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.

JOHN WAIHEE

Bruce S. Anderson
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
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
DATE FEB 7 1994

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, Kapaa, 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:

<table>
<thead>
<tr>
<th>Location</th>
<th>SITE A</th>
<th>SITE B</th>
<th>SITE C</th>
<th>SITE D</th>
<th>SITE E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Bond Memorial Library</td>
<td>Across Kapaa Post Office (corner lot)</td>
<td>Adjacent to Hawi Post Office</td>
<td>Left of Kohala School (facing ma-</td>
<td>Behind Kamehameha Park</td>
</tr>
<tr>
<td>TMK/Area</td>
<td>5-4-05:30 (7,517 s.f.)</td>
<td>5-4-07:1 &amp; 2 por. (23,000 s.f. which includes a portion of parcel 2 and all of parcel 1)</td>
<td>TMK: 5-5-02:23 por. (23,000 s.f. portion of 329 acre parcel)</td>
<td>TMK: 5-5-8:48 por. (23,000 s.f. portion of 151 acre parcel)</td>
<td>TMK: 5-4-09:01 por. (23,000 s.f. portion of 690 acre parcel)</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Existing public library</td>
<td>pasture</td>
<td>grass open area</td>
<td>pasture</td>
<td>grass open area</td>
</tr>
<tr>
<td>Ownership</td>
<td>State of Hawaii</td>
<td>Privately owned</td>
<td>Privately owned</td>
<td>Privately owned</td>
<td>Privately owned</td>
</tr>
</tbody>
</table>
4. PROJECT SETTING

The candidate sites are located at an elevation of about 500' above mean sea level on the north to northeastern 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.

<table>
<thead>
<tr>
<th>State Land Use District</th>
<th>SITE A</th>
<th>SITE B</th>
<th>SITE C</th>
<th>SITE D</th>
<th>SITE E</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan (LU-PAG)</td>
<td>Urban</td>
<td>Urban</td>
<td>Urban</td>
<td>Agriculture</td>
<td>Agriculture</td>
</tr>
<tr>
<td>Zoning</td>
<td>CV-10</td>
<td>RS-15</td>
<td>CV-10</td>
<td>Ag-20</td>
<td>Ag-20</td>
</tr>
<tr>
<td>Special Management Area (SMA)</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Subdivision Required</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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.

viii
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)

<table>
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<tr>
<th>Criteria Total</th>
<th>SITE A</th>
<th>SITE B</th>
<th>SITE C</th>
<th>SITE D</th>
<th>SITE E</th>
</tr>
</thead>
<tbody>
<tr>
<td>(G) Good</td>
<td>14</td>
<td>11</td>
<td>11</td>
<td>14</td>
<td>12</td>
</tr>
<tr>
<td>(F) Fair</td>
<td>3</td>
<td>8</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>(P) Poor</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td>0</td>
<td>2</td>
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</tbody>
</table>

### Community

<table>
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<tr>
<th>Criteria Total</th>
<th>SITE A</th>
<th>SITE B</th>
<th>SITE C</th>
<th>SITE D</th>
<th>SITE E</th>
</tr>
</thead>
<tbody>
<tr>
<td>(G) Good</td>
<td>6</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>(F) Fair</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>(P) Poor</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

### Totals for Building Site & Community Criteria

<table>
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<tr>
<th>Criteria Total</th>
<th>SITE A</th>
<th>SITE B</th>
<th>SITE C</th>
<th>SITE D</th>
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<td>(P)</td>
<td>3</td>
<td>2</td>
<td>4</td>
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<td>4</td>
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### SUMMARY OF PROJECT COSTS

(In thousands of 1992 dollars)

<table>
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<tr>
<th>Cost Considerations</th>
<th>SITE A</th>
<th>SITE B</th>
<th>SITE C</th>
<th>SITE D</th>
<th>SITE E</th>
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<tbody>
<tr>
<td>Land Acquisition</td>
<td>GOOD</td>
<td>POOR</td>
<td>POOR</td>
<td>POOR</td>
<td>POOR</td>
</tr>
<tr>
<td>$0</td>
<td>$0.57/s.f.</td>
<td>$3.00/s.f.</td>
<td>$0.01/s.f.</td>
<td>$0.01/s.f.</td>
<td></td>
</tr>
<tr>
<td>$16,000</td>
<td>$79,000</td>
<td>$99,000</td>
<td>$99,000</td>
<td>$105,000</td>
<td>$112,000</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>GOOD</td>
<td>FAIR</td>
<td>FAIR</td>
<td>FAIR</td>
<td>POOR</td>
</tr>
<tr>
<td>$90,000</td>
<td>$99,000</td>
<td>$99,000</td>
<td>$105,000</td>
<td>$112,000</td>
<td></td>
</tr>
<tr>
<td>Site preparation and landscaping</td>
<td>FAIR</td>
<td>POOR</td>
<td>GOOD</td>
<td>FAIR</td>
<td>FAIR</td>
</tr>
<tr>
<td>$19,000</td>
<td>$25,000</td>
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<tr>
<td>Off-site road improvements</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>POOR</td>
<td>FAIR</td>
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<tr>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<tr>
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<td>$140,000</td>
<td>$190,000</td>
<td>$268,100</td>
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<td>Engineering and Contingencies (20%)</td>
<td>$19,800</td>
<td>$28,000</td>
<td>$38,000</td>
<td>$53,620</td>
<td>$78,280</td>
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<tr>
<td>Total Estimated</td>
<td>GOOD</td>
<td>FAIR</td>
<td>FAIR</td>
<td>FAIR</td>
<td>POOR</td>
</tr>
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<td>Project Cost**</td>
<td>$118,800</td>
<td>$168,000</td>
<td>$228,000</td>
<td>$321,720</td>
<td></td>
</tr>
</tbody>
</table>

*Site E - without road improvements

**Building construction cost is not included
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 Niuli 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
Figure 2. Existing and Planned Public Libraries on the Island of Hawaii

Kohala Public Library
Kohala, Hawaii

Source: Facility Technics/Hawaii, Hawaii State Public Library System Master Plan, Vol. 1: 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 1991-2000\(^1\) 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.

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

<table>
<thead>
<tr>
<th>SPACE PROGRAM FOR A TYPICAL SMALL LIBRARY</th>
<th>Area (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORE AREA</td>
<td></td>
</tr>
<tr>
<td>Lobby/Display</td>
<td>125</td>
</tr>
<tr>
<td>Pub. Restrooms</td>
<td>300</td>
</tr>
<tr>
<td>Check-out</td>
<td>250</td>
</tr>
<tr>
<td>Copy Area</td>
<td>100</td>
</tr>
<tr>
<td>Catalog Area</td>
<td>125</td>
</tr>
<tr>
<td>Index/Atlas/etc.</td>
<td>200</td>
</tr>
<tr>
<td>Supervisor Offices</td>
<td>125</td>
</tr>
<tr>
<td>Workroom</td>
<td>425</td>
</tr>
<tr>
<td>Storeroom</td>
<td>100</td>
</tr>
<tr>
<td>Staff Lounge</td>
<td>125</td>
</tr>
<tr>
<td>Staff Restroom</td>
<td>60</td>
</tr>
<tr>
<td>Custodian/Mechanical</td>
<td>125</td>
</tr>
<tr>
<td>Grounds Maintenance</td>
<td>40</td>
</tr>
<tr>
<td><strong>Total Net S.F.</strong></td>
<td><strong>2,100</strong></td>
</tr>
<tr>
<td><strong>Total Gross (@22%)</strong></td>
<td><strong>2,692</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PUBLIC AREA</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Reference Desk</td>
<td>150</td>
</tr>
<tr>
<td>Adult Books</td>
<td>575</td>
</tr>
<tr>
<td>Current Periodicals</td>
<td>35</td>
</tr>
<tr>
<td>Back Periodicals</td>
<td>30</td>
</tr>
<tr>
<td>Adult Table Seats</td>
<td>300</td>
</tr>
<tr>
<td>Adult Carrels</td>
<td>0</td>
</tr>
<tr>
<td>Adult Lounge</td>
<td>0</td>
</tr>
<tr>
<td>Young Adult Area</td>
<td>200</td>
</tr>
<tr>
<td>Children’s Desk</td>
<td>0</td>
</tr>
<tr>
<td>Picture Books</td>
<td>60</td>
</tr>
<tr>
<td>Children’s Books</td>
<td>225</td>
</tr>
<tr>
<td>Child Table Seats</td>
<td>300</td>
</tr>
<tr>
<td>Child Lounge seats</td>
<td>0</td>
</tr>
<tr>
<td>Mis. (AV, etc.)</td>
<td>0</td>
</tr>
<tr>
<td>Study/Conf. Rooms</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Net S.F.</strong></td>
<td><strong>1,875</strong></td>
</tr>
<tr>
<td><strong>Total Gross (@22%)</strong></td>
<td><strong>2,404</strong></td>
</tr>
</tbody>
</table>

**TOTAL NET S.F.** = 3,975
**TOTAL GROSS S.F.** = 5,096

**TOTAL SITE AREA @ 3.5** = 17,837 ac
Expansion @ 1.3 = 23,188 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

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.
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 castle 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.  

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

- **Kaauhulu.** The Kaauhulu 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 from Watt Tunnel No. 1 and a deep well in Hawi. The average consumption for this system is 130,600 gallons per day.

○ **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.  

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.  

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. However, minor problems persist in Hawi and Kapaau where highway culverts are inadequate at times to handle peak flood flows.  

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.

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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. 65.  


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.
Figure 5. Critical Wastewater Disposal Areas Map

Kohala Public Library
North Kohala, Hawaii

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 Lalaulo 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 Niihau, 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 Niihau, 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.

\(^7\)Townscape, 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.

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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 Pololu 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).

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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:

<table>
<thead>
<tr>
<th>Site A</th>
<th>Site B</th>
<th>Site C</th>
<th>Site D</th>
<th>Site E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Lands of Importance to the State13</td>
<td>unclassified (Urban)</td>
<td>unclassified (Urban)</td>
<td>Prime</td>
<td>Prime</td>
</tr>
<tr>
<td>Land Study Bureau14</td>
<td>unclassified (Urban)</td>
<td>unclassified (Urban)</td>
<td>Class B</td>
<td>Class C</td>
</tr>
<tr>
<td>Soil Conservation Service15</td>
<td>I (irrigated); II (non-irrigated)</td>
<td>I (irrigated); II (non-irrigated)</td>
<td>III</td>
<td>I (irrigated); II (non-irrigated)</td>
</tr>
</tbody>
</table>

---


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 but 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, pages 81, 114. Class A= Very good; B= Good; C= Fair; D= Poor; E= Very Poor. Hawaii Revised Statutes 200-4.5 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, 1972. 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 are not likely to erode but have other limitations, impractical to remove, that limit their use largely to pasture, range, woodland, or wildlife; V= 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. VIL= soils and landform 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

Figure 10. Soils Map
Kohala Public Library
North Kohala, Hawaii

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 Keeaumoku was killed. It was at Kawaihae that John Young and Isaac 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

\(^{16}\) 40 C.F.R. §230.3(1).
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 Pa'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
- Kohala Pilgrim Church
- Kohala District Courthouse
- Iole
- Pahoa
- Honopu

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), Kahel Theater, Hawi storefronts, Hawi Mill Stack, St. Augustine's Church, Kapaa 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

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

Figure 12. Natural Beauty Sites Map
Kohala Public Library
North Kohala, Hawaii

Source: North Kohala Community Development Plan
Figure 13. Views and Vistas

Kohala Public Library
North Kohala, Hawaii

Source: David Y. Tamura & Associates, Inc., in Northwest Hawaii Open Space and Community Development Plan
Table 2. — RESIDENT POPULATION, BY DISTRICTS, HAWAII COUNTY: 1970, 1980, and 1990

<table>
<thead>
<tr>
<th>District</th>
<th>April 1, 1970</th>
<th>April 1, 1980</th>
<th>April 1, 1990</th>
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<td>Hamakua</td>
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<td>7,658</td>
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</table>

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).


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.


33
Table 3.
County of Hawaii
Population Distribution and Projections by Planning District

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<td>POP. % of TOT</td>
<td>POP. % of TOT</td>
<td>POP. % of TOT</td>
<td>POP. % of TOT</td>
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<td>POP. % of TOT</td>
<td>POP. % of TOT</td>
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<tr>
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<td>12.77%</td>
<td>19,800</td>
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Sources:
- The General Plan Hawaii County, November 1989
- Hawaii State Public Library System estimated 1988 Area Population
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<th>Unemployed</th>
<th>Unemployment rate</th>
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<tr>
<td>221</td>
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<td>920</td>
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</table>

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 Kapaa 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

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23The County leased the 2.7 acres from Kohala Corporation and then Chalan who became the new owners. The lease expired two years ago. In a land exchange between the State and Chalan, 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, HANAUAI COUNTY: 1980

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<tbody>
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<td>Mean</td>
<td>Number</td>
<td>Median</td>
<td>Mean</td>
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</tr>
<tr>
<td>South Hilo</td>
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<td></td>
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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.\textsuperscript{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 Kapaa 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 Kapaa 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.

\textsuperscript{24} Telephone conversation with J. Waipa, Hawaii District Superintendent’s Office, Department of Education.
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.
IDENTIFICATION OF POTENTIAL SITES

3.1 Site Selection Methodology

The site selection process involved the following steps:

- **Step 1: Identification of Potential Sites.**

  DARGS established an ad hoc Kohala Library Task Force ("Task Force"), which consisted of members representing DARGS, 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 Kapaa, 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

43
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

46
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

47
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

48
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 Kapaa to Hawi along Akoni Pule Highway. Kapaa, 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 Kapaau 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 Kamahameha 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

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*Sites 10 & 11 are considered one site for the purposes of this site selection analysis.
Figure 16. Location Map
Candidate Site A (Bond Memorial Library)
TMK: 5-4-05:30 (7,517 s.f.)
State of Hawaii
Figure 17. Location Map

Candidate Site B (Across Kapaa P.O.)
TMK: 5-4-07:01 & 02 por. (23,000 s.f.)
Caroline K. Ne (dec.); Mae Ling Ah Yuen
Figure 18. Location Map
Candidate Site C (Next to Hawi P.O.)
TMK: 5-5-02:23 por.(23,000 sf.)
Chalon International of Hawaii, Inc.
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.
Figure 20. Location Map

Candidate Site E (Behind Kamchameha Park)
TMK: 5-4-09:01 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.\textsuperscript{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.

\textsuperscript{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 Kapaa 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 Kapaa 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 Kapaa 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, Kapaa 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(e), 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).*

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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

GOOD 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

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<th>A Bond Library</th>
<th>B Across Kapaa P.O.</th>
<th>C Nest to Hawi P.O.</th>
<th>D Left of Kohala School</th>
<th>E Behind Kamehameka Park</th>
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<td>Good stable slopes for road fill, favorable features as foundation for low buildings</td>
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</tr>
<tr>
<td>Moderate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Soil depth</strong></td>
<td>FAIR</td>
<td>FAIR</td>
<td>FAIR</td>
<td>FAIR</td>
<td>FAIR</td>
</tr>
<tr>
<td>2.5’-4’ non-rocky</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Industrial/Agricultural suitabilities</strong></td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
</tr>
<tr>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Natural beauty</strong></td>
<td>FAIR</td>
<td>FAIR</td>
<td>FAIR</td>
<td>FAIR</td>
<td>FAIR</td>
</tr>
<tr>
<td>Poor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing row of improved trees along Ryantberry Road</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 beautiful banana tree as neighborhood prop- very, historic mill stack to north</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Flood hazard</strong></td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
</tr>
<tr>
<td>Zone X, no observed flooding during heavy rain</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Roadway &amp; Utilities</strong></td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
</tr>
<tr>
<td>Adequacy of roadways</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site forms Alkai Pole Highway which is adequate capacity to the year 2000.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site is at the corner of Alkai Pole Highway, which has adequate capacity to the year 2000, and Ryantberry Road, which also has adequate capacity.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site is off of Hawi Road which has adequate capacity.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site forms Alkai Pole Highway which has adequate capacity to the year 2000.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Adequacy of water service</strong></td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
</tr>
<tr>
<td>Per DWS; adequate water is available</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Per DWS; water is available will be upgraded within 3.5 years</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Per DWS; adequate water is available</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Soil suitability for IWW system</strong></td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
</tr>
<tr>
<td>Slight limitations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Slight limitations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Adequacy of drainage system</strong></td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
</tr>
<tr>
<td>Adequate existing drainage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adequate existing drainage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Adequacy of power &amp; communications</strong></td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
</tr>
<tr>
<td>Existing overhead power and communications</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing overhead power and communications</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Accessibility</strong></td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th></th>
<th>A Bond Library</th>
<th>B Across Kapana P.O.</th>
<th>C Next to Hilo P.O.</th>
<th>D Left of Kohala School</th>
<th>E Behind Kamehameha yard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Automobile accessibility</strong></td>
<td>POOR</td>
<td>GOOD</td>
<td>POOR</td>
<td>FAIR</td>
<td>FAIR</td>
</tr>
<tr>
<td></td>
<td>No open for automobiles access.</td>
<td>Come by via/ transporation along one long side and one short side.</td>
<td>Access from one side.</td>
<td>Gasse along one long side.</td>
<td>Gasse along one long side.</td>
</tr>
<tr>
<td><strong>Pedestrian accessibility</strong></td>
<td>GOOD</td>
<td>POOR</td>
<td>GOOD</td>
<td>GOOD</td>
<td>FAIR</td>
</tr>
<tr>
<td></td>
<td>Safe, secure access directly from Akoni Pule Hwy.</td>
<td>Dangerous intersection for pedestrian crossing.</td>
<td>Safe, secure access from Akoni Pule Hwy.</td>
<td>Safe, secure access directly from Akoni Pule Hwy. same side of the street to Kohala School, no pedestrian crossing or major highway avoided.</td>
<td>Short walk from Akoni Pule Hwy along narrow access road.</td>
</tr>
<tr>
<td><strong>Traffic flow</strong></td>
<td>GOOD</td>
<td>FAIR</td>
<td>GOOD</td>
<td>GOOD</td>
<td>FAIR</td>
</tr>
<tr>
<td></td>
<td>No conflict or missing traffic flow.</td>
<td>Potential conflict with traffic from Kapana Post Office.</td>
<td>Good access onto Hilo Rd w/ no potential conflicts.</td>
<td>No conflicts w/ existing traffic flow.</td>
<td>Access road is a deadend; no improvement necessary for connection with Akoni Pule Hwy.</td>
</tr>
<tr>
<td><strong>Distance from school</strong></td>
<td>POOR</td>
<td>FAIR</td>
<td>POOR</td>
<td>GOOD</td>
<td>POOR</td>
</tr>
<tr>
<td></td>
<td>About 1.5 miles from Kohala School.</td>
<td>Within 0.5 miles from Kohala School.</td>
<td>Within 0.5 miles from Kohala School.</td>
<td>Within 0.13 miles from Kohala School.</td>
<td>About 3 miles from Kohala School.</td>
</tr>
<tr>
<td><strong>Population center</strong></td>
<td>GOOD</td>
<td>FAIR</td>
<td>POOR</td>
<td>GOOD</td>
<td>GOOD</td>
</tr>
<tr>
<td><strong>Proximity to commercial center</strong></td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
<td>GOOD</td>
</tr>
<tr>
<td></td>
<td>Next to banks, restaurants, civic center, and stores.</td>
<td>Across the street from post office, credit union, same.</td>
<td>Next to post office, same, office.</td>
<td>Walkable distance of Hilo commercial center.</td>
<td>Next to major recreational facilities (park, gymnasium, golf driving range).</td>
</tr>
<tr>
<td><strong>Visibility from major highway</strong></td>
<td>GOOD</td>
<td>GOOD</td>
<td>FAIR</td>
<td>GOOD</td>
<td>FAIR</td>
</tr>
<tr>
<td></td>
<td>Clearly visible from Akoni Pule Hwy.</td>
<td>Clearly visible from Akoni Pule Hwy.</td>
<td>Visible from Akoni Pule, but may be blocked by future development.</td>
<td>Clearly visible from Akoni Pule Hwy.</td>
<td>Not visible from Akoni Pule Hwy.</td>
</tr>
</tbody>
</table>

**COMMUNITY CRITERIA.**

**Planning & Zoning.**

<table>
<thead>
<tr>
<th>State Land Use</th>
<th>GOOD</th>
<th>GOOD</th>
<th>GOOD</th>
<th>POOR</th>
<th>FAIR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Urban</td>
<td>Urban</td>
<td>Urban</td>
<td>Agriculture (LSZ Class B)</td>
<td>Agriculture (LSZ Class C)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>County General Plan</th>
<th>GOOD</th>
<th>GOOD</th>
<th>GOOD</th>
<th>GOOD</th>
<th>GOOD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Medium Density Urban</td>
<td>Medium Density Urban</td>
<td>Medium Density Urban</td>
<td>Urban Expansion</td>
<td>Law Density Urban</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>County Zoning</th>
<th>GOOD</th>
<th>FAIR</th>
<th>GOOD</th>
<th>FAIR</th>
<th>FAIR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CV-10</td>
<td>FAIR</td>
<td>CV-10</td>
<td>FAIR</td>
<td>FAIR</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Subdivision/consolidation</th>
<th>GOOD</th>
<th>FAIR</th>
<th>FAIR</th>
<th>GOOD</th>
<th>GOOD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No subdivisions required.</td>
<td>Subdivision consolidation; subdivision lots must maintain lot size.</td>
<td>Subdivision required; minimal lot size.</td>
<td>Subdivision required; requires minimum size does not meet minimum lot size.</td>
<td>Subdivision required; requires minimum size does not meet minimum lot size.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Community Effects</th>
<th>GOOD</th>
<th>FAIR</th>
<th>GOOD</th>
<th>FAIR</th>
<th>GOOD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Temporary site will need to be added during construction of the new library.</td>
<td>Vacant pasture land.</td>
<td>Vacant grass area will display popular around Kohala Fair.</td>
<td>Vacant pasture land.</td>
<td>Vacant open land.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing use</th>
<th>GOOD</th>
<th>FAIR</th>
<th>GOOD</th>
<th>FAIR</th>
<th>GOOD</th>
</tr>
</thead>
</table>

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<table>
<thead>
<tr>
<th>Landownership</th>
<th>A: Good Library</th>
<th>B: Across Kapaa P.O.</th>
<th>C: Next to Hawi P.O.</th>
<th>D: Left of Kohala School</th>
<th>E: Behind Kaunahaua Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size</td>
<td>GOOD</td>
<td>POOR</td>
<td>POOR</td>
<td>POOR</td>
<td>POOR</td>
</tr>
<tr>
<td>Ownership</td>
<td>Private</td>
<td>Private</td>
<td>Private</td>
<td>Private</td>
<td>Private</td>
</tr>
</tbody>
</table>

**COST CONSIDERATIONS**

<table>
<thead>
<tr>
<th>Land acquisition (as assessed value)</th>
<th>A: GOOD</th>
<th>B: POOR</th>
<th>C: POOR</th>
<th>D: POOR</th>
<th>E: POOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$30</td>
<td>$2,500</td>
<td>$15,000</td>
<td>$74,800</td>
<td>$101,000</td>
<td>$179,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Infrastructure</th>
<th>A: GOOD</th>
<th>B: FAIR</th>
<th>C: FAIR</th>
<th>D: FAIR</th>
<th>E: POOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$92,000</td>
<td>$99,000</td>
<td>$99,000</td>
<td>$103,000</td>
<td>$112,000</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site preparation &amp; landscaping</th>
<th>A: FAIR</th>
<th>B: POOR</th>
<th>C: GOOD</th>
<th>D: POOR</th>
<th>E: FAIR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$19,000</td>
<td>$30,000</td>
<td>$15,000</td>
<td>$25,000</td>
<td>$20,000</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Offsite road improvements</th>
<th>A: GOOD</th>
<th>B: GOOD</th>
<th>C: GOOD</th>
<th>D: GOOD</th>
<th>E: FAIR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$90,000</td>
<td>$40,000</td>
<td>$19,000</td>
<td>$268,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total costs</th>
<th>A: GOOD</th>
<th>B: FAIR</th>
<th>C: FAIR</th>
<th>D: FAIR</th>
<th>E: FAIR/POOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$199,000</td>
<td>$140,000</td>
<td>$190,000</td>
<td>$268,000</td>
<td></td>
<td>$391,000 (2311.400 w/ road improvement)</td>
</tr>
</tbody>
</table>
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 Kapaa 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 Kapaa 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—existing 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 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.
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


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.

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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

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Figure 21. County of Hawaii General Plan

Kohala Public Library
North Kohala, Hawaii

Source: "Hawaii County General Plan," 1989

100
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.

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29Hawaii County Code §25-51(c).
Figure 22. County of Hawaii Zoning

Kohala Public Library
North Kohala, Hawaii

Source: County of Hawaii, Planning Department (no date)
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
Figure 24. Underground Injection Control Line and Drinking Water Wells Map

Kohala Public Library
North Kohala, Hawaii

Source: West Hawaii Regional Plan
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 Hawaiian 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, PAX machines, and other
library services. 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.

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

<table>
<thead>
<tr>
<th>PERMIT/APPROVAL</th>
<th>A Bond Library</th>
<th>B Access Kapau P.O.</th>
<th>C Next to Hawi P.O.</th>
<th>D Left of Kohala School</th>
<th>E Behind Kam Park</th>
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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.
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.
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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. Kapaa 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 Kynesley 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 Hawai-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 Alon 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**

<table>
<thead>
<tr>
<th>Scope of Work</th>
<th>Site A</th>
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<td>$7,000.00</td>
<td>$5,000.00</td>
<td>$12,000.00</td>
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<td>$125,000.00</td>
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<td><strong>TOTAL</strong></td>
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<td><strong>$124,000.00</strong></td>
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<td><strong>$255,000.00</strong></td>
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**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 Kapaaau 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:

<table>
<thead>
<tr>
<th>Time</th>
<th>Traffic</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.M. Peak</td>
<td>42.4</td>
</tr>
<tr>
<td>P.M. Peak</td>
<td>60.5</td>
</tr>
<tr>
<td>Saturday Peak</td>
<td>28.6</td>
</tr>
<tr>
<td>Sunday Peak</td>
<td>14.9</td>
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</tbody>
</table>

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-sketched 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

\[
\begin{array}{c}
\text{Planned Library} \\
\hline
15 (20) \quad 6 (10) \\
16 (22) \quad 5 (8) \\
\hline
\text{Hawi-Niulii Road}
\end{array}
\]

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

Planned Library

8 (14) ← 13 (17)

9 (14) → 12 (15)

Hawi-Niulii Road

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

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

13 Am Peak Hour
(13) Prm Peak Hour

(30 25)
11 8.

(57) 11
(245) 166

**Akoni Pule Highway**

*Existing Traffic Without Project*

**SITE E (Behind Kamehameha Park)**

APPENDIX D

SUMMARY OF MEETINGS AND CORRESPONDENCE DURING THE SITE SELECTION STUDY PHASE
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: Name                      Telephone    Fax
         Gwynne Y. Logan           775-7497     775-9397
             Hawaii Library District Administrator, HSPLS
         Geraldine Giffin          685-7486     685-7288
             LAC
         Elizabeth Bryson           835-4971     
             LAC
         Maile Melrose              935-8368     
             LAC
         Frank Nelson               935-3211     
             LAC
         Beatrice Lau                889-6289     889-5997
             LAC
         Betty Chang                 488-3912     486-7825
             Bond Memorial Library
         Ross Prizzia                488-3912     486-7825
             Mitsunaga & Associates, Inc. (MPAC, Inc.)
         Terri Kojima                 488-3912     486-7825
             Mitsunaga & Associates, Inc. (MPAC, Inc.)

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 Iizuki, M&A Project Manager; Roy Takenoto, Hilo-based consultant; and Allen Yamashita 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, thence, 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 Yamanoa (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:  Edsan 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 Frizzia/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

99-448 B Fernridge Place  •  Alea, Hawaii  96701  •  (808) 488-3912  •  Fax (808) 486-7825
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 Kamahameha Park (Candidate Site E).** Noise from the nearby park and gymnastium 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.

cc 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

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>I.</td>
<td>Identification of Potential Sites</td>
</tr>
<tr>
<td>A.</td>
<td>State-owned/donated lands</td>
</tr>
<tr>
<td>B.</td>
<td>County-owned</td>
</tr>
<tr>
<td>C.</td>
<td>Privately-owned</td>
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<tr>
<td>II.</td>
<td>Broadscale Criteria</td>
</tr>
<tr>
<td>III.</td>
<td>Site Evaluations - minimum requirements and ratings for comparison of sites</td>
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<tr>
<td>IV.</td>
<td>Cost Estimates - assume on-site and off-site costs</td>
</tr>
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</table>
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. (0.347 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. (0.964 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: 309,840 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. (0.17 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
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 Kapaa 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 Kapaa 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

* 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 E

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 C

* 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

  Candidate Site D
Figure 1.
Location Map
CANDIDATE SITES A through E
Proposed Kohala Public Library
North Kohala, Hawaii
Overview

of

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


• 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
April 23, 1993

Elaine Christianson
P. O. Box 1167
Kapaa, HI 96756

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, DABS 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 Kamohameha 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.
**LIST OF ATTENDEES**

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization/Occupation</th>
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<tbody>
<tr>
<td>1. Ross Prizza</td>
<td>Mitsunaga &amp; Assoc./MPAC, Inc./Consultant</td>
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<tr>
<td>2. Roy Iizaki</td>
<td>Mitsunaga &amp; Assoc./Consultant</td>
</tr>
<tr>
<td>3. Ralph Morita</td>
<td>DAGS Planning Branch</td>
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<tr>
<td>4. Bart Kane</td>
<td>Office of State Librarian</td>
</tr>
<tr>
<td>5. Maile Lincoln</td>
<td>Kohala High School/Newspaper Editor (student)</td>
</tr>
<tr>
<td>6. Raenette Fernandez</td>
<td>Kohala High School/Class President</td>
</tr>
<tr>
<td>7. Sally Manulla</td>
<td>DOE personnel/parent</td>
</tr>
<tr>
<td>8. Rose Mae Martinson</td>
<td>School counselor/community member/parent</td>
</tr>
<tr>
<td>10. Paul Breese</td>
<td>KHES/student</td>
</tr>
<tr>
<td>11. Colleen Pasco</td>
<td>KAES/teacher</td>
</tr>
<tr>
<td>12. Manuel Andrehe</td>
<td>Kohala Hospital</td>
</tr>
<tr>
<td>13. Carol Fuentes</td>
<td>MAC Kohala</td>
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<tr>
<td>14. Toni Withington</td>
<td>Kohala Community Association</td>
</tr>
<tr>
<td>15. Rhonda Ching</td>
<td>DOE/PCNC Facilitator</td>
</tr>
<tr>
<td>16. Mac McCarty</td>
<td>Tax payer</td>
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<tr>
<td>17. Frances Wooliard</td>
<td>Nurse practitioner</td>
</tr>
<tr>
<td>18. Ruth Ann Nakasone</td>
<td>Kohala Hospital Auxiliary/retired teacher</td>
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<tr>
<td>19. Yoshimi Nakasone</td>
<td>Retired teacher</td>
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<td>20. Kathy Ogasawara</td>
<td>Taxpayer</td>
</tr>
<tr>
<td>21. Brendalynn J. Fong</td>
<td>Kohala Home Health Care/Office Manager</td>
</tr>
<tr>
<td>22. Gilbert Pagat</td>
<td>KAES/Athletic Director</td>
</tr>
<tr>
<td>23. Richard Grotthmann</td>
<td>Kapaa Post Office/Clerk</td>
</tr>
<tr>
<td>24. H. Moana Grotthmann</td>
<td>School Librarian</td>
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<tr>
<td>25. Howard T. Hashimoto</td>
<td>Halaula Annex/Vice Principal</td>
</tr>
<tr>
<td>26. Marcelo Pagat</td>
<td>KAES/teacher/parent</td>
</tr>
<tr>
<td>27. Veronica J. Pagat</td>
<td>Tax payer</td>
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<tr>
<td>28. Edwin Hoshida</td>
<td>Parent</td>
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<tr>
<td>29. Julie Hultberg</td>
<td>Parent</td>
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<tr>
<td>30. Jim Bryan</td>
<td>Teacher/parent</td>
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<tr>
<td>31. Valerie Audree</td>
<td>Parent</td>
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<tr>
<td>32. Bill Graham</td>
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Preliminary Draft Environmental Assessment for the Site Selection of the
New Kohala Public Library

Meeting Minutes

Tuesday, January 12, 1993
North Kohala Civic Center Courthouse

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:

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Address</th>
<th>Phone No.</th>
</tr>
</thead>
<tbody>
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<td>Albert K. Sing</td>
<td>P.O. Box 1373, Kapaau</td>
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<td></td>
</tr>
<tr>
<td>Carolyn Campos-Sing</td>
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<tr>
<td>Kelli Sine</td>
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<td>Ray Chavez</td>
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<tr>
<td>Catherine Britt</td>
<td>DOE, Principal, Kohala</td>
<td>P.O. Box 279, Kapaau</td>
<td>889-6221</td>
</tr>
<tr>
<td>Matt Grady</td>
<td>High and Elementary</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toni Withington</td>
<td>Chalon International</td>
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<td>889-6257</td>
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<tr>
<td>Robert Perrell</td>
<td>Kohala Community Assoc.</td>
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<td>Nina Perrell</td>
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<tr>
<td>Julia Rooney</td>
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</tr>
<tr>
<td>Chuck Pule</td>
<td></td>
<td>P.O. Box 155, Hawi</td>
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<tr>
<td>Mike Gomes</td>
<td>Chalon International</td>
<td>P.O. Box 565, Kapaau</td>
<td>889-5283</td>
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<tr>
<td>Joyce Hashimoto</td>
<td>DOE, Kohala High and Elementary</td>
<td>P.O. Box 249, Hawi</td>
<td>889-6257</td>
</tr>
<tr>
<td>Howard Hashimoto</td>
<td>P.O. Box 413, Kapaau</td>
<td>889-6221</td>
<td></td>
</tr>
<tr>
<td>Rallene Buchanan</td>
<td>DOE, Kohala High and Elementary</td>
<td>P.O. Box 413, Kapaau</td>
<td>889-6221</td>
</tr>
<tr>
<td>Fran Pule</td>
<td>Kohala Community Assoc.</td>
<td>P.O. Box 747, Kapaau</td>
<td></td>
</tr>
<tr>
<td>Ross Prizzi</td>
<td>P.O. Box 565, Kapaau</td>
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</tr>
<tr>
<td>Terri Kojima</td>
<td>MPAC, Inc.</td>
<td>Honolulu</td>
<td>522-6066</td>
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<td>522-6066</td>
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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 Mitsuenga and Associates, Inc. (contact person: Roy Izaki), and MPAC, Inc. (Ross Prizzi and Terri Kojima), were subcontractors.

B. Consultant Ross Prizzi 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 Priziza 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 Priziza 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 Briott, 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 Hawaiian 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 Prizzi assured 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 entrance servicing the entire civic center complex.

4. Site Across Kapaa Post Office
   a. Social Impact: The main highway fronts this site, and clear visibility encourages maximum usage by passersby. 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 (Kynensley 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
MEMORANDUM

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 Prizzia
NEW KOHALA PUBLIC LIBRARY - SITE SELECTION / EIS

PROJECT INITIATION MEETING - SUMMARY (MINUTES) OF MEETING

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

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Addressed</th>
<th>Comments Req'd</th>
<th>DAPS Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>07/12/93</td>
<td>U.S. Department of Agriculture, Soil Conservation Service</td>
<td>none</td>
<td>not req'd</td>
</tr>
<tr>
<td>06/07/93</td>
<td>Department of the Army, U.S. Army Engineer District, Honolulu</td>
<td>07/23/93</td>
<td>not req'd</td>
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<tr>
<td>none</td>
<td>U.S. Department of the Interior, Fish and Wildlife Services</td>
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</tbody>
</table>

**Federal Agencies**

- 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  
  Chairman, Hawaii County Council  
  Department of Public Works  
  Department of Parks and Recreation  
  Department of Research and Development  
  Department of Water Supply  
  Planning Department  

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<tr>
<td>Planning Department</td>
<td>06/16/93</td>
<td>07/23/93</td>
</tr>
</tbody>
</table>

### Other

- Chalon International of Hawaii, Inc.  
  GTE Hawaiian Telephone Co.  
  Hawaii Electric Light Co.  
  Historic Hawai'i Foundation,  
    Preservation Review Committee  
  Library Advisory Commission (LAC) c/o HSPLS  
  Mr. Patrick Ah Yuen  
  North Kohala Community Association  
  North Kohala Public Library Task Force  
  The Gas Company  

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<td>Historic Hawai'i Foundation,</td>
<td>07/19/93</td>
<td>07/29/93</td>
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<td>Preservation Review Committee</td>
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<td>Library Advisory Commission (LAC) c/o HSPLS</td>
<td>07/14/93</td>
<td>07/28/93</td>
</tr>
<tr>
<td>Mr. Patrick Ah Yuen</td>
<td>07/23/93</td>
<td>08/10/93</td>
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<tr>
<td>North Kohala Community Association</td>
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<td>not req'd</td>
</tr>
<tr>
<td>North Kohala Public Library Task Force</td>
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<td>not req'd</td>
</tr>
<tr>
<td>The Gas Company</td>
<td>none</td>
<td>not req'd</td>
</tr>
</tbody>
</table>
July 9, 1993

Dear Mr. Takashi:

Subject: Kohala Public Library
HIS Preparation Notice

We have reviewed the HIS Preparation Notice for Kohala Public Library and have no comments at this time. We will look forward to reviewing the Draft Environmental Impact Statement (EIS). Thank you for the opportunity to review this preparation notice.

Sincerely,

[Signature]

NATHANIEL M. CONNER
State Conservationist
DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
PT. SHIPKA NAUKOIAA 5400
June 4, 1993

Mr. Robert F. Takushi
State Controller
State 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,

[Signature]
Klaus 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. Klaus Cheung
Director of Engineering
Department of the Army
U. S. Army Engineering District, Honolulu
Building 230
Fort Shafter, Hawaii 96850-5440

Dear Mr. Cheung:

Subject: Kohala Public Library
EIS Consultation Phase

In response to your June 4, 1993 comments regarding the 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,

[Signature]
GORDON HAYAKAWA
State Public Works Engineer

AT: Jk
June 14, 1993

Mr. Allen Yamashita
Project Coordinator
Department of Accounting and
General Services
Public Works Division
P. O. Box 119
Hilo, Hawaii 96720

Dear Mr. Yamashita:

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 367-3606.

Thank you for the opportunity to comment.

Sincerely,

[Signature]

Enclosure

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

Dear Mr. Hanabusa:

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 EISPN is appreciated.

2. The tax key map designation of Site E will be revised to TBD 5-4-93 or 94.

We appreciate your input for this project.

Very truly yours,

[Signature]

ROBERT F. YAMASHITA
State Comptroller
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 1-6 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 4) provides an inaccurate Tax Map Key number. The table on page 5 reflects the appropriate TMI number for Candidate Site E: TMID 5-4-09-01. This discrepancy should be clarified in subsequent documents.

We have no other comments to offer at this time.

Sincerely,
To: The Honorable Robert P. Takushi  
State Comptroller

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

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

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, Kaupulehu, Hualoa, and Pahoa 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 served by the County sewer system. However, if there are no sewers available, we will require the construction of a non-sewer, treatment individual wastewater 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 808-6297.

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.

Honorables John Levin  
Director  
Department of Health  
State of Hawaii  
Hilo, Hawaii  

Dear Dr. Levin:

Subject: Kohala Public Library  
EIS Consultation Phase

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-sewer, 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 NOI 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

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 586-4248.

Very truly yours,

John C. Lein, M.D.  
Director of Health

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

Honororable John Lewis  
Ltr. No. (F)1600.3  
Page 2

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
RE: 93-651
FEE NO.: 93-651
DOC. NO.: 5063

RECEIVED

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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P.O. BOX 127
HONOLULU, HAWAII 96803

To: The Honorable Robert P. Takushi, Controller
Department of Accounting and General Services

Attn: Mr. Allen Yamaoda
Project Coordinator

Re: Reference

From: Thomas W. Higashi
Chairman
Department of Land and Natural Resources

Subject: Environmental Impact Statement Notice (EISN); Kahala Public Library (Sub No. 11-36-85660), Kahala, Honolulu, HI; various

We have reviewed the EISN 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 Taylor at our Office of Conservation and Environmental Affairs, at 587-6377, should you have any questions.
The Honorable Robert F. Taoshi, Controller
Department of Accounting and General Services
Honolulu, Hawaii

SUBJECT: EIS Consultation Phase

Dear Mr. Abus:

Thank you for your May 10, 1993 comments on the subject project. Four 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 (P1769.3).

If there are any questions on this matter, please have your staff call Mr. Allen Yasuhara of the Public Works Division at 586-3663.

Very truly yours,

ROBERT P. Taoshi
State Controller

Attachment

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

Historic Preservation Division

Our field office staff archaeologists, 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 Kekaha Kauai Park at SMK: 5-7-06: 46 and 2) above the parking area at Kekaha Kauai Park at SMK: 5-8-06: 1, will have "no effect" on historic sites.

The Bond Memorial Library (SMK: 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 Kekaha Kauai Park at SMK: 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
report forest 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 Kawi Post Office (TMS: 5-5-02122) 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 Kamuela Shon at our Historic Preservation
Division, at 587-6007, should you have any questions.
MEMORANDUM

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

FROM: Don Hibbard, Administrator
       State Historic Preservation Division

SUBJECT: Chapter 6E (EIS) Compliance—Proposed Locations for New Kohala Public Library

Letter (P11595.3) to
Multiple Ahupua'a, North Kohala,
TMK: 5-4-02: 036; 5-4-07: 001 & 002; 5-5-02: 023; 5-5-08: 046; and 5-4-09: 001

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

Our EHO 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 Akooi 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: 5-4-08: 003) 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 Kapua 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 your office for review and

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 (TMK 5-4-08:03) 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 Kapua Post Office (TMK 5-4-07:01 and 002) 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 Kapua Post Office (TMK 5-5-01:002; 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 effect"
comment. If significant historic sites are present, a mitigation plan will have to be approved by our office also.

The location adjacent to the Havel Post Office (TMIC: 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 significant, the construction of a library adjacent to this structure may have an adverse effect and our office will have to review construction plans for the library to ensure that "no adverse effect" would result.

KS

Mr. Don Hibbard
Page 2

We appreciate your input for this project.

Very truly yours,

Gordon Matsumoto
State Public Works Engineer

cc: Mr. Clyde Ohizaga, HSPLS
    Mr. Roy Tizaki

AT:JY

Ltr. No. (P)1595.3

"environmental impact" would result to the adjacent building containing the post office.
June 21, 1993

MR. ALLEN YAMASHITA
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119
HONOLULU, HI 96810

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
Kohala Public Library
Waimea Kohala, Hawaii
DAS Job No. 11-30-9666
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 "C", 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 Hawaii-Waipio Road (State Highway) along the northern boundary, and Kynersley Road (County Road) along the eastern boundary. Access requirements shall meet with the respective agencies.

We appreciate your input for this project.

Very truly yours,

GORDON MATSUDA
State Public Works Engineer

Mr. C. A. W. Kuba
Acting Division Chief
Engineering Division
Department of Public Works
Kahului County
Kaloa, Hawaii 96730-1252

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 5-4-09:por. 01 in Figure 6.

We appreciate your input for this project.

Very truly yours,

GORDON MATSUDA
State Public Works Engineer

CC: Mr. A. C. W. Kuba
Mr. Roy Ikeda, Hitekane & Associates, Inc.
Site "E" has access via a County road and State highway. Access requirements at the intersection with Hili-Muff Road shall meet with SDOT. (The TPK 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 Tanagihara in our Engineering Division at 561-8327.

Galen M. Kuba, Acting Division Chief
Engineering Division

cc: Planning Department
ENG-KON
June 14, 1993

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

Dear Mr. Takushi:

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

We have reviewed the subject KISPSW 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
Planning Director

ACK: mjh/9479D

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 more 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.
We appreciate your input for this project.

Very truly yours,

GORDON HATSUKA
State Public Works Engineer

AY: jk
CHALON INTERNATIONAL of Hawaii, Inc.
P.O. Box 319, Hilo, Hawaii 96720
Telephone: (808) 933-6251, Fax: (808) 933-5222
June 24, 1993

Dear Mr. Allen Yasumoto:

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 was 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 3, 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 20,000 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?

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 review the lot sizes to 23,000 square feet, plus or minus. The exact size will be determined at the time of land acquisition.
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
Planner
CHALON INTERNATIONAL OF HAWAII, INC.

Mr. Matthew Grady

Ltr. No. (P)1564.3

Page 2

6. A draft EIS will include a list of preparers of this document.

We appreciate your input for this project.

Very truly yours,

GORDON HAYAKAWA
State Public Works Engineer

cc: Mr. Lester Chick, DOE
Mr. Roy Iizaki, Mitsunaga & Associates, Inc.

AY: jk
June 4, 1993

Department of Accounting and General Services
Public Works Division
P. O. Box 139
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 are 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 being specified. With this information, we can adequately review 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 assessed 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 Ushijama at 933-4426.

Thank you very much.

Sincerely,

Gordon Tadao
Supervising Engineer

Enclosure

cc: F. Kahalioumi

TPS # 93052

Mr. Gordon Tadao
Supervising Engineer

GTE Hawaiian Telephone Company, Inc.
P. O. Box 4549
Hilo, Hawaii 96720

Dear Mr. Tadao:

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 Matsuno
State Public Works Engineer

Attachment

cc: Mr. Lester Chuck, DOE w/attachment
Mr. Roy Iizaki, Matsunaga & Associates, Inc. w/attachment

AY: jk
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 complete our files, we need you to fill in the project information below and mail to our office in Hilo. Should you have any questions regarding the required support structures, please feel free to contact Engineering at 808-644-6303.

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 Date Start: ___________ Complete: ___________
No. of lines required during construction: ___________
Occupancy Date: ___________ Utilities Line Requirements: ___________
Completion of GTE Co Support Structures: ___________
July 16, 1993

Mr. Allen Yamashita
Department of Accounting and General Services
P. O. Box 119
Honolulu, HI 96810

Re: Bond Memorial Library and the EIS Proposal Notice regarding site selection for a new library in Kohala, Hawai‘i

Dear Mr. Yamashita:

The Historic Hawai‘i Foundation Preservation Review Committee (HRPC) 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 widely used as a community resource, and is a much-needed historical and cultural resource for the people of Kohala.

Because of the concern for the existing building, the HRPC has recommended 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 respectfully submit this testimony and encourage your attention to the matter. Please call me if you wish to discuss this matter or have any questions.

Sincerely,

Ralph E. Fortmore, AICP
Chairman, HRPF Preservation Review Committee

cc: Governor John Waihee
    DAGS Consultant Robert P. Takushi
    Minasaki and Associates, Inc.
    HRF EVP Don-Magni Construction
    ONRF Historic Site Director Don Hibbard
    HRF PRC Committee members
    HRF Chair Arthur C. Takanada
    HRF Pres. Phyllis F. Fox

Mr. Ralph E. Fortmore
Chairman
Preservation Review Committee
Historic Hawai‘i Foundation
P. O. Box 1658
Honolulu, Hawai‘i 96805

Dear Mr. Fortmore:

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 Matsukawa
State Public Works Engineer

AY: JK
cc: Mr. Robert P. Takushi w/HRPF’s letter
    Mr. Lester Oshiro w/HRPF’s letter
    Mr. Roy Iizaki w/HRPF’s letter
TO: The Honorable Robert P. Tashiki, Comptroller
Department of Accounting and General Services

FROM: Rex D. Johnson
Director of Transportation

SUBJECT: Kohala Public Library - EIS Consultation Phase

(No response required at this time.)

The proposed development of the Kohala Public Library in North Kohala, Hawai‘i, will not significantly impact our highway facilities.

Thank you for the opportunity to provide comments.
Mr. Allen Yamanoha  
Department of Accounting and General Services  
P.O. Box 119  
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.

Kahalo nui loa,

Toni Withington for 
Elaine Christianson

Ms. Toni Withington  
Kohala Library Advisory Committee  
P.O. Box 1167  
Hilo, Hawaii 96755

Re: EIS for North Kohala Public Library

Subject: Kohala Public Library  
EIS Consultation Phase

Dear Ms. Withington:

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 Bong 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 Matsuoka  
Chief Public Works Engineer

AF: KN  
cc: Mr. Lester Chuck, DOE  
Mr. Roy Iizaki, Mitsunaga & Associates, Inc.
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 communicate 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 in hearing 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,

[Signature]

Bartholomew A. Kane
State Librarian

BAX:CHO:pa

cc: Gabrielle Casart, Hawaii Library
District Administrator

Ralph Morita, DADS Planning Branch
July 20, 1993

Mr. Allen Yasunoha
Public Works Division
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yasunoha

The subject of this letter is about the Kohala Public Library proposed sites.
I am in full disagreement that my family's property should be
double jeopardized. Site B, parcel 1 and 2. The Ah Yuen's
corner lot and my great grandmother property Caroline 
are being considered for the proposed site.
The parcels have a lot of sentimental value dating back to
where my Dad was raised and my years with my grandpa
Charles Boxer Ah Yuen. We honestly believe that another site 
should be selected for the following reasons.

1) We are native Hawaiians have few or no properties to spare.
2) The plantation have thousands of acres to spare. Especially
   site D, next to the Kohala high school. What a convenient
   site to have the library next the students. Site D also
   offers extra parking in the school parking area.

Sincerely yours

Patrick C. Ah Yuen
Family Representative

Mr. Patrick C. Ah Yuen
2323 Rose Street
Honolulu, Hawaii 96819

Dear Mr. Ah Yuen:

Subject: Kohala Public Library
EIS Consultation Phase

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

1. Your comments regarding your family's property
   (Site B - across Keapea Post Office) have been
   reviewed and will be incorporated into the draft
   Environmental Impact Statement (EIS). A copy will
   be sent to you for review and additional comments.

2. Your sentiments and concerns regarding your family's
   property and your comments with respect to the other
   alternatives will be considered in the final EIS.

We appreciate your input for the project.

Sincerely yours,

[Signature]
State Public Works' Engineer

AT: Jk
cc: Mr. Clyde Okinaka, HSLS
     Mr. Roy Iizaki, Mitsunaga & Associates, Inc.
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.

<table>
<thead>
<tr>
<th>Address</th>
<th>Comments</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Agencies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>U.S. Army Support Command Hawaii, Environmental Management Office</td>
<td>none</td>
<td>11/16/93</td>
</tr>
<tr>
<td>U.S. Department of Agriculture, Soil Conservation Service</td>
<td>none</td>
<td>11/16/93</td>
</tr>
<tr>
<td>U.S. Department of the Army, U.S. Army Engineer District, Honolulu</td>
<td>11/16/93</td>
<td></td>
</tr>
<tr>
<td>U.S. Department of the Interior, Fish and Wildlife Service</td>
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<td>01/07/94</td>
</tr>
<tr>
<td>U.S. Department of the Interior Geological Survey</td>
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<td>11/10/93</td>
</tr>
<tr>
<td>U.S. Department of the Interior National Park Service</td>
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<td></td>
</tr>
<tr>
<td>U.S. Department of Transportation, Federal Aviation Administration</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>U.S. Environmental Protection Agency, Region IV</td>
<td>none</td>
<td></td>
</tr>
</tbody>
</table>

| State Administration/Agencies |          |          |
| 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     |          |
| Department of Budget and Finance, HFDC | none     | not req'd |
| Department of Business, Economic Development and Tourism, Energy Division | none     | not req'd |
| Department of Business, Economic Development and Tourism, Land Use Commission | 10/28/93 |
| Office of Defense, Office of the Adjutant General | 10/25/93 |
| Department of Hawaiian Home Lands | none     |          |
| Department of Education, Department of Health | none     |          |
| Department of Land and Natural Resources | 12/07/93 |
| Department of Land and Natural Resources, State Historic Preservation Division | 12/03/94 |
| Department of Transportation | 12/20/93 |
| Legislative Reference Bureau | none     |          |
| Office of Environmental Control | 12/06/93 |          |
- 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 Hawaii Foundation Preservation Review Committee none not req'd
- Library Advisory Commission (LAC) o/o HSPLS none not req'd
- Ms. Caroline Subiono none not req'd
- Ms. Elaine Christianson (NKCA) none not req'd
- Mr. James Toham (Kohala Senior Citizen Association) none not req'd
- Mr. Robert Perrell none not req'd
- Mr. Patrick Ah Yuen
- North Kohala Community Association
  Planning Committee
- North Kohala Public Library Advisory Committee
- The Gas Company, Hawaii Division

none
none
none
none

not req'd
not req'd
not req'd
not req'd
November 16, 1993

Mr. Allen Yamada
Department of Agriculture
P.O. Box 119
Hilo, Hawaii

Dear Mr. Yamada:

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 sites 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 wastewater treatment facilities should they become a reality for the area.

Please note that the historic church in Hawi is the Jodo Mission and not the Husked Church located in Hualalai. 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. Tulgan at (808) 542-2505 or Mr. Gary Kam at (808) 885-2302.

Sincerely,

NATHANIEL C. CONNER
State Conservatorist

cc: Mr. Gary Kam, Team Leader, Kamuela Satellite Office.

Mr. Nathaniel Conner
State Conservatorist
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 connection to wastewater treatment facilities and other utilities.

2. The final EIS will be revised to include the Jodo Mission in Hawi.

We appreciate your input for this project.

Very truly yours,

GORDON MITSUKA
Senior Public Works Engineer

AY:jk
cc: Mr. Roy Itasaki, Mitsueppa & Associates, Inc.
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,

[Signature]
Kimik 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 Anana Street, Room 216
Honolulu, Hawaii 96814
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: 5-1-25-0; 5-1-2-0; and por. 2, 5-1-2-0; por. 3; 5-1-2-0; por. 1, Hawaii, DADS Job No. 11-36-3966

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 consolidated land area of 0.3 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 Naalehu Library, the area across the Kapaau Post Office, the area next to the Hawi Post Office, the area 1/4 mi. of Kohala School, and the area behind Kamokuna Park gymnasium. The applicant is the 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 shallow, impervious soils suitable for cultivation and development 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, unusual, erosion, and landslide zones.

Gordon Matsuda  
State Public Works Engineer

cc: Mr. Roy Ilichi, Mitsunaga & Associates, Inc.
Governor of Hawaii

(No response required)

c/o Office of Environmental Quality Control
220 South King Street, Fourth Floor
Honolulu, Hawaii 96813

November 10, 1993

Dear Governor Vailhe:

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 Neyer
District Chief

Enclosures

cc: Mr. Allen Yamashita
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Mr. Roy Iizaki
Mitsumori & Associates, Inc.
767 Anuenue Street, Room 216
Honolulu, Hawaii 96814
TO: The Honorable John Wainee  
Governor, State of Hawaii  
Office of Environmental Quality Control

FROM: (Signature)  
Executive Director

SUBJECT: Draft EIS for the Kohala Public Library

Thank you for the opportunity to review the subject report. We have no comments to offer.

cc: Allen Yamashita, DAGS  
Roy Itasaki, Mitsunaga & Associates, Inc.
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;
5-6-2:por. 23; 5-8-8:por. 40;
5-4-49:por. 1

We wish to inform you that we have no comments to offer on
the Draft Environmental Impact Statement (EIS).

Thank you for the opportunity to review the document.

Sincerely,

Anita H. Naka
Energy Program Administrator

Mukuule1993

cc: Mr. Allen Yamashita, DAS

Mr. Roy Iizaki, Mitsunaga & Associates, Inc.
October 28, 1993

Mr. Brian 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 Hanabusa

Enclosure

cc: Mr. Allen Yamaguchi
    Mr. Roy Iizaki
STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 162, Old Capitol Building
Honolulu, Hawaii 96814
Telephone 808-586-2856

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.

ED:RM:th
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,

Jerry H. Matsumoto
Lieutenant Colonel
Hawaii Air National Guard
Contacting and Engineering Officer

cc: Allen Yasano, DAG
Roy Iizaki, Mitsunaga & Associates, Inc.
To: The Honorable John Vath
Governor, State of Hawaii

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

Subject: Draft Environmental Impact Statement
Kohala Public Library
North Kohala, Hawaii

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

Wastewater

At this time, our review of the draft Environmental Impact Statement for the Kohala Public Library project has identified several areas for concern. We have reviewed the Environmental Impact Statement (EIS) and have identified areas for concern that we believe need further study.

1. The current design of the wastewater treatment system does not meet the criteria for sustainable development. Our review has identified significant areas for concern.

2. The current design of the wastewater treatment system does not meet the criteria for sustainable development. Our review has identified significant areas for concern.

3. The current design of the wastewater treatment system does not meet the criteria for sustainable development. Our review has identified significant areas for concern.

If you have any questions on this matter, please contact:
Mr. Tom Kikuyu of the Wastewater Branch at 886-4200.

C: Wastewater Branch

Thank you for your December 7, 1993 comments on the Kohala Public Library EIS Public Review Phase. We acknowledge your concurrence with the proposed method of wastewater treatment and disposal specified in the draft EIS.

We appreciate your input for this project.

Very truly yours,

ROBERT P. TAKUSHI
State Comptroller
Mr. Brian J.J. Choy, Director
Office of Environmental Quality Control
220 South King Street, 1st Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

SUBJECT: Draft Environmental Impact Statement (EIS) for Kahala Public Library, Kahala, Honolulu, Oahu: 5-4-06, 10; 5-4-07, 16; 5-4-09; 11; 5-5-02; 23; 5-5-05

We have reviewed the EIS information for the subject library project and have the following comments:

1. Concern on Water Resource Management

The Technical on Water Resource Management’s (TWRM) staff comments that the map of the area 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 22). 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 streams present requirements in Chapter 160 and Chapter 169, HAR have been fully addressed.

Some of the sites indicated on pages 6 and 7 are located near gullies. Site B is proximate to Kupuaokulina Gulch, Site D is proximate to Kupuaokulina Gulch, and Site E is proximate to Kupuaokulina Gulch. Care in the EIS is not detailed enough to show the proposed site location relative to these gullies, and there is no discussion in the EIS as to whether these gullies can be characterized as streams, as defined in Section 13-169-3, HAR.

The Final EIS should show each site’s property boundaries relative to these gullies. If the proposed site is continuous to these gullies, or if construction work affects these gullies, the Final EIS should assess whether stream permits apply to the proposed project.

2. Concern on Land Management

We acknowledge that the project would have no objections if the site currently being used for library purpose is...
Division of Land Management

The Division of Land Management (DLM) comments that State land described in the DAS is the existing library site. Since the site is being used for library purposes and should it be selected, DLM would have no objections. The Library system should follow-up with a request for a one-time visit to 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,

cc: Allen Yamasaka, DAGS
Roy Iizaki, Mitsunaga & Associates, Inc.

cc: Honorable Keith Ahe
Page 2

very truly yours,

Gordon Mattrick
State Public Works Engineer

AY:dky
cc: Mr. Roy Iizaki, Mitsunaga & Associates, Inc.

Honorable Keith Ahe
Ltr. No. (P) 12/02.

selected. It is currently on land assigned to DAGS for the civic center.

We appreciate your input for this project.

Very truly yours,
Mr. Brian J.J. Gray, Director
Office of Environmental Quality Control
200 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gray:

SUBJECT: Draft Environmental Impact Statement (EIS) Kohala Public Library, Kohala, Hawaii. Pages 5-4-00 thru 5-4-07. 1 1/2 line press, 21 line pages.

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. These comments are reproduced below:

Our Hilo office staff archaeologist, Dana Smith, conducted a site check of the proposed locations on March 1, 1993. Based on his observations and records we have in our files, we find that the following recommended locations: 1) adjacent to Honoapiilani Highway at SH1, 5-4-00; 48 and; 2) above the driving range at Kamuela Park at SH1: 5-4-00: 2, will have "no effect on historic sites."

The Main Post Office Library (SH1, 5-4-00: 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 places 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 Kapa'a Post Office at SH1, 5-4-07: 1 and 2 appears to contain remains of a historic structure. A library in this area may cause some adverse affects to the building. In addition, we are concerned as to the future use of this building, should the library no longer occupy it.

Thank you for your December 2, 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 Notice.

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

We appreciate your input for this project.

Very truly yours,

Robert P. Tanishi
State Comptroller
TO:  Mr. Atsuo Yamauchi  
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  
TESS:  5-4-05:  30, 5-4-07:  61 & 62, 5-4-09:  01, 5-5-02:  33, and 5-5-06:  48

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.

cc:  W. H. Iwamoto

January 4, 1994

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 the State highway right-of-way shall be in compliance with State highway design standards and specifications. The plans for these improvements will be submitted to us for review.

We appreciate your input for this project.

Very truly yours,

Robert F. Takushi  
State Comptroller
December 6, 1993

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.J. Choy

cc: Mitsunaga and Associates, Inc.
November 12, 1993

Mr. Allen Yamashita
Department of and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Re: Draft EIS, Kohala Public Library
       North Kohala, Hawaii

Dear Mr. Yamashita:

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. Peguinavan
Administrator

cc: Roy Ilzak
Mitsunaga & Associates, Inc.
Clayton Hsu, Chairperson
Board of Trustees

(No response required)
MEMORANDUM

TO: Ms. Bolee 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 recent statutory Coastal Zone Management (CZM) policy as expressed in Chapter 256A,
HIRS, is to "promote water quality and quantity planning and management practices which
reflect the intrinsic freshwater and marine ecosystems and prohibit land and water uses which
violate State water quality standards."

With an increase in impervious surface areas as a result of required library parking facilities, the possibility exists for increased levels of potentially contaminant runoff. 
Ptarmigan ponds such as water which oil and gasoline may be transported to the water
runoff. Measures should be considered to minimize the potential for water contamination as a
result of polluted runoff. The presence of the ponds in West Kohala, including coastal
waters, and water quality degradation are more pronounced concerns that need to be evaluated and mitigated to comply with existing regulatory requirements.

Thank you for the opportunity to comment on this draft environmental impact statement. If you have any questions, please contact Harold Lao at (808) 883.

Harold S. Masunoto
Director

cc: Allen Yamasaki, DEIS
Key client, Mitsubishi and Associates, Inc.
These measures 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.

Sincerely yours,

GORDON MATTHEWS
State Public Works Engineer

cc: Mr. Roy Iizaki, Mitsuwaga & Associates, Inc.
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
Ko'ala Public Library
Ko'ala, Hawaii

The referenced DEIS identifies and evaluates alternative sites for construction of a new public library facility to serve primarily the Ko'ala, Papau, Palma, and Hui'ali areas of North Ko'ala on the island of Ko'ala. 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 Mcpherson, School Library and Information Studies; and Carolyn McKee, Environmental Center.

GENERAL COMMENTS

The DEIS appears to present a fairly comprehensive collection of relevant inputs 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 Hawaiian Library Advisory Commission contained in Appendix D. In view of the comparative advantages of each candidate site, the community preferences expressed in these forms could 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.

As an Equal Opportunity/Affirmative Action Institution

December 7, 1993

Dr. John T. Harrison
Environmental Coordinator
University of Hawaii at Manoa
2550 Campus Road, Crawford 317
Honolulu, Hawaii 96822

Dear Dr. Harrison:

Subject: Ko'ala 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 review and suggestions to single space and double-side the report will be considered by DAS.

2. Library Design
   a. Specific design features will be provided during the design phase of this project, and as you correctly noted, the design features will be determined by the characteristics of the chosen site.
   b. Your concern regarding the disadvantage of the chosen site has been addressed, and it is intended to be incorporated in the final design. The power and utility infrastructure necessary to support a telecommunication facility shall be addressed during the design phase 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 literacy, 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 Bates, Principal of the Kohala High and Elementary School that the Bond Memorial Library be maintained as a historic library housing a special Hawaiian 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 SEIS, and we hope our reviewers' suggestions are helpful.

Sincerely,

John T. Harrison, Ph.D.
Environmental Coordinator

CC: OSCP
A. Yasuno, OMSC
H. Iizaki, Mitsunaga & Associates, Inc.
J. Hubert
C. McCool

Dr. John T. Harrison

Page 2

Ltr. No. (P1905)

Dr. T. Harrison

Your comments regarding the 'considerable merit' of maintaining the Bond Memorial Library as a historic library housing a special Hawaiian collection and suggesting 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 Matsuda
State Public Works Engineer

AY:JY

cc: Mr. Roy Iizaki, Mitsunaga & Associates, Inc.
December 2, 1993

Department of Accounting and General Services

P.O. Box 1193
Honolulu, Hawaii 96813

Attn: Mr. Allen Yamashita

SUBJECT: Kohala Public Library Draft Environmental Impact Statement

Dear Mr. Yamashita and Mr. Iwaki:

Chalon appreciates the opportunity to comment on the Draft Environmental Impact Statement regarding the potential 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 rates, 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 26. The Mahukona School is currently open and serves grades 6, 7 and 8. The Mahukona Farm is presently 15 acres in size.

3. Page 32. The Kohala School has been reappraised by the State Department of Education. The State assigns three (3) historical parks. The North Kohala Fire Station provides 24-hour fire and rescue services with one Fire Equipment operator and one Fire/Rescue Emergency Medical Technician on each shift. Three shifts (nine) persons are assigned to the supervision of one Fire Captain who is on a 24-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 33. This map is outdated entirely. You should replace this exhibit with an updated version of the existing County General Plan.

5. Page 35. This existing map is outdated and should be replaced with an updated version.

John Yamashita

Mr. Matt Grady, AICP

Planner

Chalon International of Hawaii, Inc.

P.O. Box 249

Hilo, Hawaii 96720

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 the reader can identify the site location relative to the mapped information.

2. Page 30. Your information on Mahukona School being closed and the Mahukona Farm size being 15 acres is greatly appreciated. The EIS will be revised accordingly.

3. Page 32. Your detailed comments regarding the North Kohala Fire Station are appreciated and shall be included in the final EIS.

4. Page 33. Figure 31 of the final EIS shall reflect a current version of the existing County of Hawaii General Plan.

5. Page 35. Figure 37 of the final EIS shall reflect a current version of the County of Hawaii Zoning map.

6. Your comment regarding the list of preparees 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.
6. Page 109. We understand another consultant was Roy Takejato, 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 vehicular 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 acquisition costs. Page x (up front) details costs for Site C as $74,400 and Sites D and E at $0 (donation). On page 7 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?

Donation of land for the three sites on Chalon property was only mentioned in meeting notes for a meeting held at the Kamehameha Schools on March 1, 1983. 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 exist 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 6 months and some money for application preparation and processing, however, it is not insurmountable.

Mr. Matt Grady, AICP
Ltr. No. (P1903.3)
Page 2

6. The Summary of Project Costs has been amended to include land acquisition costs for Site D ($13,100) and Site E ($179,400).

Chalon's verbal agreement to donate Site E (behind Kamehameha Farms) was also included in Section 4.2.1 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.
Mr. Yanamata and Mr. Iwaki
KOHALA PUBLIC LIBRARY DIST
December 2, 1995
Page 3

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 Brady
Matt Brady, AICP
PLANNING
CHALON INTERNATIONAL OF HAWAII, INC.

cc: Brian Choy/DBED
Roy Iwaki/Mitsunaga and Associates