM
465 SOUTH KING STREET, 8-1
HONOLULU, HAWAII 96813

OFFICE OF THE STATE LIBRARIAN

April 23, 1993

Elaine Christianson
P. O. Box 1167
Kapaau, HI 96755

Dear Ms. Christianson:

Thank you for your recent message which indicated that you were willing to volunteer to help coordinate community input on the site selection for the Kohala Public Library.

We are extremely pleased that members of the public are willing to provide their time and efforts on their community's behalf. As an state agency we are required to conduct our planning process and communication through procedures established by the Governor and the Legislature.

The public library system reports to the Board of Education and receives direct community input from the Library Advisory Commission whose members are appointed by the Governor.

In order to gain further insight into the impact of projects on the community, the Office of Environmental Quality Control publishes a public document which invites the public to comment on any project.

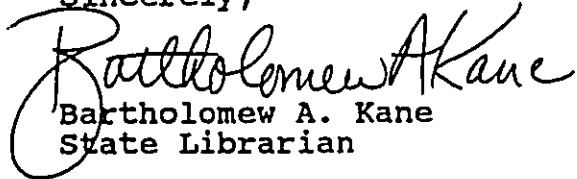
This notice will be published after the preliminary draft of the planning study is reviewed by the Department of Accounting and General Services and the Public Library System. The notice and the study are currently being reviewed and is nearing publication and dissemination. When it is, a copy will be provided to the public at the Bond Memorial Library for everyone's review.

We hope that this will help you understand the process and that you will understand how we prefer not to discriminate in the dissemination of information to any select interested parties prior to any public release.

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

Again, thank you for your offer to coordinate the community's input and we hope that you will continue your interest in the Hawaii State Public Library System.

Sincerely,


Bartholomew A. Kane
State Librarian

BAK:CMO:pa

cc: Gabrielle Casart, Hawaii Library
District Administrator
✓ Ralph Morita, DAGS Planning Branch

Meeting Notes

Subject: Proposed Kohala Public Library Site Selection and EA - Potential Sites #14 (Behind Kamehameha Park gymnasium) and #16 (Left of Kohala High and Elementary School)
Date: Wednesday, March 3, 1993
Time: 1:00 p.m.
Place: Chalon International of Hawaii, Inc., North Kohala Field Office
Present: Matthew Grady, Chalon Planner
Ross Prizzia, MPAC Consultant
Terri Kojima, MPAC Consultant

1. Discussion on Candidate Site F (Potential Site #16):

SITE: Facing makai, left of Kohala High and Elementary School
TMK: 5-5-08:48
OWNER: Chalon International of Hawaii, Inc.
SIZE: 151 Acres
LOCATION: Makai of Akoni Pule Hwy
ZONING: AG-20

Per M. Grady, area is marked for Chalon's Hawi Makai Development. Five-hundred residential units (approximately 50% of Chalon's total 1,180 units planned) is slated for this project to be comprised of 60% affordable housing units and 40% at market value. According to M. Grady, however, there isn't the demand for affordable housing as was expected. This site is currently zoned "Agriculture" and a re-zoning to "Urban" is required for Chalon's proposed project. M. Grady indicated Chalon's preference for the library facility to be located in the center of the project layout, where 1.6 acres have been planned for commercial use and 9.0 acres have been earmarked for a park. This central area is in walking distance to the rest of the planned residential area. However, M. Grady added that placing the library facility on the corner of the lot (on the upward incline) next to the main highway where the Library representatives want it would not influence Chalon's long-range plan--they could work around it.'

2. Discussion on Candidate Site G (Potential Site #14)

SITE: Back of Kamehameha Park (behind gymnasium)
TMK: 5-4-09:1
OWNER: Chalon International of Hawaii, Inc.
SIZE: 690.101 acres
LOCATION: Makai of Akoni Pule Hwy, behind Kamehameha Park gymnasium and above the driving range
ZONING: AG-20

Chalon has donated surrounding lands to expand Kamehameha Park. The potential site is part of this area earmarked for playing fields and courts. Incorporating a library facility in this area is feasible per M. Grady.

M. Grady informed consultants that Toni Withington, Chair of the North Kohala Community Association Planning Committee, had desired upgrading of the access road from Akoni Pule Highway to be included as part of Chalon's Driving Range project. M. Grady advised that a traffic analysis report was made by Chalon's engineer, and the report was available at the Hawaii County Planning Department (report is attached). Per M. Grady, a Special Permit was approved probably in November 1991.

M. Grady provided the following comments on the traffic issue:

a. The access road along Kamehameha Park leading to Chalon's driving range is under the jurisdiction of DLNR but is maintained by the State.

b. A left-hand turn lane may be feasible on the main highway (Akoni Pule), but the access road entrance to Kamehameha Park is too narrow to accommodate an additional lane. Facing makai from Akoni Pule, there is a GTE Hawaiian Tel structure and several white boundary posts that are just inside the GTE Hawaiian Tel boundary line on the right side of the road. The feasibility for a berm was considered--the approximate cost being \$25,000. This action would entail removal of the boundary posts, relocation of the water meter, etc. Widening of the left side of the road would require more drastic measures--an approximately seven-foot high, two-foot thick retaining rock wall would need to be torn down and utility poles relocated to create space for widening the road. The approximate cost for this action would have been approximately \$125,000.

Prepared by T. Kojima
MPAC, Inc./3-8-93

New Kohala Public Library - Site Selection/EA

Meeting Minutes

March 1, 1993
Kohala High & Elementary School
North Kohala, Hawaii

I. Purpose/Background

The purpose of this community presentation was to brief the Kohala community on the progress of the New Kohala Public Library Site Selection Report/Environmental Assessment. HSPLS and the project consultants were invited to give a presentation at the community meeting scheduled by State Senator Malama Solomon and State Representative Dwight Takamine. Senator Solomon introduced Mr. Bart Kane.

II. Opening remarks made by B. Kane:

- A. B. Kane mentioned the recently refurbished Main Library in Honolulu. B. Kane noted that with work completed, Bond Memorial Public Library in Kohala is now (distinguished as) the oldest public library in the State of Hawaii and that the Hawaii State Public Library System is currently evaluating several candidate sites for a replacement to Bond Memorial Public Library.
- B. B. Kane noted that in accordance with the completion of the HSPLS Master Plan and the Policy of Statement of April 1991, no further joint school community library facilities would be considered. B. Kane also noted that while he welcomes input from the community, there is an established Library Advisory group for this purpose. Furthermore, after all the input is in, he (B. Kane) will have the responsibility for making the final decision on the study of the library.

III. Ralph Morita provided a brief overview

- A. R. Morita suggested that any further input should be through the advisory committee and/or the E.A. process in writing. Senator Malama Solomon suggested that the members of the audience who wished to participate in the Library Advisory committee, sign on a sheet that was being distributed.

(Note: Senator Solomon said she would send the names of those selected to participate on the Library Advisory Committee to Ralph Morita and B. Kane.)

- B. Consultants were introduced by Ralph Morita and made a brief presentation covering the 16 potential sites and six candidate sites. (Note: potential Site No. 16 became the sixth candidate, Site F, after the last meeting with HSPLS representatives.) Several members of the audience wanted potential site No. 14, behind Kamehameha Park to become a candidate site. R. Morita noted that this was dropped initially because the consultants in discussions with Chalon, who owns the land, had plans for this area and particularly for the site on the top of the hill overlooking the golf driving range. However, Mike Gomes who was in the audience representing Chalon, said "Chalon would consider donating their land for the library if the community wanted the library there and/or the land next to the school." (i.e., potential site 16/ Candidate Site F.) R. Morita suggested to the consultants that they add potential Site 14, as a candidate site, Site G making a

total now of seven candidate sites. He also suggested to M. Gomes that he put the offer in writing as soon as possible.

- C. Senator Solomon asked that Ralph Morita and the consultants remain on the side after the meeting to meet with those persons who signed up to participate on the Library Advisory committee. R. Morita stated that the Draft Report will be out soon and that all future comments whether they come from the Advisory Committee or other community organizations should be in writing with specific reference to the Draft Report.

IV. Malama Solomon's closing comments

Malama Solomon commended the consultants on their fine work up to this point and suggested that after a review of the Draft Report on the seven candidate sites that it might be better for the Advisory Committee to reduce the list to three when making a recommendation to B. Kane.

- V. **Adjournment.** The meeting was adjourned at 9:00 p.m.

Submitted by Roy Iizaki of Mitsunaga & Associates, Inc. and Dr. Ross Prizzia of MPAC, Inc.

Meeting
on
New Kohala Public Library Site Selection/EA

March 1, 1993
Kohala High and Elementary School
North Kohala, Hawaii

LIST OF ATTENDEES

<u>Name</u>	<u>Organization/Occupation</u>
1. Ross Prizzia	Mitsunaga & Assoc./MPAC, Inc./Consultant
2. Roy Iizaki	Mitsunaga & Assoc./Consultant
3. Ralph Morita	DAGS Planning Branch
4. Bart Kane	Office of State Librarian
5. Maile Lincoln	Kohala High School/Newspaper Editor (student)
6. Raenette Fernandez	Kohala High School/Class President
7. Sally Manulla	DOE personnel/parent
8. Rose Mae Martinson	School counselor/community member/parent
9. Jean DeMercer-Breese	Kohala High & Elementary School/teacher/parent
10. Paul Breese	KHES/student
11. Colleen Pasco	KHES/teacher
12. Manuel Andrihe	Kohala Hospital
13. Carol Fuentes	MAC Kohala
14. Toni Withington	Kohala Community Association
15. Rhonda Ching	DOE/PCNC Facilitator
16. Mac McCurdy	Tax payer
17. Frances Woollard	Nurse practitioner
18. Ruth Ann Nakasone	Kohala Hospital Auxiliary/retired teacher
19. Yoshimi Nakasone	Retired teacher
20. Kathy Ogasawara	Taxpayer
21. Brendalynn J. Fong	Kohala Home Health Care/Office Manager
22. Gilbert Pagat	KHES/Athletic Director
23. Richard Grothmann	Kapaau Post Office/Clerk
24. H. Moana Grothmann	
25. Howard T. Hashimoto	School Librarian
26. Marcelo Pagat	Halaula Annex/Vice Principal
27. Veronica J. Pagat	KHES/teacher/parent
28. Edwin Hoshida	Tax payer
29. Julie Huiltberg	Parent
30. Jim Bryan	Parent
31. Valerie Audree	Teacher/parent
32. Bill Graham	Parent

Preliminary Draft Environmental Assessment for the Site Selection of the
New Kohala Public Library

Meeting Minutes

Tuesday, January 12, 1993
North Kohala Civic Center Court House

I. **Purpose.** A meeting of the North Kohala Community Association (NKCA) Planning Committee was called by Chairperson Toni Withington to provide community input to project consultants on the environmental impact of potential sites for the new Kohala public library. The meeting commenced at 7:05 p.m. with the following in attendance:

<i>Name</i>	<i>Organization</i>	<i>Address</i>	<i>Phone No.</i>
Albert K. Sing		P.O. Box 1373, Kapaau	889-6819
Carolyn Campos-Sing		P.O. Box 1373, Kapaau	889-6819
Kelii Sine		P.O. Box 699, Hawi	884-5130
Ray Chavez		P.O. Box 699, Hawi	884-5130
Catherine Bratt	DOE, Principal, Kohala High and Elementary	P.O. Box 279, Kapaau	889-6221
Matt Grady	Chalon International	P.O. Box 249, Hawi	889-6257
Toni Withington	Kohala Community Assoc.	P.O. Box 76, Hawi	884-5535
Robert Perrell		P.O. Box 414, Hawi	889-3113
Nina Perrell		P.O. Box 1149, Kapaau	889-5436
Julia Rooney	North Kohala Trails and Greenways	P.O. Box 155, Hawi	884-5557
Chuck Pule		P.O. Box 565, Kapaau	889-5283
Mike Gomes	Chalon International	P.O. Box 249, Hawi	889-6257
Joyce Hashimoto	DOE, Kohala High and Elementary	P.O. Box 413, Kapaau	889-6221
Howard Hashimoto	DOE, Kohala High and Elementary	P.O. Box 413, Kapaau	889-6221
Rallene Buchanan	Kohala Community Assoc.	P.O. Box 747, Kapaau	
Fran Pule		P.O. Box 565, Kapaau	889-5283
Ross Prizzia	MPAC, Inc.	Honolulu	522-6066
Terri Kojima	MPAC, Inc.	Honolulu	522-6066

II. **Introduction/Background**

A. NKCA Chairperson Toni Withington's introductory remarks emphasized the NKCA Planning Committee's desire to be involved early in this project by ensuring that community input was considered. She informed the group that the legislature had appropriated funds in 1992 for the initial stages of this project, and this meeting was called to keep the community apprised of the direction being taken. The meeting participants were informed that the main contract had been awarded to Mitsunaga and Associates, Inc. (contact person: Roy Iizaki), and MPAC, Inc. (Ross Prizzia and Terri Kojima), were subcontractors.

B. Consultant Ross Prizzia informed the group that the contract administrator (DAGS) and the Hawaii State Public Library System (HSPLS) coordinators determined community input to be a vital component for the success of this project. Therefore, a Task Force comprised of representatives from various agencies/organizations (library system, DOE, legislature, etc.) was

established to represent community interests. To date, MPAC consultants have worked closely with community-based members of the Task Force as the official representatives for the community group. The Task Force has provided direction on general sites to be considered and advised consultants to use the following criteria when considering potential sites:

- Preferably State land
- Visible from the main road (Akoni Pule Highway)
- Within 3-mile stretch between Hawi and Kapaau

C. NKCA Chairperson Toni Withington emphasized this is only a preliminary environmental assessment of the potential sites for the new public library. Consultant Ross Prizzia informed the group that no official site recommendations had been made to date and welcomed input from the community members. Participants were encouraged to comment on the environmental impact that the new library would have on any of the potential sites being considered and to offer any other sites they thought would be suitable for the new public library.

III. Community Input

A. Type of Library. Participants had a lengthy dialogue on the type of library desired because they had determined that the type of library was a major factor in deciding its location. The options considered were:

- Community-based (library services community)
- School/Community-based (library services both the school and community, similar to the Parker Library in Waimea)
- Two entities (DOE and Community Library) within one facility to share some form of administration but have distinct programs, i.e., separate hours, rooms, collections, etc.

Advantages for a joint school/community-based library included easy accessibility for students, increased funding as a result of combined budgets and an expanded library collection to serve the community and students more efficiently and effectively. There were some concerns, however, over the difficulties being experienced by administrations with separate priorities in a joint-use facility. Other issues involved jurisdiction and hours of operations to effectively service both the student and community populations.

Consultant Ross Prizzia advised the community group that the site issue involving possible joint use has been recognized at the higher levels and will need to be resolved between the Hawaii State Public Library System (HSPLS) and the State Department of Education (DOE). NKCA Chairperson Toni Withington informed the group and consultant verified that, presently, the HSPLS Master Plan conflicts with the Hawaii State and the Hawaii General County Plan on this issue.

At this stage of the process, the project consultants and community participants view this as an unresolved issue. Further discussions were directed and focused on the environmental impact on various potential sites being considered for the library.

B. Potential Sites. Besides the existing Bond Memorial Library the community participants determined the following potential sites to be most feasible:

1. Site of Bond Memorial Library. General consensus of the group was that the existing site and facility were inadequate. The facility is in violation of numerous safety and health standards. Termite infestation, faulty plumbing, inadequate drainage, etc. are reasons renovation is not being pursued. Additionally, the 3,000 s.f. facility does not meet the Library Master Plan

standard of 5,000 s.f. There is a stipulation that if this land is not used for a library, it will be deeded back to the State.

Recommendation: It was suggested by Ms. Katherine Bratt, Principal of Kohala High and Elementary School, that since the Bond Memorial Library has been declared a historic site by the Hawaii Historic Society, it is an ideal facility to accommodate a special Hawaiiana collection and be maintained as a *Historic Library*.

2. Site Across Kohala High and Elementary School (teachers' cottages)

a. Social Impact: Some community members found the close proximity to the school to be a clear advantage because, presently, students and faculty experience the inconvenience of being bussed to and from the Bond Memorial Library for *acceptable* library service. Others commented that a school in close proximity may not be conducive to a quiet, serene library environment.

b. Economical Impact (Costs): There was concern for the cost of infrastructure since the entrance from the main highway is already inadequate. It is an advantage that this site is State land and readily available--no acquisition cost.

c. Traffic Impact: This area is presently experiencing significant traffic congestion, and there were concerns for the safety of students attending adjacent Kohala High and Elementary School and library patrons. Ingress and egress routes would need to be carefully planned. Consultant Ross Prizzia ensured that a thorough traffic study, including parking requirements based on established standards and formulas, would be part of the report.

d. Historical Significance: Consultant asked whether the teachers' cottages were built before World War II. He was advised that they were and noted that the Hawaii Historic Society may need to be contacted.

3. Site Behind North Kohala Civic Center

a. Social Impact: Senior citizens favored this site because it was in close proximity to county agencies and organizations frequented by them. The importance of considering handicapped individuals in the design of the facility was acknowledged. Some participants thought students would be disinclined to frequent a library situated behind the civic center complex. Also, this site is not visible from Akoni Pule Highway, which may not promote maximum usage of the facility.

b. Economical Impact (Costs): Consultant advised that any facility built in an existing public complex would incur less cost since infrastructure and utilities would be set. The participants were apprised that this parcel was County land, and, therefore, an agreement between the County and State would be required for land acquisition.

c. Traffic Impact: There was some concern over the traffic congestion at the one entrance servicing the entire civic center complex.

4. Site Across Kapaau Post Office

a. Social Impact: The main highway fronts this site, and clear visibility encourages maximum usage by passers by. Close proximity to a post office complex is also considered an advantage.

b. Economical Impact (Costs): This parcel is privately owned and would incur an acquisition cost.

c. Traffic Impact: This site is roadside of the main highway and has access through a second road (Kynersley Road), which provides easy accessibility.

C. Unofficial Community Recommendations. NKCA Chairperson Toni Withington presented two issues before the membership and asked for an unofficial, preliminary vote by the Adhoc Committee.

1. After discussing the environmental impacts on the various sites, the community participants unofficially determined that they preferred the site opposite Kohala High and Elementary School for the new Kohala public library, regardless of whether it was a community-based library or a school/community-based library. The unofficial vote result was 13 to 4 in favor of this site.

2. The membership unofficially voted 13 to 1 in favor of a joint-use library facility.

NKCA Chairperson Toni Withington reiterated that this was an unofficial, preliminary vote and not a formal recommendation. The community would be able to continue discussions on these issues.

Consultant Ross Prizzia assured the participants that the NKCA would have future opportunities to review and comment on the document after the draft has been completed. He thanked the members for their input and advised that their comments would be reviewed and incorporated into the final report.

IV. The meeting was adjourned at 10:30 p.m.

Prepared by:
MPAC, Inc.

tk

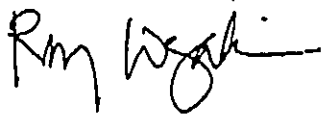
Mitsunaga & Associates, Inc.

doc: 022793a.413

Architecture • Planning • Engineering
747 AMANA ST., SUITE 216 • HONOLULU, HAWAII 96814
TELEPHONE (808) 945-7882 • FAX (808) 946-2583

February 27, 1993

M E M O R A N D U M

To: Mr. Allen Yamanoha, P.E. / Mr. Ralph Morita, P.E., DAGS Planning Branch
From: Roy Iizaki 
Subject: NEW KOHALA PUBLIC LIBRARY - SITE SELECTION / EA
DAGS Job No. 11-12-5966
Reference: MEETING WITH HAWAII STATE PUBLIC LIBRARY SYSTEM,
FEBRUARY 26, 1993 AT MR. BART KANE'S OFFICE

Attending: Mr. Bart Kane, State Librarian, HSPLS
Mr. Clyde Okinaga, Administrative Services Officer, HSPLS
Mr. Lester Chuck, Department of Education, Facilities Coordinator
Mr. Ralph Morita, Section Head/Project Coordinator, DAGS Planning Br.
Ross Prizzia, Mitsunaga & Associates, Inc. / MPAC
David Shima, Sr. Vice President, Mitsunaga & Associates, Inc.
Roy Iizaki, Project Manager, Mitsunaga & Associates, Inc.

1. The purpose of this meeting was to brief Mr. Kane on the progress of the Site Selection Report / Environmental Assessment, and to discuss the agenda for the presentation scheduled for Monday, March 1, 1993, 7:00 p.m. at Kohala. HSPLS and the project consultants were invited to give a presentation at the community meeting scheduled by State Senator Malama Solomon and State Representative Dwight Takamine.
2. C. Okinaga provided an overview of the project scope, goals and procedures, and briefed Mr. Kane on the consultant's progress. Consultant indicated that sixteen (16) candidate sites have been identified and preliminarily evaluated. The evaluation process is continuing, and is to include input from interested persons and agencies. It was evident that the consultant had identified an adequate number of candidate sites; consultant was directed to cease from considering any more sites.
3. Attending the 3/1/93 presentation in Kohala: B. Kane, R. Morita, R. Prizzia, R. Iizaki
4. Project Schedule:
 - a. HSPLS to forward comments to the initial draft Site Selection Report and EA that was submitted at the February 10, 1993 progress meeting held at DAGS. HSPLS

will submit their comments by or about the second week in March. C. Okinaga has forwarded his comments to Gabrielle Casart of the Hawaii Library District for their review and action.

- b. Another meeting will convene shortly after receipt of the comments to the initial draft report and EA; probably in the latter half of March.
- c. As discussed at the February 10 meeting, a community presentation will be given on May 18, 1993, 3:00 p.m. That presentation is scheduled with the Hawaii District Library Advisory Commission.

By the May 18, 1993 community presentation, the consultant will have completed the Preliminary Site Selection Report and EA, including comments and input from HSPLS, community representatives and affected agencies.

At the May 18 community presentation, interested persons and agencies will have the opportunity to review the documents, and will further be asked to submit their review comments for the final Site Selection Report and EA.

5. Presentation at March 1, 1993 meeting in Kohala

- a. Purpose is to provide a concise presentation of project scope, goals and procedures; status. Allow between 5 and 10 minutes to complete the presentation.
- b. Handouts -- Listing of the 16 candidate sites. Display -- map showing the six (6) sites currently being considered as the most likely candidates to be selected.
- c. Apprise the meeting attendees of the project schedule; inform also of the opportune time to submit comments for evaluation and consideration within the site selection process -- when the Preliminary Report and EA are presented at the May 18, 1993 presentation.

cc: HSPLS - Clyde Okinaga
DOE - Lester Chuck
MPAC - Ross Prizzla

Mitsunaga & Associates, Inc.

Architecture • Planning • Engineering
747 AMANA ST., SUITE 216 • HONOLULU, HAWAII 96814
TELEPHONE (808) 945-7882 • FAX (808) 946-2563

Doc: 050192RI.413

NEW KOHALA PUBLIC LIBRARY - SITE SELECTION / EIS

PROJECT INITIATION MEETING - SUMMARY (MINUTES) OF MEETING

Date of Meeting: April 8, 1992
Location: Bond Memorial Library, Kapaau, Hawaii

<u>Participants:</u>	<u>Telephone</u>	<u>FAX</u>
Earl Bethke Project Engineer, Planning Branch, D.A.G.S.	586-0484	586-0482
Clyde Okinaga Administrative Services Officer, HSPLS	586-3700	586-3699
Gabrielle Casart Hawaii Library District Administrator, HSPLS	933-4653	933-4658
Gwynne Logan Waimea Area Librarian, HSPLS	775-7497	775-7789
Betty Chang Library Technician, Bond Memorial Library	889-6729	889-5597
Marvin Sanemitsu Department of Education (representing Senator Malama Solomon)	586-6940	586-6939
Dr. Ross Prizzia EIS/Environmental Mitsunaga & Associates, Inc./MPAC	522-6066	522-6069
Roy Iizaki Project Manager Mitsunaga & Associates, Inc.	945-7882	946-2563

1. Marvin Sanemitsu, representing State Senator Malama Solomon, with a request that consideration be given to placing the new Kohala Public Library on the Kohala High School campus; perhaps as a "Community/School Library":
 - a) The Kohala High School library is also in need of upgrading;
 - b) Funding limitations and current fiscal/revenue concerns, spending construction dollars more efficiently;
 - c) As was done at the Waimea, Keauhou, Mountain View and Laupahoehoe High Community/School libraries -- arrangements and operational requirements could be considered, and managed jointly;
 - d) Suggest that this inquiry or proposal be brought to Mr. Bart Kane's attention -- dialogue can be initiated, in the interest of attaining this objective; and
 - e) Kohala High School's Principal is receptive to this proposal.

2. Clyde Okinaga will forward Senator Solomon's request for State Librarian's (Mr. Bart Kane) consideration. Additionally, the Consultant should consider Senator Solomon's request for considering siting of the library on the Kohala High School property, as it is State-owned property. There is acknowledgement of the cited merits and benefits for situating the new Kohala Public Library on the Kohala High School campus; however, there are several issues which tend to work against this alternative, and will necessitate further evaluation by HSPLS. These include:
 - a) Accessibility - As a facility serving the public, the library must be visible to and readily approachable by the community. It should not be hidden from view, such as in its being placed behind of one of the school buildings. It should not be located in an area which ordinarily requires that "All Visitors Must Report to School Office," which has an effect on usage, nor should it be located within an area which indicates "Gates Locked After __: __ P.M.," or otherwise infers that cars left unattended will be towed away.

Further, as a school library, there will be occasions when classes are held in the facility for study periods and resource/reference gathering exercises; this type of group occupancy does not ordinarily take place in community or public libraries, and may affect public usage (competition for space, distraction).

- b) Perception of Ownership - HSPLS is aware of possible effects on library usage attributable to the public's perception of ownership -- should the new library be situated within school property, there is the appearance that the facility "belongs" to the school; public usage of the library may tend to dwindle.
 - c) Hours of Operation - As a public library, the hours of operation will go beyond the school's; access and restrictions beyond the boundaries of the library proper may become a monitoring concern. Public libraries are open on Saturdays, some on Sundays, Spring Break, after 5:00 p.m., summers, etc.; school libraries are not. This may be a collective bargaining issue regarding teacher/librarian responsibilities.
 - d) "Public Property" - There can be no discrimination toward persons desiring access to the library. Should a person desire to read at a particular table, and the school desires to reserve that area of the library for its classroom activity, then an issue of usage rights and privileges may occur. Should a person desire to "sit on the steps" of the library, and whose presence tends to bother the students in some form or manner, then an issue of that person being deemed an undesirable character on school property may occur.
3. At this time, the Consultant is directed to continue with the site selection process based on the facility remaining as a public library, not a shared School/Community Library.

However, this does not preclude the possibility that the new library could be located adjacent to the Kohala High School campus.

HSPLS will discuss the shared School/Community Library proposal with DOE (Charles Toguchi), Senator Solomon and Mr. Kane.

- 4. Regarding the location of the library adjacent to schools, public parks or other public facilities -- Consultant shall bear in mind accessibility constraints; impacts; and evaluate relationships between them.
- 5. Assume 5,000 Gross Square Feet (GSF) to meet future needs (Note: Master Plan indicates 4,000 GSF as the size of the replacement library).
- 6. No other public use accommodations (meeting rooms, etc.) shall be considered.
- 7. Drive-through provisions not to be considered at this time.

8. "Limits" of Site Selection:

The region serviced by this new library extends from Kawaihae through Hawi and Kapaau, to Pololu Valley Lookout (essentially the northwestern tip of the Island contained by a broad sweeping line drawn from Kawaihae to Pololu Valley Lookout; see accompanying map).

The site selection shall be limited to the area extending from a point approximately three miles west of Hawi, to a point approximately three miles east of Kapaau, and limited to properties generally fronting Akoni Pule Highway (Highway 270).

9. Order of prioritizing candidate sites: State-owned lands, then County-owned lands, then privately-owned lands (one owner).

10. Possible Sites for Consideration:

- a) Mauka of the Civic Center (State-owned land)
- b) At Kohala High School, near teachers' cottages (land area of approximately 15,000 square feet)
- c) Bond Memorial Library could be a candidate site; however its property size is very small, and its having been constructed in 1928 may, due to its historical value, preclude extensive modifications to its structure or appearance. Bond Memorial Library is or may be on the State Register of Historical Places and perhaps cannot be altered nor used for any other purpose other than a public library.

The terms of the deed on which the land was conveyed to the Territory of Hawaii by the Bond Estate stipulated that should the land ever cease to be used solely for public library purposes, then title would revert to the Bond Estate.

These two provisions create a paradox -- unless resolved, they may:

- Require that Bond Memorial Library continue as a public library without extensive modifications; and
- Require that a new, separate public library be constructed elsewhere (duplication of services and facilities, with HSPLS funding of the Bond Memorial Library, regardless of State or Bond Estate ownership).

11. Considerations, General:

a) Negative, when near -

Schools: Students tend to "hang out" at the library.

Parks: Parking becomes a problem; people tend to "hang out" for drinking and other activities.

b) Positive, when near -

Post Offices: People will tend to their business at the post office, stop by at the library and leave for other duties; use the library but not linger.

Shopping Centers: Very good, where the shopping center has lots of parking and the library users will take advantage of the many parking spaces.

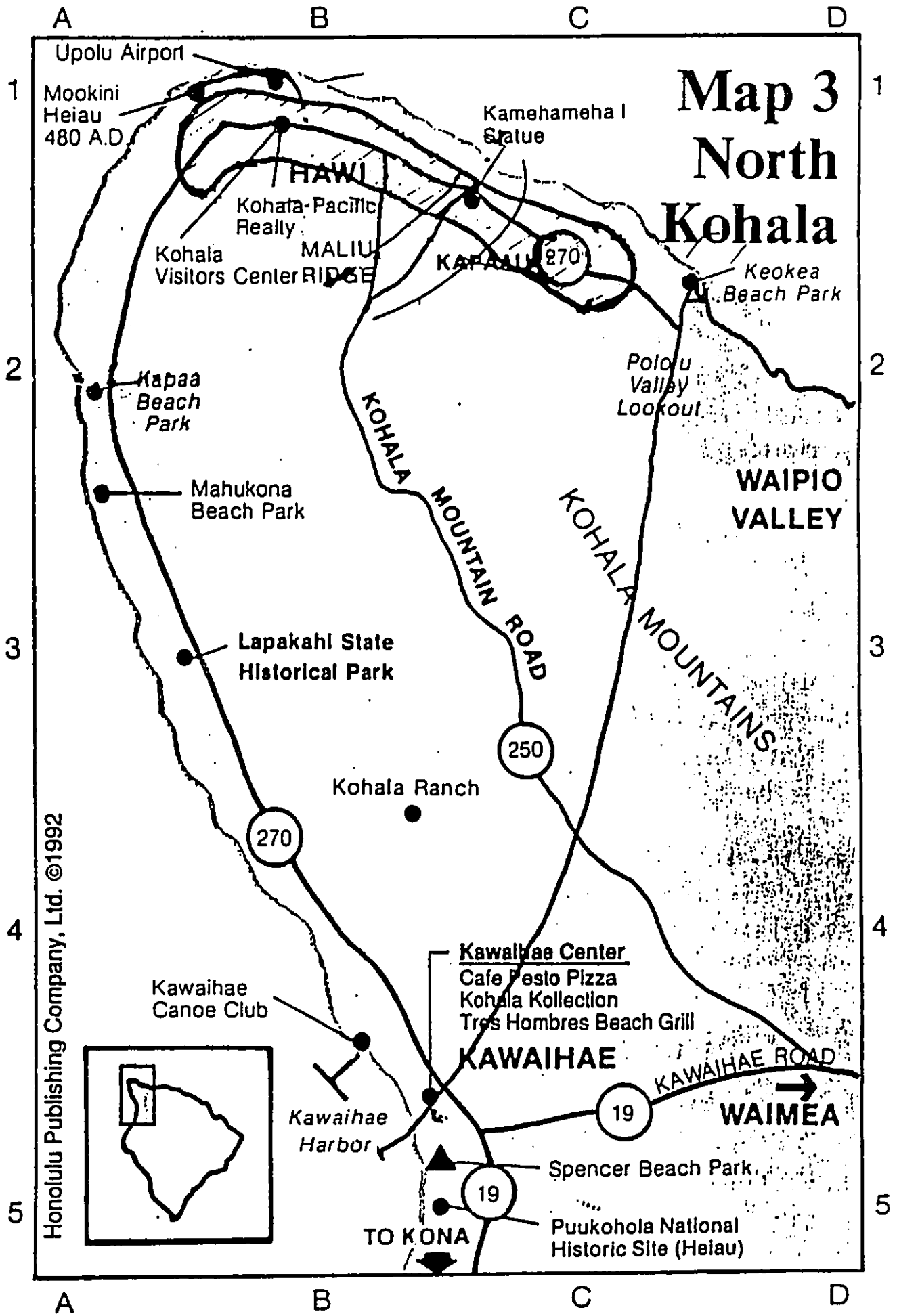
12. Consultant must update population data, projections; consider planned developments in the Kohala region (Chalon International of Hawaii's "North Kohala Master Plan," for example).

13. Communications: All communications shall be made through D.A.G.S. Planning Branch, c/o Mr. Earl Bethke.

Submitted by:

Roy Iizaki 5/12/92

Roy Iizaki



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APPENDIX E

COMMENTS AND RESPONSES TO THE
EIS PREPARATION NOTICE

EIS PREPARATION NOTICE COMMENTS AND RESPONSES

The following agencies, organizations, and individuals were consulted in the review of the EIS Preparation Notice for the Kohala Public Library. A total of 15 letters were received.

<u>Addressee</u>	<u>Date</u>	<u>DAGS Response</u>
<u>Federal Agencies</u>		
• U.S. Department of Agriculture, Soil Conservation Service	07/12/93	not req'd
• Department of the Army, U.S. Army Engineer District, Honolulu	06/07/93	07/23/93
• U.S. Department of the Interior, Fish and Wildlife Services	none	not req'd
<u>State Administration/Agencies</u>		
• The Honorable Malama Solomon, Senator	none	not req'd
• The Honorable Dwight Takamine, Senator	none	not req'd
• The Honorable Jerry Chang, Representative	none	not req'd
• Department of Accounting and General Services	none	not req'd
• Department of Agriculture	none	not req'd
• Department of Business, Economic Development and Tourism	06/16/93	07/26/93
• Department of Education, District Office	none	not req'd
• Department of Education Kohala School principal	none	not req'd
• Department of Education Public Library System	none	not req'd
• Department of Education Bond Library staff	none	not req'd
• Department of Health	07/28/93	08/17/93
• Department of Land and Natural Resources	07/08/93	not req'd
• Department of Land and Natural Resources	08/11/93	08/17/93
• Department of Land and Natural Resources, State Historic Preservation Division	07/21/93	08/10/93
• Department of Transportation	06/30/93	not req'd
• Office of State Planning	none	not req'd
• University of Hawaii, Water Resources Research Center	none	not req'd
• University of Hawaii, Environmental Center	none	not req'd

County of Hawaii Administration/Agencies

• The Honorable Stephen Yamashiro, Mayor, Hawaii County	none	not req'd
• The Honorable Kalani Schutte Chairman, Hawaii County Council	none	not req'd
• Department of Public Works	06/23/93	07/27/93
• Department of Parks and Recreation	none	not req'd
• Department of Research and Development	none	not req'd
• Department of Water Supply	none	not req'd
• Planning Department	06/16/93	07/23/93

Other

• Chalon International of Hawaii, Inc.	06/28/93	07/28/93
• GTE Hawaiian Telephone Co.	06/16/93	07/28/93
• Hawaii Electric Light Co.	none	not req'd
• Historic Hawai'i Foundation, Preservation Review Committee	07/19/93	07/29/93
• Library Advisory Commission (LAC) c/o HSPLS	07/14/93	07/28/93
• Mr. Patrick Ah Yuen	07/23/93	08/10/93
• North Kohala Community Association	none	not req'd
• North Kohala Public Library Task Force	none	not req'd
• The Gas Company	none	not req'd



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF:

Planning Division

June 4, 1993

RECEIVED

JUN 7 8 20 AM '93

DIVISION OF PUBLIC WORKS
TO: State Engr, P.E. [initials]
P.W. Sect, [initials]
Supt. Const. Div. [initials]
Planning Div. [initials]
Dist. Engr. [initials]
Dist. Engr. [initials]
Dist. Engr. [initials]
Dist. Engr. [initials]
Dist. Engr. [initials]
Dist. Engr. [initials]

Mr. Robert P. Takushi
State Comptroller
Department of Hawaii
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Takushi:

Thank you for the opportunity to review and comment on the Environmental Impact Statement Consultation Phase for the Kohala Public Library Project, Kohala, Hawaii. The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

- a. Based on the descriptions of the alternative sites provided in the report, a DA permit will not be required.
- b. According to the enclosed Federal Emergency Management Agency's Flood Insurance Rate Map, panel 155166-0100-C, dated September 16, 1988, the five alternative sites are located in Zone X, unshaded (areas determined to be outside of the 500-year flood plain).

Sincerely,

James O. Decker
Kisuk Cheung, P.E.
Director of Engineering

Enclosure



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96810

JUL 23 1993

Mr. Kisuk Cheung
Director of Engineering
Department of the Army
U. S. Army Engineering District, Honolulu
Building 230
Fort Shafter, Hawaii 96858-5440

Dear Mr. Cheung:

Subject: Kohala Public Library
EIS Consultation Phase

In response to your June 4, 1993 comments regarding the subject project, we provide the following responses:

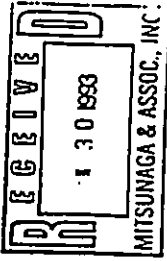
1. We acknowledge that a Department of the Army permit is not required for any of the five sites.
2. Your input regarding the location of Sites 1 through 5 within Zone X, unshaded (areas determined to be outside of the 500-year flood plain) as shown on the Flood Insurance Rate Map (FIRM) will be included in the EIS.

We appreciate your input for this project.

Very truly yours,
Gordon Matsuo
GORDON MATSUOKA
State Public Works Engineer

AY:jk

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD LINEBASAMI
DEPUTY COMPTROLLER
LETTER NO. (P)1543.3





**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

Central Postal Route, 229 South Street, 9th Floor, Honolulu, Hawaii
 Mailing Address: P.O. Box 2342, Honolulu, Hawaii 96810 Telephone: (808) 534-3300 Fax: (808) 534-3377

JOHN YAMANOKA
 General Services
 Director
 JOHN YAMANOKA
 General Services
 Director
 JOHN YAMANOKA
 General Services
 Director
 JOHN YAMANOKA
 General Services
 Director

JOHN WAREE
 Director



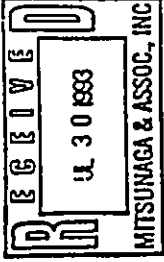
**STATE OF HAWAII
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES**

P. O. BOX 111, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI
 Comptroller

LLOYD L. UHEBASAMI
 Deputy Comptroller

LETTER NO. (P) 1553.3



JUL 26 1993

June 14, 1993

Mr. Allen Yamanoha
 Project Coordinator
 Department of Accounting and
 General Services
 Public Works Division
 P. O. Box 119
 Honolulu, Hawaii 96810

Dear Mr. Yamanoha:

The Department of Business, Economic Development & Tourism is pleased to submit the enclosed comments on the EIS Preparation Notice for the Kohala Public Library.

The comments were provided by the Land Use Commission. Questions regarding these comments may be directed to Esther Ueda, LUC Executive Officer, at 587-3826.

Thank you for the opportunity to comment.

Sincerely,

Mufi Hannemann
 Mufi Hannemann

Enclosure

Honorable Mufi Hannemann
 Director
 Department of Business,
 Economic Development, and Tourism
 State of Hawaii
 Honolulu, Hawaii

Dear Mr. Hannemann:

Subject: Kohala Public Library
 EIS Consultation Phase

Thank you for your June 14, 1993 letter forwarding comments from the State Land Use Commission on the subject project. Our responses to the comments are as follows:

1. Your confirmation of the location of Sites A through F shown in Figures 2 through 6 in the EISPP is appreciated.
2. The tax key map designation of Site E will be revised to THK 5-4-09:por. 01.

We appreciate your input for this project.

Very truly yours,

Robert P. Takushi
 ROBERT P. TAKUSHI
 State Comptroller

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 DIV. OF PUBLIC WORKS

ENCLOSURE
 State P.W. Div. - Regional
 P.W. Sec. - Regional
 State P.W. Div. - State
 P.W. Sec. - State
 Planning Div. - State
 P.W. Div. - State
 Design Div. - State
 State P.W. Div. - State
 P.W. Sec. - State
 State P.W. Div. - State
 P.W. Sec. - State



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
1001 Ala Moana Building
211 Merchant Street
Honolulu, Hawaii 96813
Telephone 551-3423

PLANNING
DEPARTMENT

LETTER NO. 4
DELEGATED OFFICE

June 8, 1993

SUBJECT: EIS preparation notice for the Kohala Public Library
(North Kohala, Hawaii)

We have reviewed the subject EIS preparation notice and have the following comments:

- 1) We confirm that the proposed candidate sites as shown on figures 2-6 of the EIS preparation notice are located as follows:
 - A) Candidate Site A is located within the State Land Use Urban District. (figure 2)
 - B) Candidate Site B is located within the State Land Use Urban District. (figure 3)
 - C) Candidate Site C is located within the State Land Use Urban District. (figure 4)
 - D) Candidate Site D is located within the State Land Use Agriculture District. (figure 5)
 - E) Candidate Site E is located within the State Land Use Agriculture District. (figure 6)
- 2) The location map of Candidate Site E (figure 6) provides an inaccurate Tax Map Key number. The table on page 1 reflects the appropriate TRK number for Candidate Site E, TRK: 5-4-09: 01. This discrepancy should be clarified in subsequent documents.

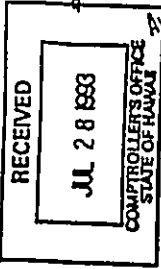
We have no other comments to offer at this time.

EU:KEH:th

JOHN WADSWORTH
COMPTROLLER OF ACCOUNTS



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3078
HONOLULU, HAWAII 96813



Memo

JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

JOHN WADSWORTH
COMPTROLLER

RECEIVED
DIV. OF PUBLIC HEALTH
DATE: 7/28/93
98-1627/90

To: The Honorable Robert P. Takushi
State Comptroller

From: John C. Lewin, M.D.
Director of Health

Subject: Environmental Impact Statement Preparation Notice (EISPN)
Kohala, Public Library
North Kohala, Hawaii

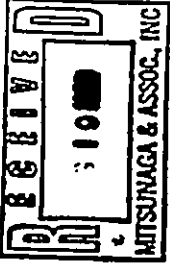
July 26, 1993



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 110, HONOLULU, HAWAII 96813

LETTER NO. (P)1600.3

AUG 17 1993



Honorable John Lewin
Director
Department of Health
State of Hawaii
Honolulu, Hawaii

Dear Dr. Lewin:

Subject: Kohala Public Library
EIS Consultation Phase

Thank you for allowing us to review and comment on the subject document. We have the following comments to offer:

Wastewater

The document proposes the construction of a new public library to serve primarily the Hawi, Kapaau, Halawa, and Kiulii areas in North Kohala on the Island of Hawaii. However, as wastewater treatment and disposal has not been adequately addressed, we will refrain from any further comments until it has been addressed.

We would like to see all sites ultimately severed by the County sewer system. However, if there are no sewers available, we will require the construction of a non-cesspool, treatment individual wastewater treatment system to be constructed on-site.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems," and we reserve the right to review these detailed wastewater plans.

If you should have any questions on this matter, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4290.

Noise

The facility should be designed to minimize potential noise impacts on adjacent residences from stationary equipment such as air conditioning units.

Please note that the provisions of the Department of Health's Administrative Rules, Chapters 11-42 and Chapter 11-43 (noise rules) apply only to the island of Oahu. However, mitigative measures for minimizing noise disturbances from construction activities should also be implemented on the neighbor islands.

Thank you for your July 26, 1993 comments regarding the subject project. Our responses to your comments are as follows:

1. Wastewater:

- a. The draft EIS will address wastewater treatment and disposal in detail.
- b. The draft EIS will state that there are no sewers available and the Department of Health will require a non-cesspool, individual wastewater system to be constructed on-site.
- c. All wastewater plans will be in conformance to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems" and the DOH will be given the opportunity to review these detailed wastewater plans.

2. Noise:

- a. Your comments regarding the design of the facility to minimize potential noise impacts on adjacent residences from stationary equipment such as air conditioning units are appreciated. This will be addressed during the design phase of the project.

The Honorable Robert P. Takushi
July 26, 1993
Page 2

Honorable John Lewin
Page 2

Ltr. No. (P)1600.3


Underground Storage Tanks

If the proposed Kohala Public Library involves the installation and/or removal of underground storage tanks (USTs), these USTs may be regulated in accordance with the technical standards and financial responsibility regulations of 40 CFR Part 280.

Owners of newly installed USTs must notify our Underground Storage Tank (UST) Section of the existence of such USTs within 30 days of installation. The installation of UST systems containing flammable and combustible liquids is also subject to regulation by the County Fire Departments. In this case, the Hawaii County Fire Department should be contacted regarding county requirements that govern UST systems.

If you should have any questions on this matter, please call Charley Langer of our Underground Storage Tank Section at 586-4246.

Very truly yours,


JOHN C. LEMIH, M.D.
Director of Health

c: Wastewater Branch
Noise & Radiation Branch
Solid and Hazardous Waste Branch

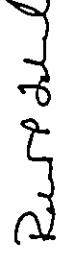
b. We acknowledge that the provisions of the Department of Health's Administrative Rules, Chapters 11-42 and 11-43 (noise rules) apply only to the island of Oahu and appreciate your concern for also implementing mitigative measures for minimizing noise disturbances from construction activities on the neighbor island. Accordingly, the draft EIS includes mitigative measures for minimizing noise disturbances from construction activities on this Kohala Public Library project.

3. Underground Storage Tanks:

Thank you for the information regarding underground storage tanks. The proposed Kohala Public Library will not involve the installation and/or removal of underground storage tanks.

We appreciate your input for this project.

Very truly yours,


ROBERT P. TAKUSHI
State Comptroller

Department of Natural Resources



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JUL 8 8 04 AM '93
STATE OF HAWAII
DIVISION OF LAND AND NATURAL RESOURCES
P. O. BOX 421
HONOLULU, HAWAII 96809

OFFICE OF LAND AND NATURAL RESOURCES
DIVISION OF LAND AND NATURAL RESOURCES
JOB # 17, 47701111, 8
COMPL. NUMBER

AQUACULTURE DEVELOPMENT PROGRAM
AGRICULTURE RESOURCES
LAND AND NATURAL RESOURCES
CONSERVATION AND RECREATION
ENVIRONMENTAL AFFAIRS
RESOURCES EMPLOYMENT
CONSERVATION
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

REF: OCEA:SKK

JUL 7 1993

FILE NO.: 93-631
DOC. NO.: 3063

MEMORANDUM

TO: The Honorable Robert P. Takushi, Comptroller
Department of Accounting and General Services

ATTN: Mr. Allen Yamanaka
Project Coordinator

FROM: KEITH W. ABLE, Chairman
Department of Land and Natural Resources

SUBJECT: Environmental Impact Statement Preparation Notice (EISIN):
Kohala Public Library (Job No. 11-36-5966), Kohala, Hawaii,
TRG: various

We have reviewed the EISIN information for the subject library project transmitted by your letter dated May 26, 1993, and have no objections or comments to offer at this time.

We will forward our Historic Preservation Division comments as they become available.

Thank you for the opportunity to comment on this matter.

Please feel free to contact Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

(No response required at this time.)

DIVISION OF LAND AND NATURAL RESOURCES
JUL 7 1993
P. O. BOX 421
HONOLULU, HAWAII 96809

GOVERNMENT OF HAWAII



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AUG 11 7 52 AM '93
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 431
HONOLULU, HAWAII 96809

DEPARTMENT OF LAND AND NATURAL RESOURCES
BOARD OF LAND AND NATURAL RESOURCES
CHAIRMAN
JOHN WAIHEE
GOVERNOR

AGRICULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CIVIL ENGINEERING
CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSTRUCTION AND RESOURCES EMPLOYMENT
COMPLIANCE
CULTURAL RESOURCES
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

FILE NO.: 93-631A
DOC. NO.: 3275

AUG 10 1993

MEMORANDUM

TO: The Honorable Robert P. Takushi, Comptroller
Department of Accounting and General Services

ATTN: Mr. Allen Yamanoha
Project Coordinator

FROM: *John P. Kappela*
Mr. Keith W. ABUE, Chairperson
Department of Land and Natural Resources

SUBJECT: Environmental Impact Statement Preparation Notice (EISPN):
Kohala Public Library (Job No. 11-36-5966), Kohala, Hawaii,
TKK: various

The following are our Historic Preservation Division's (HPD) comments on the subject parcel which supplement those forwarded in our previous memorandum dated July 7, 1993.

Historic Preservation Division

Our Hilo Office staff archaeologist, Marc Smith, conducted a field check of the proposed locations on March 12, 1993. Based on his observations and records we have in our files, we find that the following recommended locations: 1) adjacent to Aomoi Pule Highway at TKK: 5-3-08: 48 and, 2) above the driving range at Kamehameha Park at TKK: 5-4-09: 1, will have "no effect" on historic sites.

The Bord Memorial Library (TKK: 5-4-05: 30) is a historic building and locating the library on this building's site could have an effect. Our office would have to closely inspect all plans should this alternative be considered to ensure "no adverse effect" to the building. In addition, we are concerned as to the future use of this building, should the library no longer occupy it.

The location across the Kapeau Post Office at TKK: 5-4-07: 1 and 2 appears to contain remnants of a historic structure. A library in this area may have an effect on historic sites. If this location is selected, then the parcel will have to undergo an archaeological inventory survey to determine if significant historic sites are present prior to any library construction. The findings of the survey will have to be submitted in



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96819

AUG 17 1993

Honorable Keith Abue
Chairperson
Department of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Abue:

Subject: Kohala Public Library
EIS Consultation Phase

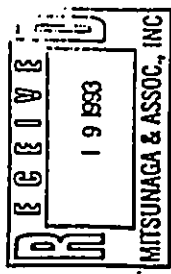
Thank you for your August 10, 1993 comments on the subject project. Your State Historic Preservation Division has already submitted similar comments to us and we have responded accordingly as shown on our attached August 10, 1993 letter (PI595.3).

If there are any questions on this matter, please have your staff call Mr. Allen Yamanoha of the Public Works Division at 586-0483.

Very truly yours,
Robert P. Takushi
ROBERT P. TAKUSHI
State Comptroller

Attachment

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD L. UHEBASAM
DEPUTY COMPTROLLER
LETTER NO. (P)1601.3



Mr. Takushi

-2-

93-631a

report format to our office for review and comment. If significant historic sites are present, a mitigation plan will have to be approved by our office also.

The location adjacent to the Hawi Post Office (DK: 5-5-02:23) does raise some concerns as the building containing the post office may be a historic building eligible for nomination to the Hawaii State Register of Historic Places under criterion A (that is, associated with events that have made an important contribution to the broad patterns of the history of North Kohala). If the building is determined to be significant, the construction of a library adjacent to this structure may have an effect and our office will have to review construction plans for the library to ensure that "no adverse effect" would result.

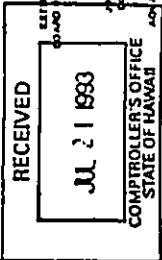
We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to contact Kanalei Sham at our Historic Preservation Division, at 587-0007, should you have any questions.

JOHN WAHNEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813



LETTER CHALLENGE
LAND AND NATURAL RESOURCES
DENIES
JOHN P. TAKUSHI
DONA L. HUNGER
AND
LOCAL DEVELOPMENT
PROGRAM

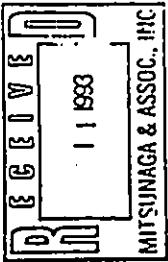
AQUATIC RESOURCES
ADMINISTRATION AND
CONSERVATION AND
RECREATION
CONSERVATION AND
RECREATION
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

JOHN WAHNEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 111, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD UHEBASAMI
DEPUTY COMPTROLLER
LETTER NO. (P)1595.3



AUG 10 1993

Mr. Don Hibbard
Administrator
State Historic Preservation
Division
Department of Land and
Natural Resources
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Dear Mr. Hibbard:

Subject: Kohala Public Library
EIS Consultation Phase

Thank you for your July 20, 1993 comments regarding the subject project. Our responses to your comments are as follows:

1. You will be informed should the Bond Memorial Library (THK 5-4-05:03) be the alternative considered so that your office may closely inspect all plans to ensure a "no adverse effect" to the building. Additionally, you will be kept apprised of the future use of this building, should the library no longer occupy it.
2. Should the location across from the Kapaa Post Office (THK 5-4-07:01 and por. 02) be the location recommended, the parcel will undergo an archaeological inventory survey prior to any library construction and the findings of the survey will be submitted in report format to your office for review and comment. Additionally, a mitigation plan will be submitted to your office for approval if significant historic sites are present.
3. Should the location adjacent to the Hawi Post Office (THK 5-5-02:por. 23) be the alternative considered, the construction plans for the library will be submitted to your office for review to ensure that "no adverse

MEMORANDUM

TO: Robert P. Takushi, State Comptroller
Department of Accounting and General Services

FROM: Don Hibbard, Administrator
State Historic Preservation Division

SUBJECT: Chapter 6E (HRS) Compliance-Proposed Locations for New-Kohala Public Library (Letter [P]1350.3)
Multiple Ahupua'a, North Kohala,
TMK: 5-4-05: 030; 5-4-07: 001 & 002; 5-5-02: 023; 5-5-08 048;
and 5-4-09: 001

LOG NO: 853
DOC NO: 99074504
DATE: 7/20/93
TIME: 2:54 PM
BY: [Signature]
ADDRESS: [Signature]

Our office has already reviewed the subject action for OCEA. We repeat below our comments to that office. Please contact Kanalei Shun if your office should have any further questions.

Our Hilo Office staff archaeologist, Marc Smith, conducted a field check of the proposed locations on March 12, 1993. Based on his observations and records we have in our files, we find that the following recommended locations: 1) adjacent to Akoni Pule Highway at TMK: 5-5-08: 048 and 2) above the driving range at Kamehameha Park at TMK: 5-4-09: 001, will have "no effect" on historic sites.

The Bond Memorial Library (TMK: 5-4-05: 030) is a historic building and locating the library on this building's site could have an effect. Our office would have to closely inspect all plans should this alternative be considered, to ensure a "no adverse effect" to the building. In addition, we are concerned as to the future use of this building, should the library no longer occupy it.

The location across from the Kapaa Post Office at TMK: 5-4-07: 001 and 002 appears to contain remnants of a historic structure, and a library in this area may have an effect on historic sites. If this location is selected, then the parcel will have to undergo an archaeological inventory survey to determine if significant historic sites are present prior to any library construction. The findings of the survey will have to be submitted in report format to our office for review and

Robert Takushi
Page 2

comment. If significant historic sites are present, a mitigation plan will have to be approved by our office also.

The location adjacent to the Hawi Post Office (TMK: 5-5-02: 023) has some concerns as the building containing the post office may be a historic building eligible for nomination to the Hawaii State Register of Historic Places under criterion A (that is, associated with events that have made an important contribution to the broad patterns of the history of North Kohala). If the building is determined to be a significant, the construction of a library adjacent to this structure may have an effect and our office will have to review construction plans for the library to ensure that "no adverse effect" would result.

KS:amk

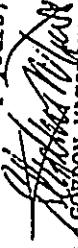
Mr. Don Hibbard
Page 2

Ltr. No. (P)1595.3

effect" would result to the adjacent building containing the post office.

We appreciate your input for this project.

Very truly yours,


GORDON KATSUYOKA
State Public Works Engineer

AY:jy

cc: Mr. Clyde Okinaga, HSPLS
Mr. Roy Iizaki

Stephen K. Yamashiro
Mayor

RECEIVED
JUN 23 8 11 AM 1993



County of Hawaii

DEPARTMENT OF PUBLIC WORKS
15 Aupuni Street, Room 202 - Hilo, Hawaii 96720-4252
(808) 941-4321 - Fax: (808) 948-7124

June 21, 1993

MR ALLEN YAMANOHA
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
PUBLIC WORKS DIVISION
P O BOX 119
HONOLULU HI 96810

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Kohala Public Library
North Kohala, Hawaii
DAGS Job No. 11-36-5966
Report Dated May 17, 1993

We have reviewed the subject report and provide you with our comments as follows:

1. All sites, with the exception of Site "A", are proposing subdivision actions. Subdivisions shall be in conformance with Chapter 23; Subdivision, of the Hawaii County Code.
2. Buildings shall conform to all requirements of codes and statutes pertaining to building construction.
3. All development generated runoff shall be disposed on site and shall not be directed toward any adjacent properties.
4. All earthwork and grading shall be in conformance with Chapter 10; Erosion and Sedimentation Control, of the Hawaii County Code.
5. All sites, with the exception of Sites "B" and "E", are fronting or adjacent to roadways which are under the jurisdiction of the State Department of Transportation (SDOT). Access requirements at these sites shall meet with SDOT.

Site "B" is fronted by Hawi-Huliif Road (State Highway) along the northern boundary, and Kymersley Road (County Road) along the eastern boundary. Access requirements shall meet with the respective agencies.

Donna Fay K. Kiyosaki
Chief Engineer
Riley W. Smith
Deputy Chief Engineer

JOHN WARDEN
CO-ORDINATOR

TO: DIRECTOR OF PUBLIC WORKS

7:50 PM E-1

J.W.S.

Duff Serr. Br.

Planning Br.

Proj. Insp. Br.

Dist. B

Off. Br.

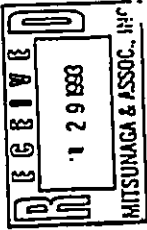
Const. Eng.

Off. Serv. Br.



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
15, 808 11th, HONOLULU, HAWAII 96819

ROBERT P. FAUGHN
COMPTROLLER
LLOYD L. UEBELMAN
DEPUTY COMPTROLLER
LETTER NO. (P)1559.3



JUL 27 1993

Mr. Galen H. Kuba
Acting Division Chief
Engineering Division
Department of Public Works
County of Hawaii
25 Aupuni Street, Room 202
Hilo, Hawaii 96720-4252

Dear Mr. Kuba:

Subject: Kohala Public Library
EIS Consultation Phase

Thank you for your June 21, 1993 comments regarding the subject project. Our responses to your comments are as follows:

1. We will comply with all County zoning, standards, and local building codes and rules.
2. The State Department of Transportation has been apprised of the project plans and has no comments to offer at this time. They will be requested to comment on our draft EIS and will be consulted during the design phase for the selected site.
3. The tax map key designation will be revised to TRX 5-4-09:por. 01 in Figure 6.

We appreciate your input for this project.

Very truly yours,
Gordon Matsudaka
GORDON MATSUOKA
State Public Works Engineer

AY:JK
cc: Mr. Lester Chuck, DOE
Mr. Roy Iizaki, Mitsunaga & Associates, Inc.

Letter to Allen Yamanoha
Page 2
June 21, 1993

Site "E" has access via a County road and State highway. Access requirements at the intersection with Hwi-Niuliff Road shall meet with S00T. (The TRX to Figure 6 is in error. We believe it should be 5-4-09: 01.)

Should there be any questions concerning this matter, please feel free to contact Mr. Casey Yanagihara in our Engineering Division at 961-8327.



GALEN H. KUBA, Acting Division Chief
Engineering Division

CKY:byf

cc: Planning Department
ENG-KON

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

JOHN WAHLEE
GOVERNOR



ROBERT P. TAKUSHI
COMPTROLLER

LLOYD I. UREBASAMI
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 115, HONOLULU, HAWAII 96810

LETTER NO. (P)1557.3

RECEIVED

JUN 16 1 33 PM '93

COUNTY OF HAWAII

PLANNING DEPARTMENT
25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4112
(808) 941-2228 • Fax (808) 941-9615

June 14, 1993

Mr. Robert P. Takushi
State Comptroller
State Department of Accounting
and General Services
P. O. Box 119
Honolulu, HI 96810

Dear Mr. Takushi:

EIS Preparation Notice (EISPN)
Proposed Kohala Public Library
EIS Consultation Phase

We have reviewed the subject EISPN for the proposed Kohala Public Library and provide the following comments:

1. The EIS should discuss the criteria used for selecting these five sites.
2. The EIS should also include a narrative type format in the discussion section for the relationship to plans, policies and controls. This section should address the relationship of the proposed project to the State and County plans and policies.
3. The EIS should describe a more detailed conceptual development project.
4. As indicated, Site B may have archaeological features. A final archaeological survey report should be included in the EIS.

Thank you for the opportunity to provide comments on the proposed Kohala Public Library.

Sincerely,

Virginia Goldstein
VIRGINIA GOLDSTEIN
Planning Director

AK:mjh/9479D

SECTION OF PUBLIC WORKS
CITY OF HONOLULU

19	Site Plan	Approved
	PM Sec	Spa
27	Sub Serv. Br.	Info
	Planning Br.	AS - PM
	Proj. Mgmt. Br.	Site Mgt.
	Design Br.	Concepts
	Inspection Br.	Envtl. E.
	Qual. Cont. Eng.	Permit
	Landscaping Serv. Br.	

JUL 23 1993

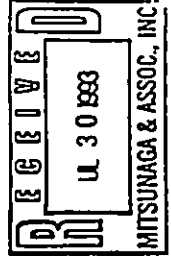
Ms. Virginia Goldstein
Planning Director
Planning Department
County of Hawaii
25 Aupuni Street, Room 109
Hilo, Hawaii 96720-4252

Dear Ms. Goldstein:

Subject: Kohala Public Library
EIS Consultation Phase

Thank you for your June 14, 1993 comments regarding the subject project. Our responses to your comments are as follows:

1. The criteria for the site selection will be described and discussed in more detail in the draft EIS.
2. The draft EIS will include a narrative type format in the discussion section for the relationship to plans, policies and controls. This section will address the relationship of the proposed project to the State and County plans and policies.
3. The EIS will get involved in some conceptual aspect of the project but detailed conceptual development of the project will be done in a later stage of the project.
4. During the site selection and EIS process, we will conduct an archaeological reconnaissance survey of the alternative sites. An archaeological inventory survey will be conducted for the selected site if required by the Department of Land and Natural Resources.

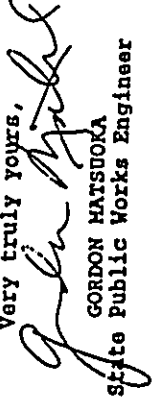


Ms. Virginia Goldstein
Page 2

Ltr. No. (P)1557.3

We appreciate your input for this project.

Very truly yours,


GORDON MATSUOKA
State Public Works Engineer

AY:jk

CHALON INTERNATIONAL of Hawaii, Inc.
P.O. BOX 249 HAWAII, HAWAII 96719 - TELEPHONE: (808) 849-5237 - FAX: (808) 849-5232

June 24, 1993

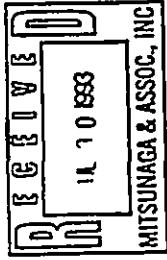
Department of Accounting and General Services
Public Works Division
P.O. Box 119
Honolulu, HI 96810

SUBJECT: KOHALA PUBLIC LIBRARY - COMMENTS ON THE EIS PREPARATION NOTICE

Dear Mr. Allen Yamanoha:

Thank you for sending Chalon International of Hawaii, Inc. a copy of the subject preparation notice. We offer the following comments for your inclusion in the subsequent draft environmental impact statement (EIS):

1. The draft EIS should contain a full discussion about the site selection process and exactly how the 16 potential sites were narrowed down to five sites. Additionally, it would be appropriate to discuss certain site selection criteria and how each criteria were weighted in making the selection. This discussion is relevant because from a use standpoint, a site closest to the Kohala Elementary School or High School would obtain the greatest use and benefits for the residents. This does not mean that the library should be on the school grounds, but it should be within close walking distance. The current five site locations do not consider this factor.
2. It would be wise to conduct flora and fauna studies on the candidate sites instead of assuming that the existence of such species is "highly unlikely".
3. Under findings and reasons supporting the determination it would be more complete and accurate to include the full range of considerations why and EIS is required as spelled out in Chapter 343 HRS.
4. Figure 1, Location Map, is inaccurate. Site "E" is located in the wrong area, it should be located closer to Site "A". It would be helpful to utilize a slightly more detailed location map and smaller dots.
5. Why do the candidate sites vary in size from 25,600 square feet up to 28,000 square feet, particularly when these sites need to be subdivided from a larger parcel. Wouldn't they be all the same size as required by the State Library specifications?



JOHN WAIKANE
GOVERNOR

Ma...

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JUN 28 9 04 AM '93

DIR. OF PUBLIC WORKS
DAGS



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96819

JUL 28 1993

Mr. Matthew Grady
Planner
Chalon International of Hawaii, Inc.
P. O. Box 249
Hilo, Hawaii 96719

Dear Mr. Grady:

Subject: Kohala Public Library
EIS Consultation Phase

Thank you for your June 24, 1993 comments on the subject project. Our responses to your comments are as follows:

1. The draft EIS will discuss the full site selection process and will discuss the criteria used in selecting the candidate sites. The criteria for site selection are not weighted because we feel it would be highly subjective and often gives the impression of being engineered to favor a particular site. Additionally, the rationale for the weight assigned to each criterion would be difficult to defend.
2. The draft EIS will fully discuss the flora and fauna.
3. The draft EIS will include the full range of considerations as to why the EIS is required as spelled out in Chapter 343 HRS.
4. The Figure 1 location map will be replaced with a larger map and the sites will be located relatively in the correct position to each other.
5. The draft EIS will revise the lot sizes to 23,000 square feet, plus or minus. The exact size will be determined at the time of land acquisition.

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD I. UHEBASAMI
DEPUTY COMPTROLLER
(P) 1564

Sup. P.W. Dir.	Approved
Dir. Sec'y	SA
State Sec'y	SA
Planning Dir.	SA
Proj. Mgmt. Dir.	SA
Design Dir.	SA
Proc. Dir.	SA
Legal Coun. Dir.	SA

COMMENTS ON KOHALA LIBRARY
EIS PREPARATION NOTICE
June 23, 1993
Page 2

6. We trust that any subconsultants hired through Mitsunaga & Associates, Inc. to undertake this EIS have professional qualifications to carry out their work in a competent manner and that such consultants and subconsultants will be listed in the preparers section of the draft EIS.

Thank you for the opportunity to provide comments at this time. We look forward to further correspondence on this important community project.

Sincerely,

Matthew Grady
Matthew Grady
Planner

CHALON INTERNATIONAL OF HAWAII, INC.

b6
b7c

Mr. Matthew Grady
Page 2

Mr. No. (P)1564.3

6. A draft EIS will include a list of preparers of this document.

We appreciate your input for this project.

Very truly yours,
Gordon Matsunaga
GORDON MATSUNAGA
State Public Works Engineer

AY:jk
cc: Mr. Lester Chuck, DOE
Mr. Roy Iizaki, Mitsunaga & Associates, Inc.

441

GTE Hawaiian Tel

Beyond the call

GTE Hawaiian Telephone Company Incorporated
P.O. Box 119, Honolulu, Hawaii 96810 (808) 935-8411

RECEIVED

JUN 16 8 17 AM '93
DIV. OF PUBLIC WORKS
JUN 7 8 25 AM '93
DIV. OF PUBLIC WORKS

June 4, 1993

Department of Accounting and General Services
Public Works Division
P. O. Box 119
Honolulu, Hawaii 96810

Subject: Construction Timetables

Dear Mr. Takushi:

Thank you for allowing us to review and comment on the Kohala Public Library - EIS Consultation Phase which you are engineering. Your plans have been received and put on file.

In order to help you, as well as GTE Hawaiian Tel, meet the specified service date, we please request that the attached construction timetable sheet be completed.

Please note that an integral part of our review process depends on the ultimate line requirements be specified. With this information, we can adequately size the support structures for the project, line requirements of the project. Also it is important to specify the scheduled date of construction and the expected completion date of the project.

Your project will be accessed upon receipt of the timetable. Therefore, your prompt and accurate response will be very helpful.

If you have any questions or problems in meeting our request, please contact Bruce Ushijima at 933-6488.

Thank you very much.

Sincerely,


Gordon Yadao
Supervising Engineer

GX/BU/mel

Enclosure
cc. F. Kahalioumi
TPS # 93052

DEPARTMENT OF PUBLIC WORKS
JUN 14 12 11 PM '93
JUN 14 12 11 PM '93
HAWAII PUBLIC WORKS DIVISION
P.O. BOX 119 HONOLULU, HAWAII 96810

RECEIVED
JUN 10 1993
MITSUNAGA & ASSOC., INC.



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD L. UHEBASAMI
DEPUTY COMPTROLLER

LETTER NO. (P) 1563.3

JUL 28 1993

Mr. Gordon Yadao
Supervising Engineer
GTE Hawaiian Telephone
Company, Inc.
P. O. Box 4249
Hilo, Hawaii 96720

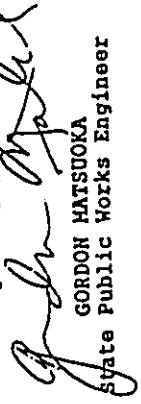
Dear Mr. Yadao:

Subject: Kohala Public Library
EIS Consultation Phase

Thank you for your June 4, 1993 comments on the subject project. The information you requested on the attached construction timetable form will be submitted after the site is selected.

We appreciate your input for this project.

Very truly yours,


GORDON HATSUOKA
State Public Works Engineer

AY:jk

Attachment
cc: Mr. Lester Chuck, DOE w/attachment
Mr. Roy Iizaki, Mitsunaga & Associates, Inc. w/attachment

6-1188 (2/78)

To Whom It May Concern:

Subject: Project/Development Telephone Requirements

GTE Hawaiian Tel would like to assist you in the design of the telephone facilities for your project. In order to update our files, we need you to fill in the project information below and mail it to our office in Hilo. Should you have any questions regarding the required support structure of GTE Hawaiian Tel's facilities, please feel free to contact Engineering at 833-6468.

Project Name: _____
Address: _____
Tax Map Key: _____ Type of Building: _____
Owner/Developer: _____
Mailing Address: _____
Phone Number (____) _____
Electrical Engineer: _____
Mailing Address: _____
Phone Number (____) _____
General Contractor: _____
Mailing Address: _____
Phone Number (____) _____
Electrical Contractor: _____
Mailing Address: _____
Phone Number (____) _____

Construction Dates Start: _____ Complete: _____
No. of lines required during construction: _____
Occupancy Date: _____ Ultimate Line Requirements: _____
Completion of BICo Support Structures: _____



RECEIVED
8 03 AM 1993
STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

Historic Hawaii Foundation

July 16, 1993
Mr. Allen Yamanoha
Department of Accounting and General Services
P. O. Box 119
Honolulu, HI 96810

Re: Bond Memorial Library and the EIS Preparation Notice regarding site selection for a new library in Kohala, Hawaii

Dear Mr. Yamanoha:

The Historic Hawaii Foundation Preservation Review Committee (PRC) supports the retention and restoration of the historic Bond Memorial Library. The structure holds historic significance and represents an important period in the history of the Big Island. It has been well used as a community resource, and is a much needed historical and cultural resource for the people of Kohala.

Because sixteen other locations for a new library in the Kohala area have been identified in the Hawaii Public Library System site selection study, the PRC strongly recommends that another location be chosen. This would make it possible to retain the existing building, rather than require significant modification or demolition in order to accommodate expanded library needs. We are confident that there are other productive uses which can be accommodated within the space available in the existing building, once it is restored.

We respectfully submit this testimony and encourage your positive consideration. Please call me if you wish to discuss this matter or have any questions.

Sincerely,
Ralph E. Portmore (Signature)

Ralph E. Portmore, AICP
Chairman, HHF Preservation Review Committee

cc: Governor John Waihee
DAGS Comptroller Robert P. Takushi
Mitsunaga and Associates, Inc.
HHF EYP Dion-Magrill Coschigano
DLNR Historic Sites Director Don Hibbard
HHF PRC Committee members
HHF Chair Arthur C. Tokin
HHF Pres. Phyllis G. Fox

RECEIVED
JUL 19 1993
MITSUNAGA & ASSOC., INC.



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD I. UHEBASAMI
DEPUTY COMPTROLLER
LETTER NO. (P) 1573.3

JUL 29 1993

Mr. Ralph E. Portmore
Chairman
Preservation Review Committee
Historic Hawaii Foundation
P. O. Box 1658
Honolulu, Hawaii 96806

Dear Mr. Portmore:

Subject: Kohala Public Library
EIS Consultation Phase

Thank you for your July 20, 1993 comments on the subject project. Your reasons given not to choose the Bond Memorial Public Library site will be considered in the selection of the final site.

We appreciate your input for this project.

Very truly yours,
Gordon Hatsuoka (Signature)
GORDON HATSUOKA
State Public Works Engineer

AY:JK
cc: Mr. Robert P. Takushi w/HHF's letter
Mr. Lester Chuck w/HHF's letter
Mr. Roy Iizaki w/HHF's letter

JOHN WAIKEE
GOVERNOR



RECEIVED

JUN 30 8 41 AM '93

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
155 ALA MOANUI DRIVE, SUITE 200
HONOLULU, HAWAII 96813-6087

White

REX D. JOHNSON
DIRECTOR
DEPUTY DIRECTORS
JOYCE T. OLRIE
AL PANG
JEANNE K. SCHULTZ
CALVIN M. TSUDA
IN REPLY REFER TO:
STP 8.5298

June 28, 1993

TO: The Honorable Robert P. Takushi, Comptroller
Department of Accounting and General Services

FROM: Rex D. Johnson
Director of Transportation *RJ*

SUBJECT: Kohala Public Library - EIS Consultation Phase

(No response required at this time.)

The proposed development of the Kohala Public Library in North Kohala, Hawaii, will not significantly impact our highway facilities.

Thank you for the opportunity to provide comments.

DIVISION OF PUBLIC WORKS
INTERNAL FOR INFO

State Plan. Engr.	Approval
P.W. Secy	Sign
Staff Serv. Br.	Info
Planning Br.	File
Proj. Mgmt. Br.	See me
Design Br.	Comm. mtg.
Insp. Br.	Invest. 2
Qual. Cont. Engr.	Post
Training Serv. Br.	

RECEIVED
JUL 14 8 23 AM '93
DIR. OF PUBLIC WORKS

Kohala Library Advisory Committee
P.O. Box 1167
Kapaa, Hawaii 96755
July 8, 1993

Mr. Allen Yamanoha
Department of Accounting and General Services
P.O. Box 118
Honolulu, Hawaii 96810

Re: EIS for North Kohala Public Library

Dear Mr. Yamanoha,

I am writing on behalf of Elaine Christianson, coordinator of our Kohala Library Advisory Committee who is out of town right now.

We wish to participate in the process of drawing up the Environmental Impact Statement for our new Kohala Library. We are a committee of interested residents of North Kohala who have been working with our Legislators and the site selection consultants hired by your department. We intend to continue to work with the consultants and the Library Advisory Commission whenever we can be helpful.

Please let us know when the review of the study is ready. We have still not had an opportunity to review Site E with the consultants and want to do so before making a recommendation on the site.

Mahalo nui loa,
Toni Withington
Toni Withington for
Elaine Christianson

RECEIVED
JUL 10 1993
MITSUNAGA & ASSOC., INC.

JOHN WAMBE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD I. UHEBASAMI
DEPUTY COMPTROLLER
LETTER NO. (P)1566.3

JUL 28 1993

Ms. Toni Withington
Kohala Library Advisory Committee
P. O. Box 1167
Hilo, Hawaii 96755

Dear Ms. Withington:

Subject: Kohala Public Library
EIS Consultation Phase

Thank you for your July 8, 1993 letter indicating your interest in participating in the EIS process for the subject project. Ms. Elaine Christianson, Coordinator for the Kohala Library Advisory Committee, has already written to the Hawaii State Public Library System (HSPLS) and HSPLS has responded accordingly.

For your information, the draft EIS will be published in the Office of the Environmental Quality Control (OEQC) bulletin shortly. It will be available at the Bond Memorial Public Library for public review. The public has 30 days after the date of publication to provide comments to the EIS document.

We appreciate your input for this project.

Very truly yours,
Gordon Matsuo
GORDON MATSUOKA
State Public Works Engineer

AY:jk
cc: Mr. Lester Chuck, DOE
Mr. Roy Iizaki, Mitsunaga & Associates, Inc.

*WHS m...
BIRCHMOUNT & ASSOC
1741 WILSON*



STATE OF HAWAII
DEPARTMENT OF EDUCATION
HAWAII STATE PUBLIC LIBRARY SYSTEM
441 SOUTH KING STREET, 81
HONOLULU, HAWAII 96813

FORM WAINA
8-74

OFFICE OF THE STATE LIBRARIAN

April 23, 1993

Elaine Christianson
P. O. Box 1167
Kapaa, HI 96755

Dear Ms. Christianson:

Thank you for your recent message which indicated that you were willing to volunteer to help coordinate community input on the site selection for the Kohala Public Library.

We are extremely pleased that members of the public are willing to provide their time and efforts on their community's behalf. As an state agency we are required to conduct our planning process and communication through procedures established by the Governor and the Legislature.

The public library system reports to the Board of Education and receives direct community input from the Library Advisory Commission whose members are appointed by the Governor.

In order to gain further insight into the impact of projects on the community, the Office of Environmental Quality Control publishes a public document which invites the public to comment on any project.

This notice will be published after the preliminary draft of the planning study is reviewed by the Department of Accounting and General Services and the Public Library System. The notice and the study are currently being reviewed and is nearing publication and dissemination. When it is, a copy will be provided to the public at the Bond Memorial Library for everyone's review.

We hope that this will help you understand the process and that you will understand how we prefer not to discriminate in the dissemination of information to any select interested parties prior to any public release.

Again, thank you for your offer to coordinate the community's input and we hope that you will continue your interest in the Hawaii State Public Library System.

Sincerely,

Bartholomew A. Kane
Bartholomew A. Kane
State Librarian

BAK:CMO:pa

cc: Gabrielle Casart, Hawaii Library
District Administrator
✓ Ralph Morita, DAGS Planning Branch

APPENDIX F

**COMMENTS AND RESPONSES TO THE
DRAFT EIS**

DRAFT EIS COMMENTS AND RESPONSES

The following agencies, organizations, and individuals were consulted in the review of the Draft Environmental Impact Statement for the Kohala Public Library. A total of 16 letters were received.

<u>Addressee</u>	<u>Date</u>	<u>Comments</u>	<u>DAGS Response</u>
<u>Federal Agencies</u>			
• U.S. Army Support Command Hawaii, Environmental Management Office		none	not req'd
• U.S. Department of Agriculture, Soil Conservation Service	11/16/93		01/12/94
• U.S. Department of the Army, U.S. Army Engineer District, Honolulu	11/16/93		not req'd
• U.S. Department of the Interior, Fish and Wildlife Service	12/08/93		01/07/94
• U.S. Department of the Interior Geological Survey	11/10/93		not req'd
• U.S. Department of the Interior National Park Service	none		not req'd
• U.S. Department of Transportation, Federal Aviation Administration	none		not req'd
• U.S. Environmental Protection Agency, Region IV	none		not req'd
<u>State Administration/Agencies</u>			
• The Honorable Malama Solomon, Senator		none	not req'd
• The Honorable Dwight Takamine, Senator		none	not req'd
• The Honorable Jerry Chang, Representative		none	not req'd
• Department of Accounting and General Services, Archives Division		none	not req'd
• Department of Agriculture		none	not req'd
• Department of Budget and Finance, HFDC		none	not req'd
• Department of Business, Economic Development and Tourism, Energy Division	10/25/93		not req'd
• Department of Business, Economic Development and Tourism, Land Use Commission	11/02/93		not req'd
• Department of Defense, Office of the Adjutant General	10/28/93		not req'd
• Department of Hawaiian Home Lands	10/25/93		not req'd
• Department of Education,	none		not req'd
• Department of Health		12/07/93	04/13/94
• Department of Land and Natural Resources		11/24/93	12/27/93
• Department of Land and Natural Resources, State Historic Preservation Division		12/08/93	01/03/94
• Department of Transportation		12/20/93	01/14/94
• Legislative Reference Bureau		none	not req'd
• Office of Environmental Control		12/06/93	not req'd

• Office of Hawaiian Affairs	11/17/93	not req'd
• Office of State Planning	12/03/93	12/03/93
• University of Hawaii, Water Resources Research Center	none	not req'd
• University of Hawaii, Environmental Center	12/07/93	12/29/93

County of Hawaii Administration/Agencies

• The Honorable Stephen Yamashiro, Mayor, Hawaii County	none	not req'd
• The Honorable Kalani Schutte Chairman, Hawaii County Council	none	not req'd
• Department of Public Works	none	not req'd
• Department of Parks and Recreation	none	not req'd
• Department of Research and Development	none	not req'd
• Department of Water Supply	none	not req'd
• Planning Department	none	not req'd

Libraries

• University of Hawaii, Hamilton Library	none	not req'd
• University of Hawaii, Hilo Campus Library	none	not req'd
• Legislative Reference Bureau	none	not req'd
• State Main Library	none	not req'd

Regional Libraries

• Kaimuki Regional Library	none	not req'd
• Kaneohe Regional Library	none	not req'd
• Kauai Regional Library	none	not req'd
• Pearl City Regional Library	none	not req'd
• Hilo Regional Library	none	not req'd
• Wailuku Regional Library	none	not req'd

Hawaii Libraries

• Bond Memorial (Kohala) Library	none	not req'd
• Thelma Parker Memorial Library	none	not req'd

Other

• American Lung Association	none	not req'd
• Chalon International of Hawaii, Inc.	12/02/93	12/28/93
• GTE Hawaiian Telephone Co.	none	not req'd
• Hawaiian Electric Company	none	not req'd
• Historic Hawai'i Foundation Preservation Review Committee	none	not req'd
• Library Advisory Commission (LAC) c/o HSPLS	none	not req'd
• Ms. Caroline Subiono	none	not req'd
• Ms. Elaine Christianson (NKCA)	none	not req'd
• Mr. James Tohara (Kohala Senior Citizen Association)	none	not req'd
• Mr. Robert Perrell	none	not req'd

- Mr. Patrick Ah Yuen none not req'd
- North Kohala Community Association
Planning Committee none not req'd
- North Kohala Public Library Advisory Committee none not req'd
- The Gas Company, Hawaii Division none not req'd



United States
Department of
Agriculture

P. O. Box 50004
Honolulu, HI
96850-0004

NOV 19 3 02 PM 1993
DIV. OF SOIL CONSERVATION

November 16, 1993

Mr. Allen Yamanoha
Department of Acctg. and Gen. Services
P.O. Box 119
Honolulu, Hawaii

Dear Mr. Yamanoha:

Subject: Draft Environmental Impact Statement - Kohala Public Library

We have completed review of the Draft Environmental Impact Statement for the Kohala Public Library. The final site selection should utilize other criteria which would ultimately affect the project's total cost and area's natural resources. As such, the final site should also consider other factors such as locating the library in close proximity to other public buildings and infrastructure to facilitate future connection to waste water treatment facilities should they become a reality for the Hawaii area.

Please note that the historic church in Hawaii is the Jodo Mission and not the Honowaiji Church located in Halaula. Thank you for the opportunity to provide comment on this project. Should you have any questions, please do not hesitate to contact Mr. Michael C. Tulang at (808) 542-2606 or Mr. Gary Kam at (808) 885-8602.

Sincerely,

NATHANIEL K. CONNER
State Conservationist

cc: Mr. Gary Kam, Team Leader, Kamuela Satellite Office.



STATE OF HAWAII

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96810

JOHN WARD
COORDINATOR

ROBERT P. TANUSHI
COMPTROLLER

LEO L. LUNEBASAM
DEPUTY COMPTROLLER

LETTER NO. (P) 1014-4

JAN 12 1994

Mr. Nathaniel Conner
State Conservationist
Soil Conservation Service
U. S. Department of Agriculture
P. O. Box 50004
Honolulu, Hawaii 96850-0001

Dear Mr. Conner:

Subject: Kohala Public Library
Draft Environmental Impact Statement

Thank you for your November 16, 1993 comments regarding the subject project. Our responses to your comments are as follows:

1. During the site selection process, consideration shall be given to other factors such as locating the library in close proximity to other public buildings and infrastructure to facilitate future connections to wastewater treatment facilities and other utilities.
2. The final EIS will be revised to include the Jodo Mission in Hawaii.

We appreciate your input for this project.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

AY:jk
cc: Mr. Roy Iizaki, Mitsunaga & Associates, Inc.

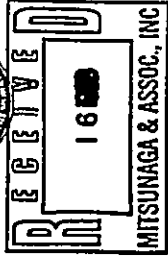


DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
FORT SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

November 16, 1993

Planning Division




Office of Environmental Quality Control
State of Hawaii
220 South King Street, Fourth Floor
Honolulu, Hawaii 96813

Dear Sir/Madam:

Thank you for the opportunity to review and comment on the Draft Environmental Impact Statement for the Kohala Public Library, Island of Hawaii. We do not have any additional comments to offer beyond those provided in our previous letter dated June 4, 1993.

Sincerely,


Kisuk Cheung, P.E.
Director of Engineering

Copies Furnished:

Mr. Allen Yamanoha
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Mr. Roy Iizaki
Mitsunaga & Associates Inc.
747 Amana Street, Room 216
Honolulu, Hawaii 96814

(No response required)



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Office
P.O. Box 50167
Honolulu, Hawaii 96850

RECEIVED
DEC 10 1993
COMPTROLLER
STATE OF HAWAII

In Reply Refer To: AAP

Robert P. Takushi
Department of Accounting and General Services
State of Hawaii
P. O. Box 119
Honolulu, HI 96810

Re: Kohala Public Library Site Selection Study and Draft Environmental Impact Statement
North Kohala, Tax Map Key Numbers: 5-4-05:30; 5-4-7:1 and por. 2; 5-5-2:por. 23;
5-5-8:por. 48; and 5-4-09:por. 1, Hawaii, DAGS Job No. 11-36-5966

DEC 09 1993
RECEIVED
DEC 13 8 14 AM '93
DIV. OF PUBLIC WORKS
DAGS



JOHN WALKER
COMPTROLLER



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96819

ROBERT P. TAKUSHI
COMPTROLLER
HONOLULU, HAWAII
96819
LETTER NO. (P)1006.4

RECEIVED
JAN 12 1994
MITSUNAGA & ASSOC., INC.

Ms. Karen A. Evans
Acting Field Supervisor
Pacific Islands Office
Fish and Wildlife Service
U. S. Department of the Interior
P. O. Box 50167
Honolulu, Hawaii 96850

Dear Ms. Evans:

Subject: Kohala Public Library
Draft Environmental Impact Statement

Thank you for your December 8, 1993 comments regarding the subject project.

We appreciate your input for this project.

Very truly yours,
Gordon Matsujoka
GORDON MATSUJOKA
State Public Works Engineer

AY:jk
cc: Mr. Roy Iizaki, Mitsunaga & Associates, Inc.

Dear Mr. Takushi:

The U.S. Fish and Wildlife Service (Service) has reviewed the above referenced document regarding the construction of a new public library in North Kohala on the Island of Hawaii. The proposed one-story library structure encompasses 5,000 - 6,000 gross square feet of floor area on a minimum land area of 0.5 acres. The site selection study identified 16 potential sites within the community area and narrowed the selection to five candidate sites. The candidate sites include properties of the existing Bond Library, the area across the Kapaa Post Office, the area next to the Hawai Post Office, the area left of Kohala school, and the area behind Kamehameha Park gymnasium. The applicant is the Hawaii State Department of Accounting and General Services. The Service offers the following comments for your consideration.

No known rare, threatened, or endangered species of flora or fauna occur on any of the candidate sites. The existence of any endangered species is unlikely based on the alteration of the sites by prior agricultural and urban activities. All candidate sites have either been used for cultivation and/or developed for residential public use, and therefore, do not provide suitable habitat for native birds. In addition, no wetlands were identified on any of the five candidate sites, and the major portions of all the candidate sites are located outside of the flooding, tsunami, erosion, and landslide zones.

DIVISION OF PUBLIC WORKS
HONOLULU, HAWAII
10
1 Sub P.W. Eng. Approval
1 P.W. Eng. Sign
1 Staff Serv. Dir. Izh
1 Planning Dir. M.A. P.H.
1 Proj. Mgmt. Dir. See end
1 Design
1 Insp.
1 Oper. Maint. Eng.
1 Comm.
1 Legal
1 Safety
1 Per.

Based on the information presented in the document and to the best of our knowledge, the Service believes that the proposed project will not adversely impact fish and wildlife resources in the project area. We appreciate the opportunity to provide these comments. If you have questions or need further assistance, please contact Arlene Pangelinan (808/541-3441).

Sincerely,



Karen A. Evans
Acting Field Supervisor
Pacific Islands Office



United States Department of the Interior



GEOLOGICAL SURVEY
WATER RESOURCES DIVISION
677 Ala Moana Blvd., Suite 415
Honolulu, Hawaii 96813

November 10, 1993

Governor of Hawaii
c/o Office of Environmental Quality Control
220 South King Street, Fourth Floor
Honolulu, Hawaii 96813

Dear Governor Waihee:

Subject: Kohala Library, Draft Environmental Impact Statement (DEIS),
North Kohala, Hawaii

We are in receipt of the subject DEIS. We regret that due to prior commitments, we are unable to review the subject DEIS by the December 7th deadline.

We are returning the DEIS to your office for your future use.

Sincerely,


William Hoyer
District Chief

Enclosures

cc: Mr. Allen Yamanoha
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Mr. Roy Iizaki
Mitsunaga & Associates, Inc.
747 Aaana Street, Room 216
Honolulu, Hawaii 96814

(No response required)

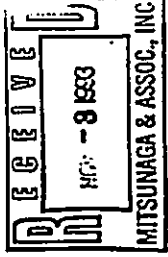


**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

ENERGY DIVISION, 333 MERCHANT ST., BLD. 510, HONOLULU, HAWAII 96813 PHONE: (808) 547-3000 FAX: (808) 547-3120

JOHN WAIHEE
Governor
MAUI HAHNELAURI
Director
JEANNE SCHULTZ
Deputy Director
BOB EGGLID
Deputy Director
LUCAS YOSHIMURA
Deputy Director

November 2, 1993



The Honorable John Waihee
Governor, State of Hawaii
c/o Office of Environmental Quality Control
220 South King Street
Fourth Floor
Honolulu, Hawaii 96813

Dear Governor Waihee:

SUBJECT: Kohala Public Library
Island of Hawaii
District of North Kohala
Tax Map Key Numbers: 5-4-05:30; 5-4-7:1 and por. 2;
5-5-2:por. 23; 5-5-8:por. 48;
5-4-09:por. 1

(No response required)

We wish to inform you that we have no comments to offer on the Draft Environmental Impact Statement (DEIS).

Thank you for the opportunity to review the document.

Sincerely,

Maurice H. Kaya
Energy Program Administrator

MHK:y1e1s99

cc: Mr. Allen Yamanoha, DAGS
Mr. Roy Iizaki, Mitsunaga & Associates, Inc.



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

Customer Service: P.O. Box 2201, Honolulu, Hawaii 96811 Telephone: (808) 548-3400 Fax: (808) 548-3377

JOHN WABRE
Governor
MUI HANNEMANU
Deputy
BARBARA KIM JOHNSON
Deputy
RICK IZAKI
Deputy
TAKISHI YOSHIMURA
Deputy

October 28, 1993

Mr. Brian J. J. Choy
Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

The Department of Business, Economic Development & Tourism is pleased to submit the enclosed comments on the Draft Environmental Impact Statement for the Kohala Public Library.

The comments were provided by the Land Use Commission. Questions regarding these comments may be directed to Esther Ueda, LUC Executive Officer, at 587-3826.

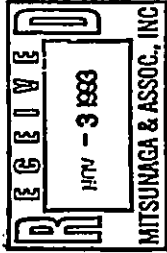
Thank you for the opportunity to comment.

Sincerely,

Mufi Hannemann

Enclosure

cc Mr. Allen Yamanoha
Mr. Roy Iizaki



(No response required)

STATE OF HAWAII
GOVERNMENT



ESTER L. UDA
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 141, Old Federal Building
Honolulu, Hawaii 96813
Telephone 573-3221

October 27, 1993

SUBJECT: Director's Referral 93-306-C
Site Selection Study and Draft Environmental Impact
Statement for the Kohala Public Library

We have reviewed the subject document and have no further
comments to our letter dated June 8, 1993.

EU:RM:th

1993

RECEIVED: DIVISION OF ARCHITECTURE
OCT 27 9 01 AM '93
DIV. OF PUBLIC WORKS
DACS



STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
2345 BISHOP ROAD, HONOLULU, HAWAII 96814-1400

October 25, 1993

Engineering Office

Office of Environmental Quality Control
220 South King Street
Honolulu, Hawaii 96813

Dear Sir:

Subject: Kohala Public Library

Thank you for providing us the opportunity to review the above mentioned environmental assessment.

We have no comments to offer at this time regarding the project.

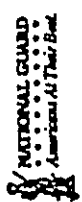
Sincerely,

James M. Matanda
James M. Matanda, P.E.
Lieutenant Colonel
Hawaii Air National Guard
Contacting and Engineering Officer

C: Allen Yamanoha, DACS
Roy Iizaki, Mitsunaga & Associates, Inc.

(No response required)

DIVISION OF PUBLIC WORKS
INITIAL FOR YOUR: -
- Civil Engr. - Approval -
- P.M. Secy - Sign -
- Staff Serv. Br - Job -
- Planning Br. - File -
- Proj. Mgmt. Br. - See me -
- Design Br. - Comments -
- Insp. Br. - Initial ? -
- Const. Eng. - Repl -
- Leasing Serv. Br. -



SEND COPIES TO
APPROPRIATE PARTIES

State messenger
THE

JOHN C. LUTHE, M.D.
DIRECTOR OF HEALTH

IN REPLY, PLEASE REFER TO
92-469/epo

JOHN WAHNEE
GOVERNOR



REC'D
STATE OF HAWAII
DEPARTMENT OF HEALTH
HONOLULU, HAWAII 96820
DEC 10 10 40 AM '93
DEC 7, 1993
DEC. OF ENVIRONMENTAL
QUALITY CONTROL

To: The Honorable John Waihee
Governor, State of Hawaii
From: John C. Lewin, M.D. *Director of Health*
Director of Health
Subject: Draft Environmental Impact Statement
Kohala Public Library
North Kohala, Hawaii
TMK: 5-4-05: 30

Thank you for allowing us to review and comment on the subject document.
We have the following comments to offer:

Wastewater

At this time, we have no objections to the construction of a new public library to serve the Hawi, Kapuwai, Halawa, and KIULII areas in North Kohala on the island of Hawaii, as we concur with the proposed method of wastewater treatment and disposal. Our Administrative Rules do not allow public buildings to utilize cesspools, but do recommend and allow the use of treatment individual wastewater systems to be constructed on-site until connection to a county sewer system is possible.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems".

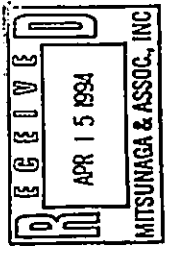
If you should have any questions on this matter, please contact Ms. Lori Kajiwara of the Wastewater Branch at 566-4230.

C: Wastewater Branch



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD L. UHEBASAMI
DEPUTY COMPTROLLER
LETTER NO. (P) 1264-4



APR 13 1994

Honorable John Lewin
Director
Department of Health
State of Hawaii
Honolulu, Hawaii

Dear Dr. Lewin:

Subject: Kohala Public Library
EIS Public Review Phase

Thank you for your December 7, 1993 comments on the subject project. We acknowledge your concurrence with the proposed method of wastewater treatment and disposal specified in the draft EIS.

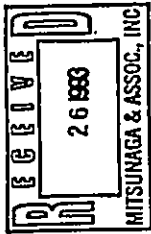
All wastewater plans will conform to applicable provisions of the DOH's Administrative Rules, Chapter 11-62, "Wastewater Systems."

We appreciate your input for this project.

Very truly yours,

Robert P. Takushi
ROBERT P. TAKUSHI
State Comptroller

JOHN WAIKANE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 411
HONOLULU, HAWAII 96813

Keith W. Ahue, Chairperson
Board of Land and Natural Resources

John F. Keppele, II
Donna L. Hanaka

ASSOCIATING ENVIRONMENTAL ENGINEER
REGISTERED PROFESSIONAL ENGINEER
ENVIRONMENTAL ENGINEERING
CONSULTANTS, INC.
1001 KALANANAKU AVENUE
SUITE 1000
HONOLULU, HAWAII 96813
TEL: 531-1111
FAX: 531-1112

File NO.: 94-280
Doc. NO.: 3784

NOV 24 1993

Mr. Brian J.J. Choy, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

SUBJECT: Draft Environmental Impact Statement (DEIS): Kohala Public Library, Kohala, Hawaii, TRS: 5-4-05: 30; 5-4-07: 1 & por. 2; 5-4-09: por. 1; 5-5-02: por. 23; 5-5-08: por. 48

We have reviewed the DEIS information for the subject library project received on October 21, 1993, and have the following comments:

Commission on Water Resource Management

The Commission on Water Resource Management's (CWRM) staff comments that page vii indicates that there are no sensitive resources such as streams at the five alternative sites. This appears to be based on a U.S.G.S. quad map inventory of streams (page 23). Streams depicted as blue lines on quad maps do not necessarily conform to the definition of "stream" as defined in Section 13-169-2, Hawaii Administrative Rules (HAR). Therefore, it cannot be concluded that stream permit requirements in Chapter 168 and Chapter 169, HAR have been fully addressed.

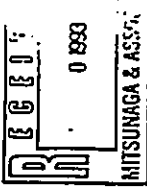
Some of the sites indicated on page vi are located near gulches. Site B is proximate to Hapahapai Gulch, Site D is proximate to Kapua Gulch, and Site Z is proximate to Hanalei Gulch. Maps in the DEIS are not detailed enough to show the proposed site locations relative to these gulches, and there is no discussion in the DEIS as to whether these gulches can be characterized as streams, as defined in Section 13-169-2, HAR.

The Final EIS should show each site's property boundaries relative to these gulches. If the proposed site is contiguous to these gulches, or if construction work affects these gulches, the Final EIS should assess whether stream permits apply to the proposed project.



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 111, HONOLULU, HAWAII 96813

JOHN WAIKANE
GOVERNOR



DEC 27 1993

Honorable Keith Ahue
Chairperson
Department of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Ahue:

Subject: Kohala Public Library
Draft EIS Consultation Phase

Thank you for your November 24, 1993 comments on the subject project. Our responses to your comments are as follows:

1. Commission on Water Resource Management

a. To determine the applicability of Hawaii Administrative Rules Section 13-169-2, we will provide larger scale maps to show the relationship of each site to the various gulches. If the sites are contiguous to the gulches, or if construction work will affect these gulches, then the necessary studies and fieldwork will be performed to determine whether the gulches meet the definition of "streams" under the rules.

b. With the larger scale maps, the Final EIS will clarify that the project activities are confined within the relatively level areas delineated by the site boundaries and that there are no proposed work within the bed or banks of the gulches or any other drainageway qualifying as a stream.

2. Division of Land Management

We acknowledge that DLM would have no objections if the site currently being used for library purpose is

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD I. UHEBASAMI
DEPUTY COMPTROLLER
LETTER NO. (P) 1902.3

Mr. Brian Choy

-2-

File NO.: 94-280

Honorable Keith Ahue
Page 2

Ltr. No. (P)1902.3

Division of Land Management

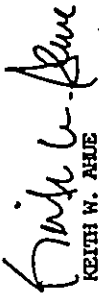
The Division of Land Management (DLM) comments that State Land described in the DEIS is the existing library site. Since the site is currently being used for library purpose and should it be selected, DLM would have no objections. The library system should follow-up with a request for set aside if it is to be the State's land.

We will forward our Historic Preservation Division comments as they become available.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

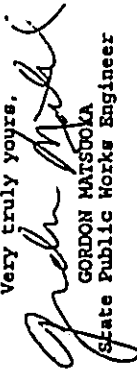

KEITH W. AHUE

cc: Allen Yamanaka, DMGS
Roy Iizaki, Mitsunaga & Assoc., Inc.

selected. It is currently on land assigned to DAGS for the civic center.

We appreciate your input for this project.

Very truly yours,


GORDON MATSUSHIMA
State Public Works Engineer

AY:jy
cc: Mr. Roy Iizaki, Mitsunaga & Associates, Inc.

JOHN WARDER
COMPTROLLER OF THE STATE



Keith V. Ahue, Chairperson
John P. Keppeler, II
Doris L. Ranaika

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 51
HONOLULU, HAWAII 96813

REF:OEA:SKK

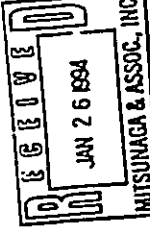
JOHN WARDER
COMPTROLLER



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P. O. BOX 115, HONOLULU, HAWAII 96813

LETTER NO. (P)1908.3

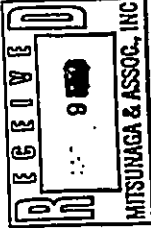


ROBERT P. TARUSHI
COMPTROLLER
LIQUID LIKESASAKI
DEPT. COMPTROLLER

DEC 8 1993

File NO.: 94-280a
Doc. NO.: 3844

File NO.: 94-280a
Doc. NO.: 3844



Mr. Brian J. J. Choy, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

SUBJECT: Draft Environmental Impact Statement (DEIS): Kohala Public Library, Kona, Hawaii, TRKs: 5-4-05; 30; 5-4-07; 1 & por. 2; 5-4-09; por. 1; 5-5-02; por. 2; 5-5-08; por. 48

The following are our additional comments for the subject project which supplement those forwarded by our previous letter dated November 24, 1993:

Historic Preservation Division

The Historic Preservation Division indicates that their comments on the Preparation Notice for this EIS remain applicable. Those comments are reproduced below:

Our Hilo Office staff archaeologist, Marc Smith, conducted a field check of the proposed locations on March 12, 1993. Based on his observations and records we have in our files, we find that the following recommended locations: 1) adjacent to Moani Pule Highway at TRK: 5-5-08; 48 and 2) above the driving range at Kamehameha Park at TRK: 5-4-09; 1, will have "no effect" on historic sites.

The Bord Memorial Library (TRK: 5-4-05; 30) is a historic building and locating the library on this building's site could have an effect. Our office would have to closely inspect all plans should this alternative be considered to ensure "no adverse effect" to the building. In addition, we are concerned as to the future use of this building, should the library no longer occupy it.

The location across the Kapeau Post Office at TRK: 5-4-07; 1 and 2 appears to contain remnants of a historic structure. A library in this area may have an effect on historic sites. If this location is selected, then the parcel will have to undergo an archaeological inventory survey to determine if significant historic sites are present prior to any library construction. The findings of the survey will have to be submitted in

Honorable Keith Ahue
Chairperson
Department of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Ahue:

Subject: Kohala Public Library
Draft EIS Consultation Phase

Thank you for your December 8, 1993 comments on the subject project which supplemented those forwarded by your previous letter dated November 24, 1993.

Your State Historic Preservation Division has already submitted similar comments to us and we have responded accordingly during the EIS Consultation Phase. The comments and responses are included in the draft EIS in Appendix E, Comments and Responses to the EIS Preparation Notices.

If you have any questions on this matter, please have your staff call Mr. Allen Yamamoto of the Public Works Division at 586-0483.

We appreciate your input for this project.

Very truly yours,

Robert P. Tarushi
ROBERT P. TARUSHI
State Comptroller

JAN 3 1994

Mr. Brian Choy

-2-

File NO.: 94-280a

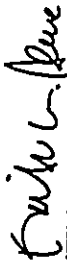
report format to our office for review and comment. If significant historic sites are present, a mitigation plan will have to be approved by our office also.

The location adjacent to the Hawai Post Office (TKK: 5-5-02:23) does raise some concerns as the building containing the post office may be a historic building eligible for nomination to the Hawaii State Register of Historic Places under criterion A (that is, associated with events that have made an important contribution to the broad patterns of the history of North Kahoala). If the building is determined to be significant, the construction of a library adjacent to this structure may have an effect and our office will have to review construction plans for the library to ensure that "no adverse effect" would result.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Rogers at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,



KEITH W. AHEE

cc: Allen Yamazaki, DMCS
Roy Iizaki, Mitsunaga & Assoc., Inc.

JOHN WAMBE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
801 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

December 20, 1993

ALEX B. JOHNSON
DIRECTOR
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
JAMES T. O'NEILL
JOYCE T. O'NEILL
ALAN H. HARRIS
CALVIN H. TAYLOR
IN REPLY REFER TO:
STP 8.5667

JOHN WAMBE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96818

JAN 14 1994

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD I. UEBASAKI
DEPUTY COMPTROLLER
LETTER NO. (P)1010.4

TO: Mr. Allen Yamanola
Department of Accounting and General Services

FROM: Rex D. Johnson
Director of Transportation

SUBJECT: Draft Environmental Impact Statement and Site Selection Study
Kohala Public Library, North Kohala, Hawaii
TWC: 5-4-05: 30, 5-4-07: 01 & 02, 5-4-09: 01, 5-5-02: 23, and
5-5-08: 48

Allen M. Johnson

We have reviewed the DEIS and site selection study for the Kohala Public Library and offer the following comments:

1. While it appears none of the sites would have a significant impact on our highway system, a more detailed traffic study should be conducted after the final site selection is made to determine the need for any roadway improvements.
2. Any required roadway improvements within the State highway right-of-way should be in accordance with applicable current State highway design standards and specifications. All plans for these improvements must be submitted to us for review and approval and will be provided at no cost to the State.

We appreciate the opportunity to provide comments.

c: ~~Missung...~~

Honorable Rex Johnson
Director
Department of Transportation
State of Hawaii
Honolulu, Hawaii

Dear Mr. Johnson:

Subject: Kohala Public Library
Draft Environmental Impact Study

Thank you for your December 20, 1993 comments regarding the subject project. Our responses to your comments are as follows:

1. We will conduct a more detailed traffic study in the next phase of the project after the final site is selected to determine the need for any roadway improvements.
2. Any required roadway improvements within State highway right-of-way shall be in compliance with State highway standards and specifications. The Department of Transportation will be given the opportunity to review the plans for approval.

We appreciate your input for this project.

Very truly yours,

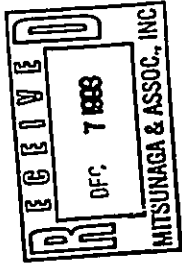
Robert P. Takushi
ROBERT P. TAKUSHI
State Comptroller

JAMES WALKER
Secretary



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
228 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE 808-548-1198

BRIAN J. CHOY
Director



December 6, 1993

(No response required)

Mr. Allen Yamanoha
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yamanoha,

Subject: Draft Environmental Impact Statement for the Kohala
Public Library

Thank you for the opportunity to review the subject document. We
do not have any comments to offer at this time.

Sincerely,

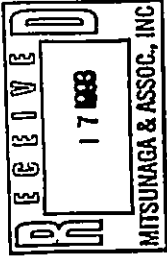
Brian J. Choy
Brian J.J. Choy

BC:fc

c: Mitsunaga and Associates, Inc.



STATE OF HAWAII
 OFFICE OF HAWAIIAN AFFAIRS
 711 KAPOLANI BOULEVARD, SUITE 600
 HONOLULU, HAWAII 96813-6310
 PHONE (808) 546-3777
 FAX (808) 546-3776



November 12, 1993

(No response required)

Mr. Allen Yamanoha
 Department of and General Services
 P.O. Box 119
 Honolulu, Hawaii 96810

Re: Draft EIS, Kohala Public Library
North Kohala, Hawaii

Dear Mr. Yamanoha:

We have received a copy of the DEIS. Thank you for the opportunity to review this matter. We have no concerns or comments with this project.

If you have any questions, please contact Lynn J. Lee in our Land and Natural Resources Division at 586-3777.

Sincerely,

Richard K. Pagan
 Richard K. Pagan
 Administrator

✓cc: Roy Iizaki
 Mitsunaga & Associates, Inc.

Clayton Hee, Chairperson
 Board of Trustees

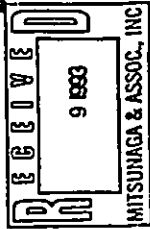


SEND COPIES TO
APPROPRIATE PARTIES

OFFICE OF STATE PLANNING
Office of the Governor

MAILING ADDRESS: 510 KOLEA ROAD, HONOLULU, HAWAII 96819
STREET ADDRESS: 500 SOUTH HOTEL STREET, 17TH FLOOR
HONOLULU, HAWAII 96813-1000
TELEPHONE: (808) 551-2000

ALL DOCUMENTS OTHER THAN
PERMITS ARE AVAILABLE FOR
PUBLIC INSPECTION



Ref. No. C-389

December 3, 1993

MEMORANDUM

TO: Mr. Brian Choy, Executive Director
Office of Environmental Quality Control

SUBJECT: Draft Environmental Impact Statement for the Kohala Public Library, North
Kohala, Hawaii

We have reviewed the referenced document and have the following comments.

Water quality, coastal water quality in particular is a leading environmental issue. A relevant statutory Coastal Zone Management (CZM) policy as expressed in Chapter 205A, HRS, is to "promote water quality and quantity planning and management practices which reflect the tolerance of freshwater and marine ecosystems and prohibit land and water uses which violate State water quality standards."

With an increase in impermeable surface area as a result of required library parking facilities, the possibility exists for increased levels of potentially contaminated runoff. Petroleum products such as motor vehicle oil and gasoline may be transported in the water runoff. Measures should be considered to minimize the potential for water contamination as a result of polluted runoff. Given the porosity of the lands in West Hawaii, leaching and coastal water quality degradation are more pronounced concerns that need to be evaluated and mitigated to comply with existing statutory requirements.

Thank you for the opportunity to comment on this draft environmental impact statement. If you have any questions, please contact Harold Lao at 587-2883.

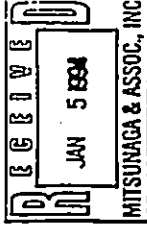
c: Allen Yamanoha, DMCS
Roy Itzaki, Mitsunaga and Associates, Inc.

Harold S. Masumoto
Harold S. Masumoto
Director



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 111, HONOLULU, HAWAII 96810

LETTER NO. (P) 1909.3



DEC 30 1993

Mr. Harold Masumoto
Director
Office of State Planning
State of Hawaii
Honolulu, Hawaii

Dear Mr. Masumoto:

Subject: Kohala Public Library
Draft EIS Consultation Phase

Thank you for your December 3, 1993 comments regarding the subject project. Our responses to your comments are as follows:

Water Quality

1. Your comments basically address non-point source pollution. The potential impact of non-point source pollution from this project could be during the construction phase (erosion and sedimentation) and during the operational phase (stormwater runoff). During the construction phase, the project will comply with the requirements of the County's Erosion and Sedimentation Control Ordinance. Since the project is less than five acres, the project will not be under the Department of Health's NPDES jurisdiction. Therefore, the County will have sole review over the effectiveness of the erosion and sedimentation controls.
2. Regarding stormwater management, the County will require the containment and disposal of runoff on-site. The disposal is usually by means of dry-wells. The amount of impermeable surface will be minimized to minimize the generation of surface runoff and to allow landscaping to absorb and filter runoff.

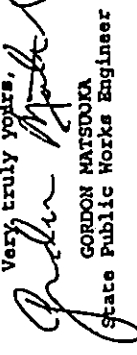
Mr. Harold S. Masumoto
Page 2

Ltr. No. (P)1909.3

These measure to mitigate non-point source pollution will be clarified in Section 5.1.4 of the EIS (Water Quality Impacts).

We appreciate your input for this project.

Very truly yours,



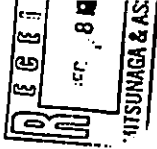
GORDON MATSOUKA
State Public Works Engineer

RM:jk
cc: Mr. Roy Iizaki, Mitsunaga & Associates, Inc.



University of Hawaii at Manoa

Environmental Center
A Unit of Water Resources Research Center
Crawford 317 • 2550 Campus Road • Honolulu, Hawaii 96822
Telephone: (808) 956-7381



December 7, 1993
RE:0639

Governor, State of Hawaii
c/o Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Governor:

Draft Environmental Impact Statement
Kohala Public Library
Kohala, Hawaii

The referenced DEIS identifies and evaluates alternative sites for construction of a new public library facility to serve primarily the Havi, Kapaau, Halawa, and Niuli areas of North Kohala on the island of Hawaii. The new library would be a one-story structure with about 5,000 to 6,000 gross square feet of floor area on a minimum land area of 0.5 acres. Sixteen potential sites were identified, from which five candidate sites were selected for evaluation.

The Environmental Center has conducted a review of the referenced DEIS with the assistance of Jean Ehrhorn, School Library and Information Studies; and Carolyn McCool, Environmental Center.

GENERAL COMMENTS

The DEIS appears to present a fairly comprehensive collection of relevant impacts and site considerations for the five selected alternative sites. As a decisionmaking document, the DEIS seems appropriately objective and evenhanded in its informational content. Our reviewers noted with interest the summaries of community meetings and the comments of State Library officials and the Hawaii Library Advisory Commission contained in Appendix D. In view of the comparative advantages of each candidate site, the community preferences expressed in these fora will be particularly useful in making the final site selection.

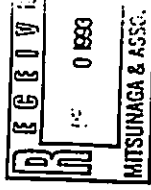
Our reviewers suggested that considerable paper would have been saved had this DEIS been single spaced and double-sided.



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 115, HONOLULU, HAWAII 96810

JOHN WAIKAI
GOVERNOR

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD UMESAKI
DEPUTY COMPTROLLER
LETTER NO. (P)1905.3



DEC 29 1993

Dr. John T. Harrison
Environmental Coordinator
University of Hawaii at Manoa
2550 Campus Road, Crawford 317
Honolulu, Hawaii 96822

Dear Dr. Harrison:

Subject: Kohala Public Library
Draft EIS Consultation Phase

Thank you for your December 7, 1993 comments on the subject project. Our responses to your comments are as follows:

1. General Comments
 - a. Your favorable comments on the content of the report in general are appreciated.
 - b. Your reviewers suggestion to single space and double-side the report will be considered by DAGS.

2. Library Design

- a. Specific design features will be provided during the design phase of the project, and as you correctly noted, the design features will be determined by the characteristics of the chosen site.
- b. Your comment regarding the disadvantage of conversion of the existing facility to a telecenter is noted and has been incorporated in Section 7.3 under Alternatives to the Proposed Action of the EIS. The power and utility infrastructure necessary to support a telecommunication facility shall be addressed during the project master plan and/or design phases of this project.

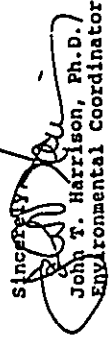
LIBRARY DESIGN

Although the majority of information presented in the document pertained to site evaluation, we suggest that some consideration should be given to the prospective design features of the planned library. Particulars of design will be determined by the characteristics of the chosen site. However, it would be helpful at this stage to have some idea of what the community's present and foreseeable future needs may be, and how these needs may be accommodated. Such information would be useful to decisionmakers in their assessment of both siting and design options.

Clearly, a public library in the area is needed. Conversion of the existing facility to a telecenter would not serve the community, particularly user groups such as children, young adult and adult literary, as well as recreational and lifelong learning services. However, electronic and telecommunication facilities increasingly are becoming an integral feature of library services nationwide, and the power and utility infrastructure necessary to support such facilities should be incorporated into the design of the library.

While it is clear that historic preservation and lot size considerations provide severe constraints to use of site A, the suggestion of Ms. Katherine Bratt, Principal of the Kohala High and Elementary School that the Bond Memorial Library be maintained as a Historic Library housing a special Hawaiiana collection has considerable merit. Additional library facilities could be accommodated in a new structure erected on an alternate site. With appropriate phasing of construction, library services could remain uninterrupted during construction, and the needs of the community as well as the historic value of the existing facility would be well addressed.

Thank you for the opportunity to comment on this DEIS, and we hope our reviewers' suggestions are helpful.

Sincerely,

John T. Harrison, Ph.D.
Environmental Coordinator

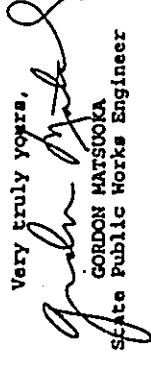
CC: OEQC
A. Yamanoha, DAGS
R. Iizaki, Mitsunaga & Associates, Inc. ✓
J. Ehrhorn
C. McCool

Dr. John T. Harrison
Page 2

Ltr. No. (P)1905.3

- c. Your comments regarding the "considerable merit" of maintaining the Bond Memorial Library as a historic library housing a special Hawaiian collection and suggestion for transition during the construction phase have been added to Section 7. Alternatives to the Proposed Action of the EIS.

We appreciate your input for this project.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

AV:jy
cc: Mr. Roy Iizaki, Mitsunaga & Associates, Inc.

CHALON INTERNATIONAL of Hawaii, Inc.
P.O. BOX 249 HAWAII, HAWAII 96719 • TELEPHONE: (808) 819-6257 • FAX: (808) 819-3252

December 2, 1993

Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96813
Attn: Mr. Allen Yamanoha

SUBJECT: KOHALA PUBLIC LIBRARY DRAFT ENVIRONMENTAL IMPACT STATEMENT
Dear Mr. Yamanoha and Mr. Iizaki:

Chalon appreciates the opportunity to comment on this Draft Environmental Impact Statement regarding the potential sites for the future Kohala Public Library. Most of our comments center on correcting inaccurate information within the report as a means to strengthen the report content.

1. Several of the maps such as soils, streams and Flood Insurance Rate Map should have the five candidate sites plotted on the maps, so that the reader can identify each site location relative to the mapped information. Currently the report includes these maps, however, there is no site identification on them.
2. Page 36. The Halaula School is currently open and serves grades 6, 7 and 8. The Mahukona Park is presently ± 15 acres in size.
3. Page 38. The Halaula School has been reopened by the State Department of Education. The State manages three (3) historical parks. The North Kohala Fire Station provides 24-hour fire and basic life support services with one Fire Equipment operator and two Fire/Emergency Medical Technicians on each shift. Three shifts (nine) persons are assigned to the facility and are under the supervision of one Fire Captain who is on an 8-hour duty during week-days only. For this reason the County Fire Department relies on the community's Volunteer Fire Fighters to co-respond with the under-staffed regulars.
4. Page 93. This map is outdated entirely. You should replace this exhibit with an updated version of the existing County General Plan.
5. Page 95. This zoning map is outdated and should be replaced with an updated version.

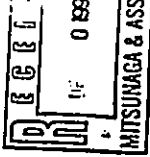


STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96813

LETTER NO (P) 1903.3

ROBERT P. IANUSH
COMPTROLLER

LILOI UHEBASAH
DEPUTY COMPTROLLER



DEC 28 1993

Mr. Matt Grady, AICP
Planner
Chalon International of Hawaii, Inc.
P.O. Box 249
Hawi, Hawaii 96719

Dear Mr. Grady:

Subject: Kohala Public Library
Draft EIS Consultation Phase

Thank you for your December 2, 1993 comments on the subject project. Our responses to your comments are as follows:

1. The five candidate sites shall be plotted on the maps included in the EIS so that each site location can be identified relative to the mapped information.
2. Page 36 - Your information on Halaula School being opened and the Mahukona Park size being ± 15 acres is greatly appreciated. The EIS will be revised accordingly.
3. Page 38 - Your detailed comments regarding the North Kohala Fire Station is appreciated and shall be included in the final EIS.
4. Page 93 - Figure 21 of the final EIS shall reflect a current version of the existing County of Hawaii General Plan.
5. Page 95 - Figure 22 of the final EIS shall reflect a current version of the County of Hawaii Zoning map.
6. Your comment regarding the list of preparers shall be addressed accordingly in the final EIS.
7. The final EIS will include additional traffic information to relate the projected traffic to level of service and also to include assumptions regarding the turning assignments.

Mr. Yamancha and Mr. Iizaki
KOHALA PUBLIC LIBRARY DEIS
December 2, 1993
Page 2

Mr. Matt Grady, AICP
Page 2

Ltr. No. (P)1903.3

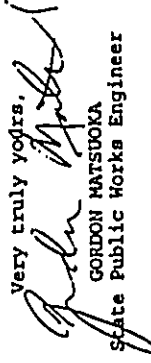
6. Page 108. We understand another consultant was Roy Takemoto, who was a subconsultant to Management Planning & Administrative Consultants, Inc. His name should be included in the list of preparers of the document.
7. Appendix C. The traffic impact analysis report would be more useful to decision makers if there was some discussion about how the trip generations were related to existing levels of service on the Akoni Pule Highway. As the report is written there is no correlation between the trip generations and existing levels of service and or vehical trips along the highway. Furthermore, there is no explanation or assumptions as to how the trip generations were allocated in terms of enter/exits from east and west directions.
8. There is a discrepancy between Table 7 and the Summary of Project Costs on page x regarding land acquisitions costs. Page x (up front) details costs for Site C as \$76,800 and Sites D and E at \$0 (donation). On page 77 land acquisition costs are identified for sites D and E as being \$13,100 (151 acres) and \$179,400 (690.1 acres). Is the summary page x correct or is Table 7 correct?
9. Donation of land for the three sites on Chalon property was only mentioned in meeting notes for a meeting held at the Kohala High and Elementary School on March 1, 1993. Chalon's position is still the same in that we will consider a donation of land if the community supports a particular location and it happens to fall on Chalon property.
9. As a general comment regarding the criteria used for site selection, it appears that the issue of loss of prime agriculture land for a half acre site is overstated and could be potentially set into a context of how much agriculture land exists in the district and the overriding need for an adequate public library. Additionally, the need for candidate sites to undergo rezoning and subdivision seems to indicate a "poor" rating. This action, if needed, will take about 8 months and some money for application preparation and processing, however, it is not insurmountable.

8. The Summary of Project Costs has been amended to include land acquisition costs for Site D (\$13,100) and Site E (\$13,100).

Chalon's verbal agreement to donate Site E (Behind Kanehanda Park) was also included in Section 4.2.5 of the EIS. We acknowledge Chalon's position that they will consider a donation of land if the community supports a particular location and it happens to fall on Chalon's property. A note to this effect will be added to the advantages in Sections 4.2.3 and 4.2.4 which discuss the summary of advantages and disadvantages of the two other candidate sites owned by Chalon.

9. Your comments on the issue of loss of prime agriculture land and rezoning and subdivision as they relate to the criteria used for site selection is appreciated and will be taken into consideration when selecting the recommended site.

We appreciate your input for this project.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

AY:JY
cc: Mr. Roy Iizaki, Mitsunaga & Associates, Inc.

Mr. Yamanoha and Mr. Iizaki
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We trust these comments will increase the report accuracy, content and effectiveness for the appropriate decision makers. If you have any questions about our comments please call me at 889-6257.

Sincerely,

Matt Grady

Matt Grady, AICP
Planner
CHALON INTERNATIONAL OF HAWAII, INC.

cc: Brian Choy/OPDC
Roy Iizaki/Mitsunaga and Associates rms