August 29, 1995

TO: Sam Callejo, Director
    Department of Accounting and General Services

SUBJECT: Final Environmental Impact Statement for the Lahaina New Public Library

With this memorandum, I accept the Final Environmental Impact Statement for the Lahaina New Public Library, Lahaina, Island of Maui, as satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes. The economic, social and environmental impacts which will likely occur should this project be built, are adequately described in the statement. The analysis, together with the comments made by reviewers, provides useful information to policy makers and the public.

My acceptance of the statement is an affirmation of the adequacy of that statement under the applicable laws but does not constitute an endorsement of the proposed action.

I find that the mitigation measures proposed in the environmental impact statement will minimize the negative impacts of the project. Therefore, the Department of Accounting and General Services should perform these, or alternative and at least equally effective, mitigation measures at the discretion of the permitting agencies. The mitigation measures identified in the environmental impact statement are listed in the attached document.

BENJAMIN J. CAYETANO

Attachment

c: Lawrence Miike
    /Gary Gill
THE NEW LAHAINA PUBLIC LIBRARY
LAHAINA, MAUI

SITE SELECTION STUDY
AND
FINAL ENVIRONMENTAL
IMPACT STATEMENT

Prepared for

The Department of Accounting
and General Services
Planning Branch

State of Hawaii

GMP ASSOCIATES, INC.
Engineers/Architects

December 1994
SITE SELECTION STUDY
AND FINAL ENVIRONMENTAL IMPACT STATEMENT

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: 12/29/94

PREPARED BY:
GMP Associates, Inc.
841 Bishop Street, Suite 1501
Honolulu, Hawaii 96813
(808) 521-4711

December 1994
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(808) 521-4711

December 1994
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PREFACE

This Final Environmental Impact Statement is prepared pursuant to the requirements of Chapter 343, Hawaii Statues, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement (EIS) Rules.

This document also incorporates the methodology and results of the Site Selection Report which was undertaken to identify candidate library sites for the proposed Lahaina Public Library. Five candidate sites were identified in the Site Selection Report. The Site Selection Report does not recommend a preferred site, but identifies the relative advantages and disadvantages of the identified sites to facilitate discussion and decision making on the final site.

This assessment includes a brief discussion of archaeological resources at each candidate site. Based on this review and communication with the State Office of Historic Preservation, only two of the five candidate sites may require additional archaeological surveys. Once a final site is selected, an additional archaeological survey will be conducted if necessary.
SUMMARY OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE NEW LAHAINA PUBLIC LIBRARY
SUMMARY OF PROJECT COSTS AND EVALUATION RATINGS FOR CANDIDATE SITES
BASED ON BUILDING SITE AND COMMUNITY CRITERIA

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<th>Site D Lahaina Aquatic Center</th>
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A. RESPONSIBLE OFFICE:

Robert P. Takushi
Comptroller
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810
Contact: Allen Yamanoha (808) 586-0483

B. ACCEPTING AUTHORITY: Governor, State of Hawaii

C. NAME OF ACTION:

Site selection for the New Lahaina Public Library.

D. DESCRIPTION OF PROPOSED ACTION:

The Department of Accounting and General Services is proposing to develop a new public library facility in Lahaina on the Island of Maui. The new library will primarily serve the residential areas of the Lahaina District, specifically Honokohau, Kaanapali, Kapalua, Lahaina Town and Olowalu. The new
facility will replace the existing Lahaina Library located on Wharf Street in Old Lahaina Town. The proposed facility will provide triple the amount of floor space currently available to the residents. The nearest full service libraries are located in Kahului and Wailuku.

E. CANDIDATE SITES FOR THE PROPOSED LIBRARY:

Five candidate sites have been identified:

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<th>Site Name</th>
<th>Tax Map Key No.</th>
<th>Size (acres)</th>
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<td>2-4-5-21-003</td>
<td>1.121.78</td>
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<td>2. Site B</td>
<td>Existing Lahaina Public Library</td>
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F. PROJECT SETTING:

The State of Hawaii is made up of eight islands: Oahu, Maui, Kauai, Hawaii, Molokai, Lanai, Kahoolawe, and Nihiwau. Maui County includes the islands of Maui, Lanai, Kahoolawe, and most of Molokai. The island of Maui has an area of 734.5 square miles, making it the second largest of the Hawaii islands. The resident population of Maui was 91,361 in 1990 (Ref. 18).
The Hawaii State Library System operates six public libraries on Maui located in Kihei, Lahaina, Wailuku, Kahului, Makawao, and Hana. The existing Lahaina Public Library provides service to the Lahaina District and is located on Wharf Street in Old Lahaina Town. The Lahaina District is made up of the communities of Olowalu, Lahaina Town, Kaanapali, Honokowai, Puukolii, Crater Village, Kahana, Kapalua, and Honokahau. Kaanapali and Kapalua are major destination resort areas nearby. Lahaina Town, with its historic character, has developed into the region’s commercial and residential center. Agriculture is also a primary economic activity in Lahaina.

G. RELATIONSHIP TO PLANS, POLICIES AND CONTROLS:

Land use plans, policies, and controls considered in the evaluation of the potential library sites are as follows:

- Hawaii State Plan
- State Land Use Designation
- Lahaina Community Plan
- County Zoning
- Flood/Tsunami Hazard
- Underground Injection Control
- Special Management Area

H. PROBABLE IMPACTS:

Impacts associated with the proposed project can be classified as both short-term and long-term. Short-term impacts
are those related to construction activities, specifically traffic, noise, air quality, water quality, erosion, and public safety. Long-term impacts are those associated with the operation of the facility. These may include impacts on local flora and fauna, socioeconomics, existing infrastructure, and traffic.

The short-term impacts anticipated for the proposed project are generally the same for the five candidate sites. Adverse short-term impacts may occur as a result of clearing of vegetation, minor erosion, fugitive dust and emissions, increased traffic along roads providing access to the site, increased local noise levels, temporary displacement of fauna and displacement of sugarcane fields (Sites A and E). All construction activities will be conducted in accordance with State rules and regulations in order to mitigate and minimize any adverse impacts. Beneficial short-term impacts of the project include the creation of construction related jobs, increased revenues for local raw material suppliers and retail businesses, and improvements to the site in terms of grading, beautification, and infrastructure.

Adverse long-term impacts related to the operation of the proposed library will include an increase in traffic along roads accessing the selected site, increased demands on infrastructure, and potential loss of open space resources. The effects of these impacts are expected to be minimal due to the nature and size of the project, and due to the fact that all of the sites have been subject to past development or are located adjacent to developed areas. The proposed library is expected to
remain compatible with surrounding land uses and existing infrastructure. Beneficial long-term impacts include the increased availability of adequate library facilities and services, and the creation of additional job and volunteer opportunities.

I. ALTERNATIVES CONSIDERED:

No Action

The "no action" alternative would mean that the Lahaina Public Library would continue to remain in operation. This alternative is considered to be unacceptable since the existing facility is inadequate to serve the needs of the growing existing population in Lahaina.

Expansion of Existing Library Station

On-site renovation and expansion of the existing Lahaina Public Library can not accommodate the building and parking requirements mandated in the State library master plan. This is due to the age and design of the structure, and lack of available land to commit to a library expansion. A horizontal expansion of the existing facility may be able to meet building requirements only if off-site parking is provided. Any expansion or renovation done to a portion of the facility may mandate that the entire facility meet building codes that did not exist at the time the facility was originally built. The most efficient use
of the site would involve the complete demolition of the existing structure and construction of a new facility.

**Construction of a Satellite Library**

This alternative involves continuing to operate the existing Lahaina Public Library at its present location and constructing a satellite facility, smaller in size than the proposed library, at a new location. Although this alternative may make library access more convenient for some library users, it would be difficult to consolidate library services and materials. The development of satellite libraries is not compatible with the goals and recommendations stated in the Hawaii State Public Library System Master Plan.

**Leasing of Private-Owned Space**

Leasing of private space for the proposed library would reduce construction costs, but would not be viable in the long-term due to uncertainties in lease rents and tenure. Future expansion capabilities may also be limited.
J. RELATIONSHIP OF LOCAL SHORT-TERM USES AND THE ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Short-Term Uses

The proposed library project will involve short-term uses of local resources during its construction phase. In summary, the adverse impacts include temporarily increased noise and traffic in the vicinity of the selected site. Benefits include job opportunities and increased economic activity due to construction expenditures related to the project.

Long-Term Productivity

The Lahaina community will benefit from the availability of the new library resources. The library is considered an educational and recreational resource which will help maintain and enhance the productivity of the general public by providing a source of information. The library will encourage community interaction by providing a centralized forum for social and community services. New job opportunities will also be created as a result of the project.

The proposed library will be designed and sited such that it serves as a local landmark for the community, thereby maintaining and enhancing the attractiveness of Lahaina Town for residents and tourist alike.
K. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS
   OF RESOURCES AND UNRESOLVED ISSUES

The proposed project requires the commitment of 1.2 acres of land that would otherwise be available for other purposes. The construction of the facility involves irreversible and irretreivable uses of energy, labor, materials and capital. Operation of the library will increase demands on local infrastructure and will also require irreversible and irretreivable commitment of energy, water, labor and materials to operate and maintain the facility.

The only unresolved issue at this time is that additional archaeological/historic subsurface surveys are required if candidate Site B - Existing Lahaina Public Library site and Site C - Shaw Street site are given further considera-
# LIST OF NECESSARY APPROVALS

<table>
<thead>
<tr>
<th>Permit/Approval</th>
<th>Site A Civic Center</th>
<th>Site B Existing Library</th>
<th>Site C Shaw Street</th>
<th>Site D Lahaina Aquatic Center</th>
<th>Site E Ha'akaa</th>
<th>Approving Agencies</th>
<th>Approximate Processing Time</th>
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SECTION 1
PROJECT DESCRIPTION
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PROJECT DESCRIPTION

1.1 STUDY SCOPE AND OBJECTIVE

The Hawaii State Public Library System, HSPLS, Master Plan recommends a new library site with 13,000 square feet for the Lahaina District. The new facility will serve Honokohau, Kapalua, Kahana, Honokowai, Kaanapali, Lahaina and Olowalu.

In scope, the site selection study aims to:

• Establish a criteria for selection and sizing the proposed library based on year 2010 population projections for Lahaina District.

• Identify and evaluate potential sites for the library based on HSPLS facility guidelines and a list of minimum criteria. Through the evaluation process the alternatives are to be narrowed to a list of three to six sites for further review and evaluation.

• Assess each candidate site in accordance with requirements of Chapter 343, Hawaii Revised Statues and Department of Health’s Title 11, Chapter 200, "Environmental Impact Statement Rules."

1-1
1.2 BACKGROUND

The Hawaii State Public Library System consists of 49 libraries located throughout the state. Twelve of these are Public and School libraries. The HSPLS is organized into the Hawaii State Library, The Library for the Blind and Physically Handicapped and five administrative districts: Hawaii, Maui, Kauai, and East and West Oahu. In 1990, the HSPLS housed roughly 2,393,000 books; 9,500 periodical subscriptions; 83,800 phonodisk; and 4,900 video tapes (Ref. 18). Total circulation for 1990 was 6,225,224 or 5.5 books per capita. Circulation is expected to increase to 6.5 books per capita in the year 2000 (Ref. 6).

The Maui Library District serves the islands of Maui, Molokai and Lanai. There are a total of eight libraries, six of which are located on Maui, one on Lanai and one on Molokai. In 1990, these libraries housed 239,000 books; 1,249 Periodical subscriptions; 9,237 Phonodisks; and 533 video tapes. Circulation was 579,788 in 1990 (Ref. 18). The libraries on the island of Maui are located in Kihei, Wailuku, Kahului, Makawao, Hana, and Lahaina, as shown in Figure 1-1.

The existing Lahaina Library is located in Old Lahaina Town at 680 Wharf Street adjacent to the beachfront and Pioneer Inn hotel. The Library building occupies a 14,020 square feet parcel identified by Tax Map Key No. 2-4-6-1-7. By executive order No. 1675, an additional 5,011 square feet, previously returned to as Pepelekane Street has been added to the library.
FIGURE 1-1 MAUI PUBLIC LIBRARY LOCATIONS
parcel which is owned by the State of Hawaii. The existing site is contiguous to a County of Maui parcel referred to by Tax Map Key No. 2-4-6-1-10 abutting the front street. The latter parcel constitutes a defacto entrance and street frontage yard for the existing facility.

1.3 PROJECT NEED

The Lahaina library serves all of Lahaina District, which includes the towns of Olowalu, Lahaina, Kaanapali, Honokowai, Kahana, Kapalua and Honokohau. According to Maui County Community Plan Update Program Socio-Economic Forecast Report, the 1990 residential population for the Lahaina Service area was 14,574. This population is projected to reach 22,633 by the year 2010 (Ref. 3). The HSPLS has proposed that the existing Lahaina library facility be expanded or that a new larger facility be constructed to meet the needs of the present and projected year 2010 populations. The existing Lahaina library is approximately half of the 13,000 square feet recommended in the HSPLS Master Plan to meet present and future needs.

1.4 PROPOSED PROJECT

Building and parking requirements for the proposed library are based on the predicted year 2010 population for Lahaina. Accordingly, these requirements can be met by constructing a two-story facility at the existing Lahaina library
site. This site is limited by its size, such that it prohibits the construction of a single-story facility capable of meeting future demands. Alternately, a single-story library facility may be located at one of several new sites selected in this study. This new site will allow easy, convenient access to the library for all Lahaina residents.

The proposed facility will provide space for book shelves, a lobby, librarian's office, staff workroom, storeroom, storage stack area, staff lounge, public lavatories, mechanical/electrical room and a ground maintenance room. It will also feature air conditioning, a security system, easy access roads, paved parking, drainage structures and landscaping. The library will be architecturally designed to meet the Lahaina Historical District building requirements and to attract recognition as a Lahaina landmark.

The Lahaina library will offer a large array of services including: telephone reference, fax access, outreach programs, and photocopying.

1.5 REQUIREMENTS FOR THE PROPOSED LIBRARY

The proposed library will be designed to meet the guidelines outlined in Chapter 6 of the Hawaii State Public Library System Master Plan Technical Appendix dated April 1991. These guidelines ensure that the facility will provide all Lahaina residents and visitors convenient, free access to an adequate volume of resources and services. Construction on the
new library is expected to commence in 1997 pending timely approval of funding by the State Legislature.

1.5.1 Building Area Requirements

Library building area requirements are based on population and public use as projected for year 2010. The HSPLS Master Plan estimates that by the year 2010, the residential population for Lahaina will be 21,882. This figure was derived by applying a Maui County-wide annual growth rate of 2.55 percent to the year 1988 population.

Based on a population of 21,882 and a HSPLS design standard of 0.6 gross square feet facility per capita, the HSPLS Master Plan recommended a 13,000-square foot facility for the proposed library. Because the HSPLS population projection is based on a County-wide growth factor, it may not reflect development and growth unique to Lahaina. The Maui County Community Plan Update Program Socio-Economic Forecast Report, dated March 1992, projects a year 2010 population of 22,633 based on socio-economic factors unique to Lahaina. The Community Plan also modifies the socio-economic population prediction model to account for designated land use, planned development, and future land availability in Lahaina. This modified model predicts a year 2010 population of 21,149.

In this study, library building size requirements is based on the year 2010 residential population of 22,633. To meet the demands of this projected population, a 13,580-square foot
library facility is proposed based on a HSPLS design standard of .6 gross square feet of facility per capita.

1.5.2 Parking Area Requirements

The Maui County Zoning Provisions for parking requires that one off-street parking space be provided for every 300 square feet of library building. In addition, a minimum of two loading spaces is required for buildings in excess of ten thousand square feet. Based on these requirements, the new facility will provide 46 off-street paved parking stalls, two loading spaces, and access aisles equivalent to roughly 15,500 square feet.

1.5.3 Land Area Requirements

To accommodate the building, parking, sidewalks, and landscaping, etc., the HSPLS Master Plan suggests applying a 3.5 multiplier to the building size to determine the total land area required. Based on this method, the new facility site must be a minimum 47,530 square feet or 1.09 acres. To allow for future horizontal expansion, this study will only identify potential sites of 1.2 acres or greater with the exception of the Existing Lahaina Library site.

The above estimate is based on constructing a single-story facility. A two-story facility with parking, sidewalks and
landscaping could be built on roughly a 40,740 square foot or .94 acre lot, not allowing for future expansion.

1.5.4 Utility Requirements

The proposed Lahaina Public Library should not be a major utility consumer. Utility requirements based on the size of the proposed library and parking facilities and predicted number of library users are estimated in Appendix A.

The facility will be equipped with general lighting, receptacle outlets, and central air condition. The parking area will be lit with low-intensity lights. The maximum power requirement is estimated at 262 kVA.

Potable water requirements for the library are estimated to average 5,800 gpd. This figure includes 3,900 gpd needed to meet the average irrigation demand of .5 acres of common landscaping (grass, shrubs, hedges, etc.). Irrigation demands may be reduced by landscaping with xerophytic vegetation. Fire flow requirements are 2,000 gpm (Ref. 23).

Wastewater will be generated from lavatories for library visitors and staff and from air conditioning condensation collectors. Wastewater characteristics will be typical of domestic flows. The average wastewater flow expected is 1,850 gpd.

Solid wastes generated by visitors and staff at the library will consist mostly of paper and cardboard products. It
is estimated that an average of 16 pounds of solid waste per day will be produced.

1.5.5 **Staff Requirements**

The HSPLS Master Plan uses a ratio of one library staff personnel for every 2,000 population for estimating staff requirements. Based on this ratio and a predicted year 2010 population of 22,633, operation of the proposed Lahaina Public Library will require a full-time staff of eleven. Additional job opportunities will be created for part-time, volunteer, and/or student help.

1.5.6 **Use of Public Funds or Land**

The HSPLS obtains almost all of its operating and capital improvement funds from the State of Hawaii. Additional funds are provided from the Federal Library Services and Construction Act, local organizations, foundations and grants. Historically, the HSPLS operating budget has been approximately .5 percent of the State’s operating budget (Ref. 6). Capital Improvement funds are appropriated according to availability.

The proposed library project will be funded by public Capital Improvement Program (CIP) appropriations from the State Legislature. To minimize land acquisition costs, State and County lands will be given priority in the selection of a new Lahaina library site. Construction of the proposed library
facility is estimated to cost $2,241,000 based on unescalated 1991 dollars using $165 per square foot of building. This estimate does not include the costs of land or books.

1.5.7 Development Schedule

The project schedule is dependent on the appropriation of funds, the selection and acquisition of land, preparation of an EIS, obtaining necessary permits and government approvals, construction of the proposed library facility and re-establishing existing library operations at the new facility.

The HSPLS is scheduled to request design and construction funds in 1993-1995. Acquisition of State owned land is contingent upon review and approval by the State Department responsible for management of the property. Acquisition of County land for State use may involve purchasing or leasing the land, land swaps, or obtaining an executive order for control of the land as granted by the Governor. Land owned by private companies or individual may be acquired through direct purchase, land swaps or condemnation. In general, for State projects, State land is the easiest to obtain.

The proposed project is also dependent on meeting the State’s requirements relating to Environmental Impact Statements and obtaining the necessary permits and government approvals. State requirements for an EIS are contained in Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200, Department of Health, Hawaii Administrative Rules (HAR). As a minimum,
environmental review in the form of an environmental assessment (EA) is normally required for all government-funded projects such as this. Exemptions are allowed, however, under Section 11-200-8, HAR. The environmental review process allows all concerned parties the opportunity to evaluate the project in terms of its impacts on the environment and solid economies of the affected area. The entire review process and acceptance of the Final EIS may take as long as 6-12 months, including EIS preparation notice, comments and responses, Draft EIS comments and responses, and amendments to the Draft EIS. This variability in processing time is often dependent on the degree of public response to the EIS at the different steps of the environmental review process. Acceptance of the EIS is required before the proposed project can proceed to the permitting stage. Permits and government approvals that may be required for the proposed project include Building and Grading permits, Special Management Area Use permits, zoning changes or interpretations, Community Plan and State Land Use Boundary Amendments, site plan and sewer connection approvals, etc.

Relocation of existing land tenants or uses may also impact the construction schedule of the proposed facility. In the case of relocating lease holders, relocation is subject to the terms of the lease.

The new facility is expected to take one year to construct. The existing Lahaina Public Library will continue to operate until the new facility is completed, unless this new facility is developed on the site of the existing library. In
this case, library service will be provided by the other State libraries located on Maui.
SECTION 2
PROJECT SETTING
SECTION 2
PROJECT SETTING

2.1 REGIONAL OVERVIEW

The State of Hawaii is made up of eight islands: Oahu, Maui, Kauai, Hawaii, Molokai, Lanai, Kahoolawe and Niihau. Maui has an area of 734.5 square miles making it the second largest of the Hawaiian Islands. The residential population on Maui was 91,361 in 1990 (Ref. 20).

Lahaina District is located on the west slopes of the West Maui Mountains and is made up of the towns of Olowalu, Lahaina Town, Kaanapali, Honokowai, Puukolii, Crater Village, Kahana, Kapalua, and Honokohau. Communities are generally located along the shoreline, while inland regions are cultivated for agricultural. Residential areas are concentrated in Lahaina Town, Puukolii, Honokahua, and the Honokowai-Napili area.

Tourism is Maui's prime industry. Tourism centers around two major destination resort areas in Lahaina: Kaanapali and Kapalua. Future tourism growth is expected to be concentrated in these areas. Smaller hotel and resort condominium development has occurred between these two areas. Lahaina Town with its historic character has developed into the region's commercial and residential center.

Agriculture is a primary economic activity in Lahaina, providing many jobs for residents. Pioneer Mill, Co. operates
large sugar plantations in the regions, while Maui Land and Pine Co., produces pineapple. Vegetables, protea, cocoa, and wine grapes are also grown (Ref. 21 and 28). Small plantation camps and agricultural communities are found inland along the west Maui Mountains.

Maui is slowly diversifying its economic base by encouraging growth in light industry and scientific research. Particularly, recent growth has been seen in space and defense research, bioengineering, and electronics manufacturing.

2.2 LAND USE PLANS, POLICIES AND CONTROLS

The following land use plans, policies and controls apply to the Lahaina area.

2.2.1 Hawaii State Plan

The Hawaii State Plan serves as a guide for future long-range development of state. The plan identifies the goals, objectives, policies and priorities regarding the allocation of limited resources; improves coordination of Federal, State and County activities and, establishes a system for plan formulation and program coordination. The proposed Lahaina Library facility supports the following goals, objectives and policies of the Hawaii State Plan:
a. **Socio-cultural advancement - education**

**Objective:** Planning for the State's socio-cultural 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. **Socio-cultural advancement - leisure**

**Objective:** Planning for the State's socio-cultural 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 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.

2.2.2 State Land Use Designation

The State Land Use Commission regulates the use of lands by classifying regions as either urban, rural, agricultural or conservation as shown in Figure 2-1. Through land classifying, the State can accommodate compatible land uses, regulate against inappropriate land uses, and retain the natural resources of the area.

The development of public institutions, such as libraries, is consistent with lands designated for urban and rural use. Development of public facilities on land designated for other uses is subject to a State Land Use Boundary amendment or acquiring a Special Use Permit. Any land use district
boundary amendments for lands 15 acres or less would require a public hearing by the Maui County Planning Commission, and review and final approval by the County Council. A Special Use permit for lands 15 acres or less would require Maui County Planning Commission approval. Boundary amendments and special permits for lands greater than 15 acres (including amendments for all lands within the State Conservation District) must be approved by the State Land Use Commission.

2.2.3 Lahaina Community Plan

The Lahaina Community Plan is mandated by the Charter of Maui County (1977) and the Maui County General Plan which was adopted in June 1980 as Ordinance No. 1052. The General Plan is guided by the Hawaii State Plan and sets forth broad objectives and policies for the long-range development of the County.

The Community Plan, in turn, provides a detailed outline for implementing these objectives and policies relative to Lahaina up to the year 2000. The plan sets forth the desired sequence, patterns and characteristics of future developments and is implemented through recommended land use designations shown in Figure 2-2. These land use designations fall into the following categories:

a) Conservation (C)

This category primarily recognizes the designation of lands in the State Conservation District and is used
FIGURE 2-2 LAHAINA COMMUNITY

LEGEND
AG: Agricultural
SF: Single Family Residential
MF: Multi-Family Residential
B: Business/Commercial
BR: Business/Multi-Family
HI: Heavy Industrial
LI: Light Industrial
H: Hotel
PK: Public/Ouasi-Public
P: Park
OS: Open Space
PO: Project District
to protect and preserve wilderness areas, beach reserves, scenic areas and historic sites, open ranges, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

b) **Agriculture (AG)**

This use is to provide areas for agricultural development which would be in keeping with the economic base of the County and the requirements and procedures of Chapter 205 HRS, as amended.

c) **Single-Family Residential (SF)**

This includes single-family and duplex dwellings.

d) **Multi-Family Residential (MF)**

This includes apartment and condominium buildings having more than one dwelling.

e) **Business/Commercial (B)**

This includes retail stores, offices, entertainment enterprises and related accessory uses.

f) **Business/Multi-Family (BR)**

This includes a mixture of retail, office, and commercial services which are oriented to neighborhood service and single-family and multi-family residential uses.

g) **Heavy Industrial (HI)**

This is for major industrial operations whose effects are potentially noxious due to noise, airborne emissions or liquid discharges.
h) **Light-Industrial (LI)**

This is for warehousing, light assembly, and service and craft-type industrial operations.

i) **Hotel/Resort (H)**

This applies to facilities for transient accommodations which do not contain kitchens within individual units. Facilities, such as restaurants or small shops serving hotel guests are permissible accessory uses.

j) **Public/Quasi Public (P)**

This includes schools, libraries, fire/police stations, government office buildings, public utilities, hospitals, churches, cemeteries, and community centers.

k) **Park (PK)**

This includes all public and private active and passive parks and applies to lands developed or to be developed for recreational use.

l) **Open Space (OS)**

This County land use is undeveloped and free of structures. This designation does not include present or future developed park space, but applies to such features as drainage way reserves, landscaped buffer zones, and natural resources.

m) **Project District (PD)**

The project district indicates residential areas but allows a flexible approach for planning rather than
specific land use designations. A variety of residential housing types as well as open spaces, parks, and facilities are intended in accordance with specific project district descriptions.

The Community Plan does not specifically address the need for a new public library, except indirectly in a recommendation to coordinate all future developments with provisions for adequate services to ensure that infrastructure development and public services keep pace with de facto population demands. Amendments to the Community Plan require a hearing by the Maui Planning Commission, and review and approval by the County Council. Consideration of the Community Plan's implementation plan was incorporated into the criteria used for selecting potential library sites.

2.2.4 County Zoning

Maui County zoning within Lahaina include public, residential, farming, civic improvement, airport, multifamily, hotel, business, industrial, historic, park, agriculture, and parking districts. A public library facility is specifically permitted within public, hotel, community business (B-2), central business (B-3), light industrial (M-1) and heavy industrial (M-2) districts. A library is also a permitted use, though subject to interpretation, within park, residential (R-1, R-2, and R-3), multi-family (A-1, A-2, Duplex), historic, and agriculture
districts, falling under the category of a "State building or institution for public use". A library is similar to a school facility, which is a permitted use within a residential district.

2.2.5 Flood/Tsunami Hazard

Flooding in the Lahaina area usually occurs during intense storms which bring heavy rains of short duration. These rains produce heavy surface runoff in the upland sugar fields which flows in a makai direction. Runoff collects along the mauka shoulder of Honoapiilani Highway and overtops the highway when highway culverts reach capacity or become plugged with debris. The runoff flows through Lahaina Town, ponding in low spots and flooding roads, residences, businesses, and public properties. Locally generated runoff also contributes to the problems.

Over 25 damaging floods have been recorded in Lahaina since 1879 (Ref. 25). The worst flood on record occurred in May 1960, when roughly 22 inches of rain fell in one day on the upper Kahoma basin. Thirty-six homes and a pineapple cannery in Lahaina Town were flooded during this event. Front Street and Honoapiilani Highway were overtopped by floodwaters and made impassable. Streets and yards were covered with silt carried down in runoff from agricultural fields.

Flooding in Lahaina Town can be expected to reach depths of 1.9 feet in the vicinity of Front Street and 1.3 feet
in the vicinity of Wainee Street during a 100-year flood event under existing conditions. Maximum velocities in these vicinities are between 0.9 feet per second and 0.5 feet per second, respectively. Depths of 1.5 feet with velocities up to two feet per second can be expected to Kauaula Stream (Ref. 25).

The National Flood Insurance Program (NFIP), administered by the Federal Emergency Management Agency, was created in part to accurately map hazardous flood areas and to establish base (100-year) flood elevations and flood risk zones.

Flood Insurance Rate Maps, FIRMs, for Maui delineate most of the Lahaina shoreline as flood hazard areas. Approximately 130 acres of urban land in Lahaina are located within the 100-year flood plain. In Lahaina Town, Front Street, Malu-ululu-colele Park, Wainee Street and areas adjacent to Kahoma Stream are particularly prone to flooding. A flood inundation map based on FIRMs for the Lahaina Town and Kaanapali areas is shown in Figure 2-3.

Projects on sites within flood hazard districts must conform to County Ordinance No. 1145 in order to qualify the County for participation in the National Flood Insurance Program. The County of Maui requires all new construction located within the floodplain to build the first floor above the 100-year flood level. Floodproofing is generally accomplished by elevating the building site with soil or fill material. The County of Maui, in cooperation with the West Maui Soil and Water Conservation District, is in the process of implementing a watershed project.
to alleviate flooding in Lahaina Town. The project plan proposes the installation of a floodwater diversion channel that starts at the mauka portion of Lahainaluna Road, extends across the sugarcane fields, and outlets into Kanula Stream. Also planned is a debris basin and improvements to the Kauaula Stream outlet channel. The project will provide a 50-year level of flood protection to areas within the 100-year floodplain (Ref. 25).

Tsunami inundation areas for 500-year occurrence probability are shown in Figure 2-4 (Ref. 9). Most of the commercial, water front properties of Old Lahaina Town are within the tsunami inundation area. Fortunately, the probability of occurrence of tsunamis in Lahaina is low. A brief history of tsunamis which have hit the Hawaiian islands is presented in Appendix B. Since 1940, four tsunamis have entered Maui coastal areas.

2.2.6 Underground Injection Control

The Hawaii State Department of Health Underground Injection Control Program (July 6, 1994) designates areas in which subsurface wastewater disposal is allowed. This area is delineated as being makai of the Underground Injection Control, UIC, line.

In Lahaina, the UIC line runs mauka of the Honoapiilani Highway, generally along the 200-foot elevation contour, as shown if Figure 2-5. The area makai of the UIC line also lies within

2-14
the Maui County Wastewater Advisory Committee's proposed "critical wastewater disposal area" where cesspools are prohibited. In addition, the State Department of Health will not allow private sewage treatment without a commitment to eventually tie the project's sewer system into the County's system.

2.2.7 Special Management Area

The coastal areas within Lahaina, from the shoreline to the Honoapiilani Highway, are within the County's Special Management Area, SMA, as shown in Figure 2-6. These areas are subject to Chapter 205-A of the Hawaii Revised Statutes as amended and Article II, Special Management Area Rules and Regulations of the County of Maui.

The County regulates development of lands within the SMA through a review and permit process. Article II, Sections 2-8 and 2-9 of the Special Management Area provides that "No development within the Special Management Area shall be approved unless the Authority has first found that:

a) The development will not have any substantial adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of
individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.

b) The development is consistent with the objectives and policies as enumerated in Chapter 205A, Hawaii Revised Statutes.

c) The development is consistent with the County general plan, zoning, subdivision, and other applicable ordinances."

2.3 INFRASTRUCTURE

2.3.1 Water

Maui is served by five separate County water systems: Makawao, Kula, Hana, Central Maui and Lahaina. Potable water in Lahaina District is supplied by two municipal water systems and four private water systems. The County provides water to service areas covering approximately 1,208 acres from Lahaina Town to Kaanapali, and Honokowai to Napili. Water usage in these areas totaled 5.6 MGD in 1987 and is expected to reach 10.8 MGD in 2010. Roughly 45 percent of the present water supply is withdrawn from three surface sources, while 55 percent is taken from eight wells that tap the Lahaina Aquifer (Ref. 20).

The Kaanapali Water Corp. owns and operates a private water system that serves the Kaanapali Resort area. Seven wells
provided 4.52 MGD to meet resort demands in 1988. Water use is estimated to be 9.74 MGD in 2010 (Ref. 20).

Kapalua Water Co. provides water from Honokohau Ditch to the Kapaha Resort. Domestic water is purified at a water treatment plant, while untreated surface water is used for irrigation. The water usage was 3.61 MGD in 1987 and is projected to reach 6.44 MGD by 2010 (Ref. 20).

The Wainee Water System is an old plantation system owned and operated by Pioneer Mill Co. This system provides a small service area with 0.2 MGD taken from Kauaula Stream. The Olowalu water system is also owned by Pioneer Mill Co. This system takes .072 MGD from Olowalu Stream to supply Olowalu Town. Future demands have not been determined for these areas (Ref. 20).

2.3.2 Wastewater System

The County Public Works Department operates the Lahaina Wastewater Reclamation Facility, WRF, and sewer system in Lahaina. The sewer system currently extends from Kapalua south to Puamana. Sewage is transported to the Lahaina WRF by a combination of gravity sewer lines, pump stations, and force mains. All areas within the County’s service limits require connection to the public sewers, in accordance with Section 11-62-06(b) of the State DOH’s wastewater rules.
The Lahaina WRF is located at 3300 Honoapiilani Highway at the Highway's southern intersection with lower Honoapiilani Road. It has a design capacity of 6.7 million gallons per day, MGD, and is currently operating at 5.0 to 5.2 MGD. The plant provides secondary treatment and disposes of all treated wastewater through four injection wells located on the facility property.

Expansion of plant will begin in early 1993 to increase the plant's capacity to 9 MGD and to add tertiary treatment. These expansions are expected to be completed by mid-1995.

2.3.3 Drainage

The Lahaina watershed is 4,920 acres in area and includes the Lahaina and Kauaula subwatersheds located above Lahaina Town. These are no streams or large defined drainageways in the Lahaina subwatershed. Runoff generated in the sugarcane fields above Lahaina Town is conveyed by numerous small drainageways and ditches through cane fields and roads, over Honoapiilani Highway, and into Lahaina Town where it ponds in depressed areas or drains into the Pacific Ocean. During floods, runoff in the vicinity of Lahaina Town enters the ocean at four general areas: along the Front Street seawall between Lahainaluna Road and Dickenson Street, between Maluuluolele Park and Kamehameha III School, and at the mouths of the Kohoma and Kauaula Streams. The storm drain system throughout Lahaina consists of unlined
channels, road side ditches, drain lines and short, small capacity culverts with grated inlets located along Honoapiilani Highway and roads adjacent the shorelines. This drainage system is shown in figures in Appendix A. Ponded runoff dissipates through infiltration and evaporation (Ref. 25). Flooding at the mouths of gulches and streams have caused serious problems in residential areas. Flood potential is extensive around the mouths of Kahoma and Kauaula Stream and throughout sections of Old Lahaina Town. Other hazard areas exist at Kahana and the northern makai sections of Kaanapali.

Runoff and flooding have caused siltation and fresh water intrusion into nearshore ocean water. Sediments carried in runoff have caused nearshore pollution and discoloration and declines in marine life populations (Ref. 25).

Drainage improvements throughout Lahaina are needed. The County of Maui, in cooperation with the West Maui Soil and Water Conservation District, is in the process of implementing a watershed project to alleviate flooding in Lahaina Town. The project plan proposes the installation of a floodwater diversion channel that starts at the mauka portion of Lahainaluna Road, extends across the sugarcane fields, and outlets into Kauula Stream. Also planned is a debris basin and improvements to the Kauaula Stream outlet channel. The project will provide a 50-year level of flood protection to areas within the 100-year floodplain. Development of water retentive structures such as
lined channels, box culverts and outlets to the ocean have also been planned for other areas of Lahaina.

2.3.4 Electric/Telephone

Electric power is supplied by Maui Electric Company, a subsidiary of Hawaiian Electric Company for residential and industrial use on Maui. Electricity for Lahaina is produced by the diesel engine generating plant located at Maalea and is transmitted to three substations located in Lahaina Town, Puukolii and Napili.

The power and telephone systems consists of overhead and underground lines. Main power, telephone and cable television lines are located along Honoapiilani Highway. Telephone services are provided by GTE Hawaiian Tel.

2.3.5 Gas

Gasco, Inc., a subsidiary of Pacific Resources, Inc. provides piped gas to several communities in Lahaina (Ref. 21). This area is also served by tank and bottled propane.

2.3.6 Highway/Roads

The Honoapiilani Highway is the only means of access connecting Lahaina District to Wailuku and Kihei. This road runs
along the coastline from Honokahua to Lahaina, Olowalu and Maalaea and then transects central Maui to Wailuku. The portion of the highway from Maalaea to Lahaina Town at its intersection with Lahainaluna Road consists of two lanes. North of this intersection, the highway becomes four lanes to Kaanapali. Between Kaanapali and Honokahua, the highway exists as two lanes. Posted speed limits vary from 40 to 55 mph. The portion of the highway from Maalaea to Honokowai is classified as heavy-duty, while the remaining portions are classified as medium-duty.

Traffic demand along Honoapiilani Highway in the Lahaina Town and Kaanapali regions is currently under capacity although this is expected to increase tremendously with the proposed development of the State’s Lahaina Master planned Project (Ref. 2). The State Department of Transportation is planning to construct an alternative mauka route from south of Lahaina Town through Kelawea subdivision and the Lahaina Master Planned Project to north of the Civic Center to direct traffic away from Honoapiilani Highway and Lahaina Town. This alternative route will cut through existing sugarcane fields and will pass through Kelawea at Ikena Avenue.

Front Street is the main route running through Old Lahaina Town along the beachfront. It is congested due to its narrow widths and on-street parking. Posted speed limit along Front Street is 20 mph. Existing traffic conditions specific to Lahaina and recommendations for improvements are discussed in the

2.4 **EXISTING ENVIRONMENT**

2.4.1 **Existing Land Use**

Existing land uses in Lahaina are identified in the Lahaina Community Plan (Ref. 5). Lahaina Town, with its large residential community, is the area's commercial, industrial, government and public services center. Hotel and resort development have been concentrated north of Lahaina Town in Ka‘anapali and Kapalua. Most lands mauka of the Honoapiilani Highway are used for sugar and pineapple cultivation.

2.4.2 **Land Ownership**

In 1988, 70.8 percent of Maui's 448,170 acres was privately owned, 22.8 percent was owned by the State Government, 6 percent was owned by the Federal government and 4 percent by the County of Maui. (Ref. 20)

2.4.3 **Climate**

Lahaina tends to be warm and dry near beach areas to semi-tropical and wet on mountain slopes. Average temperatures
in Lahaina is about 75 degrees F with average monthly variations of nine degrees between the coolest and warmest months (Ref. 25).

The region ranges in elevation from sea level to 5,788 feet at the top of Puu Kukui where rainfall exceeds 400 inches a year. Lahaina Town and the southern shorelines are the driest areas, receiving an annual average of 15 inches of rainfall. Shorelines north of Honolua experience roughly 30 to 40 inches of rainfall per year (Ref. 1). The heaviest rains are usually brought by winter storms, occurring between October and April.

Wind currents vary throughout Lahaina. Tradewinds are often present along the northern coastline at an average speed of about ten miles per hour (Ref. 25). As those winds hit the West Maui Mountains, they are diverted upwards and cooled, causing their moisture content to be delivered as rain. Lahaina Town and the southern coastlines of Lahaina are seldom affected by tradewinds. These areas experience weak land and sea breezes and are usually warmer than regions exposed to tradewinds.

2.4.4 Flora

Much of the lower slopes of the West Maui Mountains and coastal areas of Lahaina are cultivated for agriculture. Sugarcane is prominent throughout central Lahaina, while pineapples are grown in the northern regions. Areas south of Olowalu have been developed as pasture and range.
The dominant or characteristic plants in vegetation zones at lower elevations are species introduced to Hawaii since 1778 with the arrival of Captain James Cook. Vegetative zones are closely related to climatic factors with rainfall being the governing factor in plant distributions below elevations of 5,000 feet (Refs. 28 and 32).

The coastal vegetation zone of Lahaina is predominantly made up of Kiawe and lowland shrubs. Characteristic flora within this zone is Kiawe, fingergrass, Koa haole and pili grass. Pili grass is an indigenous Hawaiian species. The lower slopes of the West Maui Mountains are within the Lantana-koa haole shrub zone. Ilima, another native plant species, can be found in this zone. The upper mountain slopes are covered with open guava forest, shrubs, koa haole, lantana, Spanish clover and Bermuda grass. The native Hawaiian plants Ohia lehua and koa are also found in these regions (Refs. 28 and 32).

2.4.5 Fauna

Before the Polynesians arrived in Hawaii, the only mammals present were the seal and bat. The Polynesians brought domestic dogs, pigs, and commensal rats to the islands. Other land mammals arrived with the Europeans in 1778.

Mammals common to Maui include the bat, dog, cat, goat, axis deer, mongoose, pig, mouse and rat. Birds associated with
the agriculture common in Lahaina are the cardinal, barred dove, spotted dove, mockingbird, myna, golden plover, pueo, ricebird, house sparrow, and white eye. In the mixed guava forests of the Honokahua area, the I’iwi may also be found. All of those birds have been introduced to the islands, except for the native Hawaiian Pueo and I’iwi and the indigenous golden plover (Refs. 28 and 32).

2.4.6 Geology/Hydrology

The island of Maui was formed from the lava flows of the West Maui and Mount Haleakala volcanoes. The West Maui Volcano is the older of the two shield volcanoes, having well worn valleys and peaks caused by millions of years of erosion. Mount Haleakala’s giant rounded dome is a classic example of a young shield volcano.

Lahaina District is the western region of the West Maui Mountains. The upper slopes are made up of theoleiitic basalts, rich in magnesium and iron and poor in alcalies. The western coastal area of Lahaina consists of sedimentary rocks including: Alluvium, dune sand, colluvium and mudflows and lagoonal deposits. In the northern regions around Honokahua are mugearite and trachyte (Ref. 28).

Maui is divided into six aquifer sections: Lahaina, Wailuku, Central, Koolau, Hana and Kahikinui. Aquifer sectors reflect broad hydrogeological similarities yet maintain
traditional hydrographic, topographic and historical boundaries
where possible. Within the Lahaina aquifer sector there are six
aquifer systems shown in Figure 2-7 which includes Honokohau,
Honolua, Honokowai, Launiupoko, Olowalu, and Ukumehame. Aquifer
systems are defined by hydrogeologic continuity. These systems
consist mainly of large lenses of basal water maintained by
direct recharge by rainfall and by discharges from high-level
dike-impounded water. Along the coastal areas south of Lahaina
Town, basal water can be found in sediments. The estimated
sustainable yield from the Lahaina Aquifer Sector is 34 MGD
(Ref. 20).

The valleys of Lahaina are cut by numerous streams.
Many of these streams are nearly perennial in mountain areas
where orographic rain occurs daily and where high-level springs
discharge perched and dike-impounded groundwater. Most streams
average discharges of less than 50 MGD (Ref. 20).

2.4.7 Topography

Lahaina is located on the west slopes of the West Maui
Mountains. The lowlands of the Lahaina area, from the coast to
the Honoapiilani Highway, are at elevations of 5 to 80 feet above
Mean Sea Level (MSL) and have slopes of 0 to 3 percent. The
agriculture lowlands exists on slopes of 3 to 7 percent increas-
ing to 15 percent near foothills of the West Maui Mountains
(Ref. 26). Agriculture regions range in elevations from roughly

2-29
FIGURE 2-7 LAHAINA AQUIFER SYSTEM CLASSIFICATION
5 to 2,000 feet. The uplands and highlands of the West Maui Mountains are steep and rocky. The highest elevation in this area is Puu Kukui peak at 5,788 above MSL.

2.4.8 Soils

Soils throughout Lahaina District can be characterized into five soil associations as delineated by the United States Department of Agriculture Soil Conservation Service (Ref. 26). The general regions of these associations are shown in Figure 2-8.

Along the coastal regions of Lahaina Town, Olowalu and Honokahua, soils of the Pulehu - Ewa - Javcas association are predominant. These soils are known to be deep, nearly level to moderately sloping and well to excessively drained. Subsoils are moderately fine to coarse textured. This association commonly exists on alluvial fans and in basins.

Waialoa - Keahua - Molokai association is found in low uplands of Launiupoko to the northern coastlines of the Honokahua area. These soils are characterized as moderately deep and deep, nearly level to moderately steep, well drained with moderately fine textured subsoils.

Soils of the Honolua - Olelo association are located intermediate upland of northern Lahaina District. These are characterized as deep, gently sloping to moderately steep, well drained with fine-textured subsoils.
Located on intermediate uplands of central and southern Lahaina is the Rock land - Rough mountainous land association. These regions consists of steep to very steep rock and rough maintain land and very shallow soils.

The high uplands of the West Maui Mountains consists of soils of the Hydrandepts-Tropaquods association. These regions are gently sloping to steep consisting of well-drained to poorly drained soils and moderately fine to fine textured subsoils.

2.4.9 Wetlands

The U.S. Fish and Wildlife Service's National Wetlands Inventory Map identifies wetlands with the Lahaina area. Many small wetlands scattered throughout the lowlands of Lahaina shown in Figure 2-9 serve as reservoirs for flood control and pineapple and sugar irrigation. Large wetlands are found at high elevations in the West Maui Mountains. A large lowland wetland is located in the Lunaville area above Lahaina Town. This wetland is classified as palustrine and emergent.

2.4.10 Archaeological/Historical Sites

Over 25,000 archaeological/historical sites are known to exist throughout the Hawaiian islands remnants of the past 2,000 years of human occupation in the islands (Ref. 15). Archaeological and historical sites in Lahaina District are shown in Figure 2-10. These sites are listed by inventory numbers on
the State Register of Historical Places and/or the National Register of Historical Places and/or the State Inventory of Historical Places. A portion of Lahaina town is within the Lahaina Historical District, as well as the Lahaina National Historic Landmark District. All development within these districts or on lands identified as having archaeological/historical significance are subject to review by the State Historic Preservation Division. This Division determines whether inventory surveys of the proposed site are required, the significance of historical resources found, and the course of mitigation to be taken to preserve these resources.

2.4.11 Scenic Characteristics

The predominant scenic feature in the Lahaina area is the panoramic ocean view, including views of Molokai, Lanai, and Kahoolawe. The steep slopes of the West Maui Mountains form a backdrop to the coastal towns of Lahaina. The Lahaina small boat harbor is also a favorite scenic site amongst visitors and residents.
2.5 

SOCIOECONOMIC CHARACTERISTICS

2.5.1 Population

On the island of Maui, the 1990 defacto population, which includes visitors present on an average day for that year, but excludes residents temporarily absent, was 126,992. The residential population, which defined as the residence has been established in the county of Maui for that year was 91,361. From 1980 to 1990, defacto and residential populations grew by 65.3 percent and 45.4 percent, respectively. The Department of Business and Economic Development and Tourism, DBEDT, has projected that 131,276 people will reside on the island of Maui by the year 2010. The largest population center on Maui is Kahului with 16,889 residents in 1990. Males outnumbered females by 104.1 to 100 females. Caucasians made up the largest proportion of the unixed ethnic population, with Japanese and Filipino populations ranking second and third respectively. People of part-Hawaiian ancestry comprise 25.7 percent of the population (Ref. 20).

Lahaina District had 10,284 residents in 1980 growing to 14,574 in 1990. Approximately 22,633 people are estimated to be living in Lahaina in 2010 as projected in Maui County Community Plan Update Program Socio-Economic Forecast Report, March, 1992. Lahaina Town has the largest resident population in the District numbering 9,073 in 1990. Major growth is expected
in Lahaina Town, Kaanapali and Napili-Honokowai. Lahaina residents have smaller families and households than the whole of Maui County and the State, but tend to live in the house for longer periods. Housing vacancy rates are extremely low producing higher housing costs (Ref. 20).

Approximately 1,874,000 people visited Lahaina District in 1991. The average visitor stay was 6.9 days and 3.2 days for East/North bound visitors and West bound visitors, respectively. The three largest visitor destinations in Lahaina are Kaanapali, Kapalua and Old Lahaina Town.

2.5.2 Employment and Income

The civilian labor force on the island of Maui grew from 33,900 in 1980 to 53,900 in 1990, while actual employment rose from 32,450 to 52,600 during the same time period. The tourism industry plays a vital role in the island's economy. Jobs with the hotel and service industry accounted for 35.6 percent of Maui County's labor force, while agriculture jobs accounted for 5.4 percent of jobs (Ref. 20).

Unemployment on Maui island has steadily decreased from a high of 6.9 percent in 1982 to 2.4 percent in 1990. Labor shortages are being experienced on Maui island due to rapid economic development and a lack of affordable housing. Maui County workers earned an averaged $19,480 annually in 1989, while the average family income was $37,000 in 1990. Because Lahaina's
population consists of smaller families than for Maui County as a whole, median family incomes are slightly lower in this area (Ref. 20).

2.5.3 Public Services

Lahaina Town has the largest residential community in Lahaina District. Because of this, most public services, particularly those related to public health and safety, are centered in the vicinity of Lahaina Town. Major public facilities within Lahaina are listed below:

Public Schools (Ref. 21)

Police Station
- Lahaina Police Station

Fire Station
- Lahaina Fire Station
Health Care Facilities
• Seaman’s Hospital
• Kaiser: Lahaina Clinic
• Maui Eye Clinic
• Maui Medical Group

Recreational Facilities

Parks
• U Kumehame Beach County Park
• Puamana County Park
• Fleming D.T. Beach County Park
• Honokowai Beach County Park
• Jodo Mission Buddhist Culture Park
• Lahaina Armory County Park
• Maluulu O Lele Park
• Wahikuli State Wayside Park
• Waikiku Park
• Banyan Tree Park

Recreation Centers
• Lahaina Civic and Recreation Center – currently being expanded to provide more public services.

Transportation

Major Roadways
• Honoapiilani Highway – This two-lane highway runs north and south along the coast and is interconnected via minor streets to Old Lahaina Town. It links Honokahau, Napili,
Kahana, Honokowai, Lahaina, Olowalu, Maalaea and Wailuku.

- Front Street - This two-lane street provides access to Old Lahaina Town, interconnected to Honoapiilani Highway by minor streets.
- Lahainaluna Road - This two-lane road links Old Lahaina Town with Pauhau and Kelawea.
- No bus services is available in Lahaina.

Harbors

- Kahului Commercial Harbor - State's only deep-water harbor with container freight facilities.
- Lahaina Small Boat Harbor - State harbor for small private and commercial boats. It provides parking and launching facilities.

Commercial Airports

- Kahului Airport - Serves commercial airlines, general aviation and general cargo flights. The airport is being expanded to accommodate increased passenger traffic.
- Kaanapali Airport - Serves smaller commercial airlines, general aviation and general cargo flights.
SECTION 3
SITE SELECTION PROCESS
SECTION 3
SITE SELECTION PROCESS

3.1 SITE SELECTION METHODOLOGY

This section describes the site selection process which is used to identify and evaluate suitable sites for the proposed Lahaina Public Library. The three-tier screening process, starts with a list of potential sites identified as suitable for the proposed use based on land size and ownership. A set of minimum criteria, reflecting general site requirements and physical land development constraints are then used to screen potential sites for further evaluation as feasible sites. Finally, the latter list of sites are screened and reduced to candidate sites based on an additional set of criteria ranging from general building to community and cost factors. The advantages and disadvantages of each site are evaluated to provide the basis for comparing the sites. Candidate sites thus selected have characteristics most favorable for development of the proposed Lahaina Library. The following sections define the study area and provide details of the selection process in accordance to the HSPLS Masterplan guidelines and screening criteria.

3.1.1 Lahaina Library Service Area

The proposed library will serve all of Lahaina District. This district includes the population centers of
Lahaina Town, Kaanapali, Honokowai, Kahana, and Napili. The Lahaina library service area as delineated in the Hawaii State Public Library System Master Plan is depicted in Figure 3-1.

3.1.2 Study Area

The Lahaina Library site selection study area is identified in Figure 3-2. HSPLS guidelines recommend that all new library facilities shall be sighted within 20 minutes mid-day driving time of at least 90 percent of the service area residents. Potential library sites identified in the following sections are located within the study area and will meet HSPLS guidelines. The residential population of Lahaina Town, located within the study area, makes up roughly 60 percent of the total residential population of Lahaina district.

3.1.3 Potential Library Sites

The proposed Library facility land requirements including parking, landscaping and amenities necessitates that all potential Library sites be at least 1.2 acres or greater in size. This land requirement is based on constructing a single-story library and parking facilities. In order to facilitate the land acquisition process and minimize costs, the site selection study is limited to properties owned by the State of Hawaii, County of Maui, Pioneer Mill Company, and Oahu Sugar and Pine Company. Based on land ownership and property size, 84 potential
LEGEND

- LAHAINA PUBLIC LIBRARY
- LAHAINA PUBLIC LIBRARY SERVICE AREA

FIGURE 3-1 LAHAINA PUBLIC LIBRARY SERVICE AREA
FIGURE 3-2 LAHAINA PUBLIC LIBRARY SITE
SELECTION STUDY AREA
library sites were identified within the study area. These sites are delineated by tax map key numbers and ownership in Table 3.1. There were no Oahu Sugar and Pine Company lands identified within the study area.
TABLE 3.1
POTENTIAL LIBRARY SITES BASED ON LAND OWNERSHIP AND PROPERTY SIZE

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<th>Site No.</th>
<th>Tax Map Key No.</th>
<th>Owner</th>
<th>County Zoning (District)</th>
<th>Size (acres)</th>
<th>Remarks</th>
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**POTENTIAL LIBRARY SITES BASED ON LAND OWNERSHIP AND PROPERTY SIZE**

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<th>County Zoning</th>
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### TABLE 3.1  cont.

**POTENTIAL LIBRARY SITES BASED ON LAND OWNERSHIP AND PROPERTY SIZE**

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</table>
3.1.4 Minimum Site Criteria

A set of minimum site criteria is used to evaluate the initial 84 potential library sites to determine which sites are actually feasible for library development. These criteria are based on HSPLS guidelines for library site characteristics and are defined as follows:

1) Location

   The site should be visible from a main road or located near a well-known town "landmark."

2) Subdivision

   The site shall be at least 1.2 acres to accommodate the library building, public access, parking, landscaping and future expansion. Lots larger than 2 acres may have to be subdivided. For privately owned land larger than 2 acres, the land should be of such size and shape that subdivision of the parcel does not create an undevelopable or unsalable remnant parcel for the land owner.

3) Zoning

   The site shall be zoned as residential, multi-family, hotel, community business (B-2/B-3), industrial, agriculture, or historic districts. These zones delineate areas where the construction of public library facilities are allowed without zoning variances or waivers.
4) **Tenant Displacement**

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

5) **Planned Development**

Sites should not be located on land where there are known developments planned (for example, single-family or multi-family housing developments, or County master planned roadways). Information regarding planned developments was obtained from various County and State agencies.

6) **Wetlands**

The site should not be within an identified wetlands area, as determined by the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers.

7) **Proximity to Flood and Tsunami Inundation Zones**

Potential library sites should not be in or near designated flood and tsunami inundation zones, as shown in Figures 2-3 and 2-4, respectively.

The inundation zones cover most of the non-residential, water front areas in Old Lahaina Town. Accordingly, about 10 percent of the entire study area is located within the tsunami inundation zone. Projects on-sites within flood and/or tsunami inundation zones must conform to County Ordinance No. 1145, pertaining to flood hazard districts.
Fortunately, the probability of occurrence of tsunamis in Lahaina is extremely low. A brief history of tsunamis which have hit the Hawaiian Islands is presented in Appendix B. Since 1940, four tsunamis have entered Maui coastal areas.

8) **Special Management Areas**

The proposed library site should be located outside of Special Management Areas. Special management is required in these areas to preserve, protect, and restore natural coastal resources and to insure adequate public access to these resources. Development of sites located within a SMA require a SMA permit and are subject to Chapter 205-A of the Hawaii Revised Statutes and Article II, SMA Rules and Regulations of the County of Maui.

Each potential site is rated as either acceptable (+) or unacceptable (-) in Table 3.2, according to whether it complies with each minimum criteria. Assuming each criteria to be weighted equally, ten "feasible" sites were selected for further evaluation based on their ability to best meet all of the minimum site criteria. An additional three sites which do not meet all the minimum criteria were also selected for further evaluation, due to their highly desirable locations in Old Lahaina Town or near the Lahaina Civic Center. These "feasible" sites are highlighted in Table 3.2 and are further described and located in Table 3.3 and Figure 3-3, respectively.
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<th>Tax Map Key No.</th>
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EVALUATION OF POTENTIAL LIBRARY SITES BASED ON MINIMUM CRITERIA

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(+) acceptable, (-) unacceptable
### SITES BASED ON MINIMUM CRITERIA

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EVALUATION OF POTENTIAL LIBRARY SITES BASED ON MINIMUM CRITERIA

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<td>+</td>
</tr>
</tbody>
</table>

Footnotes:

Shaded entries delineate “feasible” sites to be further evaluated for desired criteria in the following section.

1. Does not meet planned development criteria, but is considered a “feasible” site due to its location adjacent to Lahaina Civic Center.
2. Does not meet zoning, tenant displacement, flood, tsunami, and SMA criteria, but is considered a “feasible” site due to its location.
3. Does not meet zoning, tenant displacement, flood, tsunami, and SMA criteria, but is considered a “feasible” site due to its location.
4. Does not meet flood and SMA criteria, but is considered a “feasible” site due to its location in downtown Lahaina Town.
### SITES BASED ON MINIMUM CRITERIA

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<th>#</th>
<th>Wetlands</th>
<th>Flood Area</th>
<th>Tsunami Area</th>
<th>SMA</th>
<th>Remarks</th>
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<td>+</td>
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<td>+</td>
<td>Meets all minimum criteria</td>
</tr>
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<td>+</td>
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<td>+</td>
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</table>

- Section
- Site adjacent to Lahaina Civic Center
- Adjacent to a "feasible" site due to its location at existing Lahaina library site
- Adjacent to a "feasible" site due to its location adjacent to existing Lahaina library site
- Downtown Lahaina Town
# TABLE 3.3

FEASIBLE LIBRARY SITES SELECTED BASED ON MINIMUM CRITERIA

<table>
<thead>
<tr>
<th>Site No.</th>
<th>Tax Map Key No.</th>
<th>Land Ownership</th>
<th>County Zoning (District)</th>
<th>No. of Buildings on Site</th>
<th>Size (acres)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
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<td>State of Hawaii</td>
<td>Residential (R-3)</td>
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<td>State of Hawaii</td>
<td>Agriculture</td>
<td>1</td>
<td>212.92</td>
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</tr>
<tr>
<td>3</td>
<td>2-4-4-06-057</td>
<td>Pioneer Mill Co.</td>
<td>Residential (R-3)</td>
<td>1</td>
<td>6.257</td>
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<tr>
<td>4</td>
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<td>State of Hawaii</td>
<td>Residential (R-2)</td>
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<td>State of Hawaii</td>
<td>Agriculture</td>
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<td>1.562</td>
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<td>2-4-5-28-070</td>
<td>State of Hawaii</td>
<td>Residential (R-3)</td>
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<td>2-4-6-01-007</td>
<td>State of Hawaii</td>
<td>Historic</td>
<td>1</td>
<td>0.437</td>
<td>Existing Library Site</td>
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<td>Historic</td>
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<td>Pioneer Mill Co.</td>
<td>Agriculture</td>
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<td>Pioneer Mill Co.</td>
<td>Agriculture</td>
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</table>
3.1.5 Desired Criteria

Each of the "feasible" sites were further evaluated according to an additional set of general building site, community, and cost criteria favorable for the development of the proposed library. Collectively referred to as "desired" criteria, these criteria also address the potential of the site to attract and maximize public use. Each of the selected sites are rated as "good", "fair" or "poor", with respect to satisfying the desired criteria. Desired criteria and their related ratings are defined as follows:

Building Site Criteria

1) Overall Site Conditions

Site conditions should lend towards easy development of the site. The property should be fairly square in shape, have flat slopes, consist of stable soils, and have utilities available.

Rating:

Good - Size, slope, and soil conditions are favorable at site. Utilities exist on or near site.

Fair - Most site conditions are favorable, with the exception of a few.

Poor - Site conditions are inhibiting to development.
2) **Accessibility**

The site should be located along a major route and/or visible from a main arterial road to provide convenient access for the majority of Lahaina residents.

**Rating:**

**Good** - Site is located along Honoapiilani Highway or accessible by main arterial road.

**Fair** - Site is accessible by a secondary or residential road.

**Poor** - Site is not accessible by road.

3) **Aesthetic Value**

The proposed site should have unique and/or scenic views of aesthetic value. Areas adjacent of proposed site should be appealing and have landscaping consistent with that planned for the library.

**Rating:**

**Good** - Site has unique land features, vegetation and/or scenic views.

**Fair** - Site has little aesthetic value, but can be landscaped easily.

**Poor** - Site and/or adjacent areas are unattractive and offer no scenic views. Site will require major landscaping.

4) **Presence of Archeological/Historical Resources**

The proposed site should be clear of archeological or historical resources. The existence or
nonexistence of these resources was confirmed by onsite surface investigation and by review of Federal, State and local historical and archeological registers.

**Rating:**

**Good** - Proposed site is clear of archeological and/or historical resources.

**Fair** - Site is located adjacent to properties known to have archeological and/or historical resources. Sub-surface surveys may be required onsite to confirm absence of these resources.

**Poor** - Archeological and/or historical resources are present onsite.

**Community Criteria**

1) **Land Ownership**

The library site shall be owned by the State of Hawaii, County of Maui, Pioneer Mill Company, and Oahu Sugar and Pine Company. These properties are rated according to their relative ease to be acquired.

**Rating:**

**Good** - Land owned by the State of Hawaii or County of Maui.

**Fair** - Land owned by one private owner.

**Poor** - Land owned by two or more private owners.
2) **Proximity to Lahaina Town**

Lahaina Town has the largest residential population in Lahaina and a large visitor population. To provide convenient library service to this area, the proposed library site should be located in or near Lahaina Town.

**Rating:**

*Good* - Proposed site is located in Old Lahaina Town.

*Fair* - Proposed site is located within one mile of the boundaries of Lahaina Town (area designated for urban land use on the State Land Use Map.)

*Poor* - Site is located farther than one mile from Lahaina Town.

3) **Proximity to Landmarks**

The library should be located near major landmarks or areas of significant public interest in order to promote public use of the library.

**Rating:**

*Good* - Proposed site is adjacent major landmarks or areas of significant public use.

*Fair* - Site is located within 1/4-mile of major landmarks or areas of significant public use.

*Poor* - No landmarks or areas of significant public use are in the vicinity of the site.
Cost Criteria

1) Land Acquisition and Development Costs

The proposed site should be relatively easily to acquire from the State, County or private owners at reasonable costs. Development costs with respect to land acquisition, permitting and construction should be minimized.

Rating:

Good - Proposed site can be easily acquired at minimal costs. Site conditions favor development.

Fair - Ease and cost of land acquisition is questionable. Site conditions may require special construction methods.

Poor - Site can be acquired only at considerable costs. Special construction procedures may be required to develop property.

Based on these criteria, "feasible" sites were evaluated and summarized in Table 3.4. Further evaluation of the 13 "feasible" sites are based on the following criteria:

1) The candidate sites must have "good" or at least "fair" rating for the following criteria: land acquisition and development cost, overall site conditions, accessibility, land ownership, and proximity to Lahaina town.
<table>
<thead>
<tr>
<th>Site No.</th>
<th>Tax Map Key No.</th>
<th>Overall Site Conditions</th>
<th>Accessibility</th>
<th>Aesthetic Value</th>
<th>Presence of Arch./Historical Resources</th>
<th>Land Ownership</th>
<th>Proximity to Lahaina Town</th>
<th>Proximity to Landmarks</th>
<th>Land Acquisition &amp; Development Cost</th>
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<th>No. of fair</th>
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</table>

**TABLE 3.4**

EVALUATION OF FEASIBLE LIBRARY SITES BASED ON DESIRED CRITERIA
2) At least half of the desired criteria is rated as "good".

Five sites which meet above criteria are proposed as "candidate" sites for the new facility. They are listed in Table 3.5. Their locations are shown in Figure 3-4. A detailed evaluation of the above building site, community, and cost criteria for "candidate" sites, is contained in the next section.
### TABLE 3.5

**CANDIDATE SITES FOR THE LAHAINA PUBLIC LIBRARY**

<table>
<thead>
<tr>
<th>Site</th>
<th>Tax Map Key No.</th>
<th>Land Ownership</th>
<th>County Zoning (District)</th>
<th>No. of Buildings on Site</th>
<th>Size (acres)</th>
<th>Assessed Value (see footnote no. 1)</th>
<th>Assessed Value (see footnote no. 2)</th>
</tr>
</thead>
<tbody>
<tr>
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<td>State of Hawaii</td>
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**Footnotes:**

1. Based on City and County of Honolulu, Department of Finance, Real Estate Assessment Division, Computer Assisted Mass Appraisal System, CAMAS. Land value is in 1992 dollars and is used for tax purposes.
SECTION 4
DESCRIPTION OF CANDIDATE SITES
SECTION 4
DESCRIPTION OF CANDIDATE SITES

The five candidate sites are listed in Table 3.5. In the following sections, each listed site is described in more details.

4.1 CANDIDATE SITE A - LAHAINA CIVIC CENTER

Candidate Site A is located behind the Lahaina Civic and Recreational Center Gym on Lot No. 2-4-5-21-003. The property is owned by the State of Hawaii and leased to Pioneer Mill Company, Ltd., a wholly-owned subsidiary of Amfac/JMB Hawaii, Inc. Most of the 1,121.8 acre lot is planned for urban development. The portion of the property proposed for the library site is shown in Figure 4-1. This site would require subdivision of Lot No. 2-4-5-21-003. Candidate Site A is accessible via Honoapiilani Highway by the Civic Center Access Road.

The site is zoned as Residential (R-2) Land and located within State Land Use Urban District. It is designated for residential, commercial and public facility uses, public parks and a golf course. Now sugarcane fields cover most of the gently sloping land up to the base of the West Maui Mountain Range. This area is designated as Zone C on the Flood Insurance Rate Map. Zone C delineates areas of minimal flooding. The tsunami inundation boundary for tsunami with 500-year reoccurrence
STATE OF HAWAII
PIONEER MILL Co. Ltd.

1087.0 Ac.

SITE A: 2-4-5-21-003

STATE OF HAWAII
PIONEER MILL Co. Ltd.

1121.775 Ac.

PROPOSED LIBRARY SITE

CIVIC CENTER 16.78 Ac.

FIGURE 4-1 CANDIDATE SITE A
intervals is located between Honoapiilani Highway and the proposed site. Tsunamis should not affect areas mauka of this boundary. There are no known wetlands within or near the proposed library site.

There are eleven archaeological sites on this parcel including graves, rock mounds, platforms, and walls. These archaeological sites are found on the mauka portions of the property and along Kahoma Stream. Previous archeological survey for the Lahaina Master Planned Project identified no historic sites in the proposed library sites. Because this area has been under sugarcane cultivation for many years and the ground has been extensively disturbed, it is highly unlikely that historic sites are present. The State Historic Preservation Division has indicated that no archaeological surveys will be required for development of makai portions of the property where the library site is proposed. Information regarding archaeological and historic inventories conducted previously for candidate sites is contained in Appendix E.

Most of Lot No. 2-4-5-21-003 will be developed for the Lahaina Master Planned Project, as shown in Figure 4-2. The development will consist of approximately 3,750 residential units, parks, golf course, community centers, schools, church, day care facilities, walkways and bikeways, and commercial center. The proposed library site is located on a portion of land set aside for Civic Center expansion. The Maui Planning Department has indicated that this expansion area may be used to develop a baseball and track and field stadium.
Electrical service can be provided to the proposed site by tapping into one or two underground feeder lines located behind the Civic Center Gym. These 3-phase 12.47 kV feeder lines also supply the Lahaina Fire Station, police station and health center. They are connected to a main power line located along Honoapiilani Highway. Telephone lines are also available at the Civic Center.

The Civic Center Gym, adjacent to the proposed library site, is served by an 8-inch water line that connects to a 16-inch ductile iron main located on Honoapiilani Highway. Fire protection for the gym is provided by Fire Hydrant No. 201 located between the fire station and Civic Gym.

Sewer lines are unavailable at the Civic Center. This area is currently served by cesspools. The nearest County sewer is a 27-inch line located approximately .75 mile north of Site A on Honoapiilani Highway. As a part of the Lahaina Master Planned Project, a 24-inch sewer main is planned to serve the residential community. Initial designs locate this main sewer line mauka of the Civic Center Gym in the vicinity of the proposed library site.

4.2 CANDIDATE SITE B - EXISTING LAHAINA PUBLIC LIBRARY

Candidate Site B includes the existing Lahaina Public Library. The Library building is located on a 14,020 square feet parcel at 680 Wharf Street on Lot No. 2-4-6-01-007, as shown in Figure 4-3. By executive order No. 1675, an additional

4-5
5,011 square feet previously allotted to Pepelekane Street, has been added to the library parcel which is owned by the State of Hawaii. The existing site is contiguous to a County of Maui parcel referred to by the tax map key No. 2-4-6-01-010 abutting the Front Street. The latter parcel constitutes a defacto entrance and street frontage yard for the existing facility. The proposed Library Site B includes both lots. The total area of the two lots is 0.7 acres.

Both lots are zoned historic land and designated for, business/commercial land use in the Community Plan. The site is located within the County SMA, historical district and Lahaina National Historic Landmark District. SMA permits and special design considerations will be required for all proposed construction. Due to the small size of the site, a 2-story library facility may have to be constructed to meet building size requirements. Building heights may not exceed 30 feet within the Lahaina Historical District. Market Street may also be utilized for parking to allow more room for the library facility. Market Street has a right-of-way of 37 feet.

Site B is flat and landscaped with grass and trees. Remnants of the Brick Palace of Kamehameha I is located on the makai portion of the library site. This monument consists of the original foundation of the first western style building to be constructed in the islands of Hawaii. King Kamehameha built the palace in 1798 for his favorite wife, Queen Ka'ahumanu (Ref. 4). Any development on this site requires sub-surface archeological surveys as a part of the permitting process.
The library site is located at an elevation of roughly 5 feet above MSL within Zone A4 of the flood fringe areas delineated on the FIRM. This zone is susceptible to 100-year flooding. The library site is also located within the tsunami indication zone for 200-year tsunami events. The site is not located within or in the immediate vicinity of any known wetlands. A site visit by the project consultant confirmed that there are no channels or streams close to this site. Therefore, a Stream Channel Alteration Permit is not necessary.

The existing library is served by a 50 kVA transformer connected to a 12.47 kV, single-phase power line. This power line taps into a 3-phase 12.47 kV line located along Pepelekane Street used to supply power to Pioneer Inn Hotels. This line in-turn ties into a main, 3-phase, 12.47 kV power line that runs along Front Street on the side of the street opposite the library site. A 75 kVA transformer connected to this main power line in front of the library may be used to supply electricity to the site if more power is needed.

Water can be provided to the new facilities by tapping into a main 12-inch asbestos concrete line located along Front Street. Another 3-inch water line runs from the Front Street main line, down Market Street and along Wharf Street. Fire Hydrant No. 22 is connected to this arterial line, though, because of the small size of the line, it cannot offer adequate fire protection. Additional fire protection may be provided by Fire Hydrant No. 222 located at the intersection of Front Street and Dickerson Street opposite of Site B.
Sewer service is available to the site via a main 8-inch sewer line located along Front Street or an 8-inch arterial sewer line located on Market Street.

4.3 CANDIDATE SITE C - SHAW STREET

The site is located along Shaw Street between Front and Wainee Street as shown in Figure 4-4. The area is 2.0 acres and is owned by the State of Hawaii. It is identified by Tax Map Key No. 2-4-6-07-001.

The site is currently vacant, fairly flat and overgrown with natural grass, brush and kiawe trees. Several royal palms also exists on Site C.

The site is a fill area with an approximate elevation of 12 feet above Mean Sea Level, MSL. It lies within the Flood Fringe Zone delineated on the Flood Insurance Rate Map, FIRM, for Maui County. The area is designated Zone A4 and is susceptible to 100-year flooding. The makai portion of the site borders a tsunami inundation area of 500-year reoccurrence interval. The site is located within the County's Special Management Area, SMA, requiring an SMA permit for all proposed developments. There are no wetlands in the area, as designated by the Army Corps of Engineers and U.S. Fish and Wildlife Service. Drainage on the property is sheet flow towards the ocean.

The site is designated for park land use by the Community Plan and zoned as Historic District. Although the Maui Planning Department does not have development plans for the site,
the County Cultural Resource Commission is looking at the possibility of restoring the lot into a historical site. The site lies adjacent to the Malu-ulu-o-lele Park and baseball field on Lot No. 2-4-6-07-035. This park was once the site of a royal fish pond, which extended onto Lot No. 2-4-6-07-001, Site C (Ref. 8). The extension of the pond on Site C is inferred by the presence of several royal palm trees on the lot. The exact limits or boundary of the pond is unknown and will have to be confirmed by sub-surface soil surveys. The County plans to relocate Malu-ulu-o-lele Park and ball field to the Lahaina Recreational Center, at which time the County Cultural Resource Commission will probably oversee restoration of the pond. Its restoration may be integrated into the landscaping of the library site. The State Historic Preservation Division requires an archaeological survey of this site prior to its development.

Shaw Street has a 30-foot right-of-way. There are a few off-street, unpaved parking spaces along Shaw Street in front of residences across from the proposed site. There are no pedestrian walkways.

Power for Lahaina is supplied by Maui Electric Company generating plant at Maalaea. An overhead single phase 7.2 kV power line runs down the south side of Shaw Street. A 15 kVA transformer is located across the street from the lot. The nearest 3-phase 12.47 kV power line is located at the intersection of Honoapiilani Highway and Shaw Street. Telephone lines are also located along Shaw Street.
Potable water and fire protection along Shaw Street is provided by an 8-inch line. Fire hydrant No. 89 is located near the site, as shown on the Water Distribution Map provided in Appendix B. Shaw Street is also served by an 8-inch sewer line.

4.4 CANDIDATE SITE D - LAHAINA AQUATIC CENTER

Candidate Site D is located on the northwestern portion of Parcel No. 2-4-6-12-005. It is enveloped by Honoapiilani Highway, Mill Street, and Prison Street, shown in Figure 4-5. This parcel is 22.2 acres and is owned by the County of Maui.

The site is zoned for agriculture and designated for park land use in the Lahaina Community Plan. Utilization of this site requires Amendment of State Land Use Boundary from Agriculture to Urban. Community Plan Amendment from Park to Public/Quasi-Public and zoning change from Agriculture to Public/Quasi-Public will also be needed if this site is selected. The parcel is relatively flat and grassed. The southeastern half of the property has been developed for a baseball field and the Lahaina Aquatic Center. The development of a library on this lot would require a 1.2 acre subdivision of land adjacent to the Honoapiilani Highway. This highway has a right-of-way of 80 feet.

Candidate Site D is located outside of the designated wetland, flood, tsunami inundation and special management areas. This site has been extensively altered by grading and landscaping. Historic or archeological sites are not likely to be
FIGURE 4-5 CANDIDATE SITE
present. Archaeological surveys prior to development of a library on this site will not be required.

Overhead telephone and 3-phase, 12.47 kV power lines are available along Honoapiilani Highway. Water can be supplied to the proposed library site via a 12-inch ductile iron pipe located at the makai corner of Honoapiilani Highway and Prison Street. There are no exiting hydrants that could provide fire protection to the proposed library site. An 8-inch sewer main is located along Prison Street adjacent to the proposed site.

Storm drainage at the site consists of sheet flow toward Honoapiilani Highway. There are four 24-inch pipe culverts along the highway and the subject property. One of these culverts is located near Prison Street at the proposed library site.

4.5 CANDIDATE SITE E - HALAKAA

Candidate Site E is located in Halakaa along Honoapiilani Highway, adjacent to the Puehuehu Cemetery and Kahaulelia Street as shown in Figure 4-6. It is owned by Pioneer Mill Company and is identified by Tax Map Key No. 2-4-6-13-001. The property is 28.6 acres and would require subdividing a portion adjacent to the Honoapiilani Highway for the proposed library. This highway has an 80-foot right-of-way.

The site is zoned for agriculture and designated for public/quasi-public land use in the Community Plan. Utilization of this site requires Amendment of State Land Use Boundary from
Agriculture to Urban. Community Plan Amendment and zoning changing from Agriculture to Public/Quasi-Public will also be needed if this site is selected. The land is gently sloping and consists of sugarcane fields. A site visit by the project consultant confirmed that there are no channels or streams close to this site. Therefore, a Stream Channel Alteration Permit is not necessary. The County plans to construct a grassed drainage ditch extending across the property to Kualua Stream at the intersection of the stream with Honoapiilani Highway as a flood control measure. This ditch will not encroach on the proposed library site.

Candidate Site E is located outside of wetland, flood, and tsunami inundation areas, the Lahaina Historical District and the SMA. The ground has been extensively disturbed as a result of many years of sugarcane cultivation. It is unlikely that historical or archeological sites are present on the site. The State Historic Preservation Division has indicated that an archaeological survey will not be required prior to development of this site.

Overhead telephone and 3-phase, 12.47 kV power lines are available along Honoapiilani Highway and Ahola Road. A 10 kVA transformer exists on Ahola Road to supply power to the Puamana residential subdivision.

The nearest water supply to Site E is a 8-inch ductile iron pipe located on the makai side of the intersection of Honoapiilani Highway and Kahaulelia Street. There are no fire hydrants located adjacent to the site. Sewer utilities are not
CANDIDATE SITE E

SITE E: 2-4-6-13-001

PROPOSED LAHAINA LIBRARY SUBDIVISION

HIGHWAY

RAILROAD

PIONEER MILL CO., Ltd.
28.6 Ac.

DITCH

STREAM

KAHALEIA

KAHALEIA

WAILUKU

MAKA NUI SUBDIVISION

PUAMANA PLANNED UNIT DEVELOPMENT
available at the site. The nearest sewer line to the site is an 8-inch line located on Front Street at its intersection with Kahauleilia Street. Storm drainage at the site consists of sheet flow towards the ocean and Kauaula Stream. Two 24-inch pipe culverts collect runoff and transport it under Honoapiilani Highway in the vicinity of the property. The planned drainage ditch will intercept most of the runoff on the property mauka of the ditch.
SECTION 5
EVALUATION OF CANDIDATE SITES
SECTION 5

EVALUATION OF CANDIDATE SITES

The five candidate sites for the proposed Lahaina library were selected based on evaluation of minimum and desired criteria. These sites are evaluated in further detail in the following areas:

Building Site Criteria
These criteria consist of the physical parameters of the site including environment characteristics, utilities and access.

Community Criteria
Community criteria are used to evaluate potentials for development of the sites in terms of governmental/land use compatibility and the relationship of the facility to the surrounding community.

Cost Considerations
Costs of developing the property, including onsite and offsite improvements, land acquisition and demolition of existing structures.

Each of the candidate sites were rated "good", "fair" or "poor" with respect to the building site and community criteria. Some of these criteria are repeated from the previous evaluations to provide a comprehensive overview of the factors involved in the development of the site. A discussion of the criteria and their related ratings follows:
Building Site Criteria

A) Environmental Characteristics

Environmental characteristics used to evaluate each site include slope, shape, and general soil stability for foundation.

1. Slope

   Good - The average slope of the site is less than three percent.

   Fair - The average slope of the site is between three and seven percent.

   Poor - The average slope of the site is greater than seven percent.

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 northern exposure. This is to take advantage of lighting and possible use of 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 northern exposure.

   Fair - The site is fairly rectangular in shape with a length to width ration

5-2
of 1 : 1 to 1.5 : 1, with the long
side having northern exposure.

Poor - The site is highly irregular in shape
with a length to width ration greater
than 2 : 1, and/or cannot accommodate
requirement for northern exposure.

3. **General Soil Stability for Foundations**

This criteria relates to the suitability of
the soil for use as fill material under roadways.
The Soil Conservation Service Report R43, "Soil
Survey of Island of Kauai, Oahu, Maui, Molokai
and Lanai, State of Hawaii" includes a rating
system indicating suitability of soil based on
interpretation of engineering parameters includ-
ing compressibility, workability, stability,
shear strength, erodibility, plasticity and
location of water table. Ratings for soil sta-
bility are based on the Soil Conservation
Service's rating system of "good", "fair" and
"poor".

4. **Soil Depth for Site Work**

Good - Soil strata consists of non-rocky
soils with a depth to bedrock greater
than 5 feet. The greater depth to
bedrock facilitates construction of
utility systems and roads and lot
grading.
Fair - Soil strata consists of 3 to 5 feet of non-rocky soil to bedrock.
Poor - Soil strata consists of 0 to 3 feet of soil to bedrock.

5. Natural Beauty

The proposed site should have unique and/or scenic views of aesthetic value and some natural beauty in the form of vegetation, rock formations, etc., which can be preserved and integrated into the design of the facility. Areas adjacent to the proposed site should be appealing and have landscaping consistent with that planned for the library.

Good - The site has some natural beauty in the form of vegetation, rock formations, etc., that can be preserved and integrated into the design of the facility.

Fair - The site lacks natural beauty but can be enhanced with building design and landscaping.

Poor - The site lacks natural beauty and cannot be enhanced at reasonable costs.
B) **Roadways and Utilities**

1. **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 meet the immediate and long-term needs of the facility.

   **Poor** - Construction of roadways is required to provide access to the proposed facility.

2. **Water Service**

   **Good** - The site has adequate water pressure and capacity available to meet ultimate library facility needs.

   **Fair** - The existing water service is insufficient, but adequate service can be developed easily which will meet the needs of the proposed facility.

   **Poor** - The site has inadequate water service and will require the development or major extension of a water system to specifically meet the facility needs.

3. **Sewer Service**

5-5
Good - The site has adequate sewer lines available to meet the needs of the proposed facility.

Fair - The existing sewer service is inadequate to meet the needs of the library. Sufficient service can be developed with relative ease.

Poor - The site has inadequate sewer service and will require major development or extension of sewer lines to meet the facility needs.

4. **Drainage Facilities**

   Good - The site has adequate drainage facilities or natural drainage ways available to meet ultimate library needs.

   Fair - Adequate drainage facilities do not exist at the site. Drainage improvements can be made with relative ease.

   Poor - The site does not have adequate drainage facilities and may require the development of a major drainage system to meet library needs.

5. **Electrical and Telephone Service**

   Good - The site has adequate existing electrical and telephone systems available to meet the library demands.
Fair - Existing power and communication service is inadequate at the site, but it can be developed with relative ease.

Poor - The site has insufficient power and communications available and will require major improvement and/or extension of these services to serve the library.

C) Accessibility

1. Automobile Access

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.

2. Pedestrian Access

Good - The site has pedestrian access from at least three sides of the property.

Fair - The site has pedestrian access from two sides of the property.

Poor - Access to the site is limited to one side.

3. Traffic Flow

5-7
Good - The site is off a major roadway passing through the service area.
Fair - Access to the site is via a main arterial road or through street.
Poor - Access to the site is via a secondary or dead-end street to the facility.

Community Criteria

A) Government

Government criteria includes the following land use plans, policies, controls and proposals:

1. State Land Use Designation

Good - The site is within the urban district, permitting urban-related developments without undergoing a boundary amendment.
Fair - The site is within an agriculture or conservation district and is adjacent to the urban district. A Special Use Permit or a boundary amendment would be required for the development of a library on this site. Approval of a boundary amendment is more likely when development is adjacent to the urban boundary.
Poor - The site is within an agriculture or conservation district and is not adjacent to the urban district. A Special Use permit or a boundary amendment would be required for the development of a library on this site. Approval of a boundary amendment is less likely for noncontiguous development.

2. **Special Management Area (SMA)**

   Development of sites within the Special Management Area require a SMA permit and are subject to Chapter 205-A of the Hawaii Revised Statutes as amended and Article II, SMA Rules and Regulations of the County of Maui.

   **Good** - The entire site is outside of the SMA.

   **Fair** - A portion of the site is within the SMA.

   **Poor** - The entire site or a portion of it is within the SMA.

3. **National Flood Insurance Program**

   Development of sites within a designated flood hazard district (Floodway District, Flood Fringe District, and Coastal High Hazard District) must be in compliance with the National Flood Insurance Program as administered by Maui
County through flood hazard prevention ordinances. The flood hazard districts are delineated on the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM) and in Figure 2-3.

**Good** - The entire site is outside of the flood hazard district.

**Fair** - A major portion of the site is outside of the flood hazard district, with occupied structures outside of the flood hazard district.

**Poor** - A major portion of the site is within the flood hazard district.

4. **County Zoning Ordinance**

**Good** - The site is zoned public, hotel, community business (B-2), central business (B-3), light industry (M-1) or heavy industry (M-2).

**Fair** - The site is zoned residential (R-1, R-2 and R-3), multiple family (A-1 and A-2), park, agriculture or historic. Either zoning interpretation or rezoning action will be required.

**Poor** - The site is zoned for uses other than hotel, community/central business, heavy/light industry, residential,
multiple family, agriculture or historic. Rezoning action will be required.

5. Lahaina Community Plan, LCP

Good - The project conforms to the LCP, with a public/quasi-public use designation.

Fair - The site is designated for park, single-family, multi-family, business, project district or open space use, which may be compatible with the LCP depending upon the extent of development surrounding the project area. A community plan amendment would be required.

Poor - The project does not conform to the LCP and the purpose significantly differs from those specified in the LCP. The site is designated for conservation, agriculture, rural, industrial or airport use which is incompatible with a public library. A community plan amendment would be required.

B) Community Effects

Each candidate site was evaluated based on its potential impact on the community. Factors considered
included existing use and displacement, surrounding land use and land ownership.

1. **Existing Use and Community Displacement**

   **Good** - The site is vacant and may be acquired without relocating any residences, business, farms or public uses.

   **Fair** - The site may be acquired without relocating any combination of less than one family, business or farm.

   **Poor** - The site cannot be acquired without the relocating of any combination of two or more families, businesses or farms.

2. **Surrounding Land Use**

   The proposed library should be compatible with the surrounding community activities.

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

   **Fair** - The site is surrounded by government, commercial, or agriculture operations that would result in disruption of these operations or of library activities.

5-12
Poor - The site is surrounded by incompatible uses, such as industrial activities.

3. Land Ownership

Good - The site is owned by the State of Hawaii or County of Maui, minimizing acquisition efforts and cost.

Fair - The site is owned by one private owner.

Poor - The site is owned by two or more private owners.

4. Aesthetic Value

Good - The site is not an aesthetic asset to the community and will not interfere with scenic vistas when it is developed into a public library.

Fair - The site has some aesthetic value to the community or may partially obstruct scenic vistas when it is developed into a public library facility.

Poor - The site is an aesthetic asset to the community and/or will obstruct scenic vistas if it is developed into a public library facility.
Cost Considerations

To further compare the relative merits of the potential sites, cost estimates were prepared for land acquisition and onsite and offsite improvements.

1) Land Acquisition

Land value and value of existing improvements were determined using current bulk land prices for agricultural land, commercial property along Front Street and unimproved residential property. In the case of State-owned land, acquisition costs may be nil. Acquisition cost also include the approximate costs for relocation of existing onsite uses.

2) Onsite Improvement Costs

Improvement costs were estimated for each candidate site for demolition, clearing and grubbing, earthwork, roadway and parking areas, water, sewer, drainage, electrical power, telephone and landscaping within the library boundary based on a general layout plan.

Roadway improvement costs were estimated for driveway, drop-off, and parking areas, including pavement, curbs and gutters.

Water system improvements include the County's water storage assessment charge and the installation of meters and lines for hookup with water mains. Drainage improvements require the installation of properly sized curbs, gutters and percolation basins.
Electrical power and telephone improvements include installation of conduits and necessary lines.

Landscaping costs include topsoil, grassing and sprinkler systems.

3) **Offsite Improvement Costs**

Offsite costs include offsite water, sewer, drainage, roadway and pedestrian access improvements and/or extensions which are necessary for the project.

5.1 **SUMMARY OF EVALUATIONS**

The purpose of the Site Selection Report is to present an evaluation of candidate library sites, discussing relative advantages and disadvantages of each, which can be used to facilitate the selection of a preferred site by the appropriate agencies.

Results of the evaluation based on building site and community criteria are discussed in the following Sections. Evaluation ratings for each candidate site are included in Appendix C.

5.1.1 **Summary of Building Site Criteria Evaluation**

The five candidate library sites were evaluated with respect to environmental characteristics, including the slope, shape and natural beauty of the site and the depth and stability of soil at the site. Access to each site and the adequacy of
utilities at each site was also evaluated. Evaluations for each site are summarized in Table 5.1. Site improvements are further discussed in Appendix C.

The Lahaina Civic Center and Halakaa sites have slopes of between three and seven percent and is rated as "fair", accordingly. Slopes at the Existing Lahaina Library, Shaw Street and Lahaina Aquatic Center sites are less than 3 percent. All the sites, being generally rectangular in shape, are rated as "good" with regards to meeting shape criteria.

Ratings for general soil stability at the site are based on ratings contained in the Soil Conservation Service Report 443, "Soil Survey of Island of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. Soils at the Existing Lahaina Library, Shaw Street and Lahaina Aquatic Center sites are rated as having "good" soil stability suitable for foundations. The Lahaina Civic Center site is rated as "fair" due to soils being stony in places. Soil stability at the Halakaa site is also "fair". Soils at this site are characterized as having high shear strength, limited soil volume and some stones. All of the sites, with the exception of the Lahaina Civic Center, have soils which are greater than five-feet deep, thus deserving ratings of "good" with regards to soil depth. The depth of soil to bedrock at the Lahaina Civic Center site ranges from 1.5 to 3.5 feet and is rated "poor."

Four of the five candidate sites have panoramic views of the West Maui Mountains and/or ocean. For this reason, these sites received a "good" rating with respect to natural beauty.
# Table 5.1

**Evaluation of Candidate Sites Based on Building Site and Community Criteria**

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<td>3. General Soil Stability</td>
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<td>4. Soil Depth</td>
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<td>5. Natural Beauty</td>
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</tr>
<tr>
<td><strong>B. Roadways and Utilities</strong></td>
<td></td>
</tr>
<tr>
<td>1. Roadways</td>
<td>Poor</td>
</tr>
<tr>
<td>2. Water Service</td>
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<td>3. Sewer Service</td>
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<td>4. Drainage System</td>
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<td>5. Electrical and Telephone Service</td>
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<td><strong>C. Accessibility</strong></td>
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</tr>
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<td>1. Automobile Access</td>
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<td>2. Pedestrian Access</td>
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<td>3. Traffic Flow</td>
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</tr>
<tr>
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<td></td>
</tr>
<tr>
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<td></td>
</tr>
<tr>
<td>1. State Land Use Designation</td>
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<td>2. Special Management Area</td>
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</tr>
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<td>3. National Flood Insurance Program</td>
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<td>4. County Zoning Ordinance</td>
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</tr>
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<td>5. Lahaina Community Plan</td>
<td>Good</td>
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<td><strong>B. Community Effects</strong></td>
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</tr>
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<td>1. Existing Use and Community</td>
<td>Fair</td>
</tr>
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<td>2. Surrounding Land Use</td>
<td>Fair</td>
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<td>3. Land Ownership</td>
<td>Good</td>
</tr>
<tr>
<td>4. Aesthetic Value</td>
<td>Good</td>
</tr>
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</table>
Although the Shaw Street site is located adjacent to Malu-ulul-o-lele Park, it is rated as "fair" since it offers no scenic views and may once have been a solid waste landfill. A few royal palms on this site may be incorporated into the landscaping of the site.

Existing roadways can easily accommodate new development at the Shaw Street, Lahaina Aquatic Center and Halakaa sites. The Lahaina Civic Center site is rated "poor" since the Civic Center Access Road will need to be extended to provide access to the site. The adequacy of roadways adjacent the Existing Lahaina Library site is rated as "fair" since traffic is often congested in the vicinity of the Library. Improvements to roads and parking in this area may be required for development of this site. When the final site is selected, a traffic assessment should be prepared and submitted to Department of Transportation for review.

Water service to the Existing Lahaina Library, Shaw Street and Lahaina Aquatic Center sites is rated as "good" since adequately sized water mains run adjacent to these properties. The Lahaina Civic Center site is rated as "fair" because the nearest major transmission line is located 400 feet west of the site along the Civic Center Access Road. Water service is also rated as "fair" at the Halakaa site, since an 8 inch water line located on Kahaulelia Street will have to be extended across Honoapiilani Highway to provide service to the site. An application pertaining to the Water System Development for the project site should be submitted to Department of Water Supply,
County of Maui for approval. Off-site improvements of fire protection will have to be developed at all of the sites, except for the Existing Lahaina Library and Shaw Street sites. Adequacy of existing fire protection system at each site shall be addressed after final selection of the site and during the design phase. At that time all project’s requirements will be identified/quantified and will be submitted to the Building Department and other reviewing agencies.

Sewer service can be provided to the Existing Lahaina Library, Shaw Street, and Lahaina Aquatic Center sites. Wastewater contribution calculations are required by the Department of Public Works and Waste Management of the County of Maui before the building permit is issued. Developer maybe assessed impact fees for possible treatment plant expansion costs and required to fund any necessary off-site improvements to collection system and wastewater pump stations. Sewer Service to the Lahaina Civic Center and Halakaa sites is rated as "poor" since the County sewer system does not extend to these sites. Both sites are located makai of the Underground Injection Control Line, an area where subsurface wastewater disposal is allowed as designated by the Hawaii State Department of Health Underground Injection Control Program. Septic systems will have to be developed at these sites to provide sewage treatment and disposal. The disposal system shall be in conformance to HAR Title 11, Chapter 62. The County sewer system will eventually be extended to the Lahaina Civic Center and the Lahaina Master
Planned Project once development of this residential community begins.

Drainage systems are in place at the Existing Lahaina Library, Lahaina Aquatic Center and Halakaa sites. These systems consist mostly of pipe culverts which direct flow away from the sites. A "good" rating with respect to drainage is given to each of the above sites. The Lahaina Civic Center and Shaw Street sites are rated "poor" since drainage systems have not been developed at these sites. Drainage can be provided naturally at the Lahaina Civic Center site due to the gentle sloping terrain. The Shaw Street site is located in a low lying area prone to occasional flooding. Drainage improvements at this site may be required. When the "final" site is selected, a drainage assessment report shall be submitted to the Engineering Division, Department of Public Works and Waste Management of the County of Maui for review.

Electrical and telephone service is rated "good" at all the sites, except for the Shaw Street site. Power service along Shaw Street is provided by a single phase 7.2 kV power line. To provide power to the proposed library, this line will have to be replaced by a three-phase, 12.47 kV line to be extended from the intersection of Honoapiilani Highway and Shaw Street.

Automobile accessibility is rated as "good" at the Lahaina Civic Center, Existing Lahaina Library, Lahaina Aquatic Center and Halakaa sites since these sites all have road frontage along one long side and one short side of the property. Access
to the **Shaw Street** site is rated "fair" since road frontage is limited to one long side of the property.

Public right-of-ways for pedestrian access are rated as "poor" at the **Lahaina Civic Center** and **Shaw Street** sites, "fair" at the **Lahaina Aquatic Center** and **Halakah** sites and "good" at the **Existing Lahaina Library**. In reference to these ratings, the sites have pedestrian access right-of-way available from either three sides, two sides, or one side of the property, respectively. Sidewalks located along Front Street provide access to the **Existing Lahaina Library** site. To provide pedestrian access to the other sites, improvements including sidewalks, crosswalks and pedestrian overpasses may have to be developed.

Traffic flow is rated "poor" at the **Lahaina Civic Center** site since access to this site will be via a dead-end street. The **Existing Lahaina Library** and **Shaw Street** sites are located along main through streets and are rated as "fair". Traffic along Front Street fronting the **Existing Lahaina Library** site often becomes congested. The County of Maui has planned improvements to roadways and parking in this area to alleviate traffic congestion. Traffic flow at the remaining two sites located along Honoapiilani Highway are rated as "good." Traffic on the highway is currently under capacity (Ref. 2).
5.1.2  Summary of Community Criteria Evaluation

Evaluation of candidate sites with respect to community criteria is summarized in Table 5.2. Community criteria consists of the proposed development's compatibility with Government plans, programs and zoning and the general affect the library will have on the surrounding community.

The two candidate sites located in Old Lahaina Town are rated "good" with respect to their urban State Land Use designation. The three sites located at the Lahaina Civic Center and along Honoapiilani Highway are rated as "fair" because these areas are designated for agriculture use, but are contiguous to urban areas.

Ratings with respect to Special Management Areas, SMA, are "good" for the three candidate sites located mauka of Honoapiilani Highway. The Existing Lahaina Library and Shaw Street sites are located within the SMA and will require an SMA permit prior to development. These two sites are rated as "poor".

Similarly, sites located mauka of Honoapiilani Highway are rated as "good" with respect to the National Flood Insurance Program since they are outside of the flood hazard districts. The Existing Lahaina Library site is located within a designated flood and tsunami hazard area. The makai half of the Shaw Street site is also located within the flood/tsunami hazard zone. These sites are rated "poor" and "fair", respectively.
<table>
<thead>
<tr>
<th>Building Site Criteria</th>
<th>Site A (TMK No. 2-4-5-21-003)</th>
<th>Site B (TMK No. 2-4-5-01-007 &amp; 010)</th>
<th>Site C (TMK No. 2-4-6-07-001)</th>
<th>Site D (TMK No. 2-4-6-12-005)</th>
<th>Site E (TMK No. 2-4-6-13-001)</th>
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</thead>
<tbody>
<tr>
<td>A. Environmental Characteristics</td>
<td>Good</td>
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<td>5</td>
<td>4</td>
<td>5</td>
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<td>Fair</td>
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<td>4</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Poor</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B. Roadways and Utilities</td>
<td>Good</td>
<td>1</td>
<td>4</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Fair</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
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<td>Poor</td>
<td>3</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>C. Accessibility</td>
<td>Good</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Fair</td>
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<td>1</td>
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<tr>
<td></td>
<td>Poor</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Community Criteria</td>
<td>A. Government</td>
<td>Good</td>
<td>3</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Fair</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Poor</td>
<td>0</td>
<td>2</td>
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<td>0</td>
</tr>
<tr>
<td>B. Community Effects</td>
<td>Good</td>
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<td>3</td>
<td>4</td>
<td>4</td>
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<tr>
<td></td>
<td>Poor</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
All of the sites were rated as "fair" with respect to the County Zoning Ordinance. The Lahaina Civic Center site is zoned for residential (R-2) use, while the Existing Lahaina Library and Shaw Street sites are zoned "historic." The remaining two sites are zoned for "agricultural" use. A library is not a specifically stated permitted use within these land use districts and is subject to interpretation by the County. Rezoning may be necessary.

The Halakaa site is designated for public/quasi-public use and the Lahaina Civic Center site is designated for residential, commercial and public facility uses, parks, and a golf course in the Lahaina community plan. These sites receive a "good" rating reflecting the compatibility of a library with the Lahaina Community Plan. A library developed at the Existing Lahaina Library, Shaw Street and Lahaina Aquatic Center sites may be compatible with the Lahaina Community Plans dependant on the extent and type of development that exists, surrounding the project. A Community Plan amendment would be required at these sites and therefore these sites are rated as "fair."

Ratings with respect to existing use and community displacement are "good" for the Existing Lahaina Library, Shaw Street and Lahaina Aquatic Center sites. Development of these sites will not require displacement of residents, businesses or farms. The Lahaina Civic Center and Halakaa sites are rated as "fair" because development of these sites will include displacement of sugarcane fields.
Likewise, the later two sites mentioned above are rated "fair," with respect to compatibility with surrounding land use. Plantation operations adjacent to these sites may interrupt library operations by possibly increasing noise levels, fugitive dust emissions, or heavy-equipment traffic in the immediate vicinity of the site. The remaining candidate sites are surrounded by residences, public facilities, and/or commercial businesses that should not interfere with library operations. Therefore, these sites are rated "good" with respect to surrounding land use.

All of the sites, except for the Halakaa site, are given land ownership ratings of "good" since they are owned by the State or County. These sites should be relatively easy to acquire for library development. The Halakaa site is located on land owned by Pioneer Mill Company and is rated "fair." The State will have to purchase or condemn this land prior to development.

All of the candidate sites are rated as "good," with respect to aesthetic value, with the exception of the Existing Lahaina Library site which was given a "fair" rating. These four sites are not considered to have significant aesthetic value to the community. Library facilities built on these sites will not obstruct scenic vistas. The Existing Library site is considered to have some aesthetic value due to its location on beach front property. If a two-story library facility is developed on this site, scenic views of the ocean may be partially obstructed from
mauka of the site. Pioneer Inn, another two-story complex, is located adjacent to the Existing Library site.

5.1.3 Summary of Cost Considerations

A summary of land acquisition and development costs is shown in Table 5.3. Property values are based on current bulk land prices for agricultural land (Lahaina Civic Center, Lahaina Aquatic Center and Halakaa sites), commercial property along Front Street (Existing Lahaina Library site) and unimproved residential property (Shaw Street site). Agricultural land is the least expensive land, while property abutting Front Street and the shoreline are more expensive. Actual land acquisition costs for State-owned land may be nil since the proposed library is a State project. Costs of relocating tenants are not applicable to any of the candidate sites.

On-site improvement costs are associated with site preparation; construction of entry roadways, parking and sidewalks; hookup to public water, sewer, and electric utilities; and development of fire protection and private sewage treatment facilities, if applicable.

On-site improvements are generally comparable at all the sites with the main cost differences being related to demolition, earthwork, landscaping and sewer system improvements. Development of the Existing Lahaina Library site will involve demolition of the existing structure as well as placing fill to raise the finished floor elevation of the facility above the

5-26
<table>
<thead>
<tr>
<th>1. Land Acquisition Cost</th>
<th>Site A</th>
<th>Site B</th>
<th>Site C</th>
<th>Site D</th>
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<td>875556</td>
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<td>c. Water System Improvements</td>
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<td>d. Sewer System Improvements</td>
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<td>228852</td>
<td>278813</td>
</tr>
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</table>

* Cost for roadway is N/A. Cost associated with developing pedestrian access across and along Honoapiilani Highway is not included, due to uncertainties regarding the extent of these facilities.
** Electrical and telephone service need to be extended to site. These off-site improvements are provided by the utility company.
100-year base flood elevation. The Shaw Street site will also require elevation of the facility above the base flood level and the clearing of dense trees and undergrowth. The Lahaina Civic Center and Halakaa sites will require some cut and fill earthwork to level the topography of the sites. These sites will also require the installation of septic systems at considerable costs.

Off-site improvement costs are mainly related to the extension of public water mains to the Lahaina Civic Center, Lahaina Aquatic Center and Halakaa sites. An access road and sidewalk must also be extended from Civic Center Access Road to the Lahaina Civic Center Site. In addition, costs for sidewalk facilities along Shaw Street to provide access to the Shaw Street site were included in Table 5.3. Cost associated with pedestrian access to the Lahaina Aquatic Center and Halakaa sites along Honoapiilani Highway were not included in the Table due to uncertainties regarding the extent of these facilities. Off-site drainage system improvements in Lahaina are currently being planned by the County of Maui. Costs for these improvements will be provided by the County. Similarly, extensions of power and telephone lines to the sites are provided by the respective utility companies.
SECTION 6
PROJECT IMPACTS
AND MITIGATIVE MEASURES
SECTION 6

PROBABLE IMPACTS AND MITIGATIVE MEASURES

6.1 SHORT-TERM IMPACTS

Short-term impacts of the proposed project which may affect the candidate sites and adjacent areas are discussed in this section. Short term impacts are generally associated with construction activities such as clearing, grading, excavating, building and landscaping. These impacts shall be limited to an estimated construction period of six months.

Anticipated impacts on noise levels, traffic, air quality, water quality, soils, public health and safety, flora/fauna, economic and archaeological/historical resources as a result of the project are as follows:

6.1.1 Construction Noise

Noise levels at the site and adjacent areas will increase during construction activities. Major sources of noise will originate from excavation and transport equipment.

To mitigate noise impacts, construction activities will be restricted to normal day-light working hours. All equipment will be properly maintained by the contractor and shall be outfitted with noise muffling devices. Even though the Department of Health’s Administrative Rules, Title 16 Chapters 11-42 and 11-43 apply only to the island of Oahu, it is advisable that
heavy vehicles utilized for construction be in compliance with these rules. Therefore, the contractor should implement mitigative measures which will minimize noise impacts from this project's construction activities.

6.1.2 **Air Quality**

Adverse air impacts may result from clearing/grading operations and exhaust emissions from equipment and vehicles during construction of the library. A rough estimate of uncontrolled dust emissions from construction activity has been provided by the U.S. Environmental Protection Agency (1987). It establishes a benchmark of 1.2 tons of dust per acre per month under conditions of "medium" activity and moderate climatic conditions.

The contractor will be responsible for minimizing dust generated in compliance with the State Department of Health’s Public Health Regulations, Chapter 60 on Air Pollution Control. To help prevent particulate matter from becoming airborne and travelling off-site, the contractor should; surround down-wind portions of the site with dust screens; frequently spray bare, exposed soils with water; pave, landscape and/or seed areas immediately after grading; and cover or mix exposed soils with mulch. Burning of cleared vegetation should be limited or prohibited. All motorized construction equipment shall be in good mechanical condition and equipped with emissions controls that meet the Ambient Air Quality Standards set forth by the
Clean Air Branch of the State Department of Health. Open-bed trucks shall be covered when transporting materials likely to give rise to airborne particulates.

6.1.3 Surface Water/Groundwater Quality

Construction of the proposed Library would not adversely affect water quality in the Lahaina area. None of the candidate sites, with the exception of the Existing Lahaina Library site are contiguous or close to any potable groundwater resources, streams or the ocean. The Existing Lahaina Library site, is located about 100 feet from the ocean. Hazardous wastes, drainage and erosion control plans are required as part of the permit process. The plans shall verify that construction operations and runoff water generated by the project shall not have adverse impacts on local water quality. Erosion control measures used to minimize runoff impacts may include: constructing berms around the construction site to contain runoff; covering or mixing soils with mulch to reduce runoff; perform clearing and grading operations during dry weather periods; and pave, landscape and/or seed area immediately after grading.

6.1.4 Construction Waste

The Contractor shall be required to submit a solid/liquid waste management plan to the Department of Public Works.
for its approval. The site shall be equipped with portable self-
contained latrine facilities. Suitable vegetable shall be
chipped and used as mulch. It is recommended that rather than
disposal at the County landfills, alternative means of disposal
grubbed material and rocks, be investigated and utilized.
Unusable waste will be disposed of in an approved off-site
landfill.

6.1.5 Flora/Fauna

Approximately 0.2 acre of natural vegetation shall be
cleared and replaced by building structures, landscaping and
seeded grass at the existing Public Library site. Roughly 1.2
acres shall be cleared at the other sites. Some birds and small
rodents inhabiting the site may be displaced due to construction
activities. Existing landscapes and habitat may be permanently
altered. There are no known threatened or endangered species of
flora or fauna in or around any of the candidate sites. The only
endemic bird in the area is the Hawaiian owl, or pueo (Asio
flammeus sandwichensis).

6.1.6 Public Health and Safety

The Contractor shall be responsible for implementing
appropriate measures to ensure public safety and health during
the construction period. Construction areas will be delineated
with no-trespassing and safety signs.
6.1.7 Traffic

Traffic along access routes to the project site may increase and sometimes become congested due to construction equipment and employee-related transportation.

To reduce adverse effects of the anticipated traffic impacts, construction related traffic shall be required to access the site by alternative less-travelled routes if available. Work shifts and materials transportation shall be scheduled during low-traffic periods.

6.1.8 Economic

Construction of the library site will provide related jobs for local workers. Local material suppliers and retail businesses will realize revenues generated by the project.

6.1.9 Archaeological/Historical

An archaeological literary survey was conducted to identify archaeological and historical resources at each of the candidate sites. A listing of references consulted for the Archeological and Historical literature survey are included and marked with * in the References of Section 14 of this report. Remnants of the Brick Palace of King Kamehameha I are located on the property of the Existing Lahaina Library. Limited subsurface testing was previously conducted within the area of candidate
Site C, Shaw Street (Ref. 8). The survey found a portion of this parcel had been part of Royal Fishpond, and a portion had been shoreline area. More recent testing has identified evidence of intact cultural features and deposits beneath the 20th Century landfill layers. If either of these sites are chosen for the proposed library, the State Historic Preservation Division will require Dags to conduct an archaeological inventory survey to identify archaeological resources at the site. The survey shall consist of surface inspection and subsurface testing over the entire property. No archaeological or historical sites are known to exist at any of the other candidate sites. An archaeological inventory survey will not be required for these sites.

Should artifacts be discovered during construction at any of the sites, they shall be clearly marked and preserved. The developer and/or contractor shall contact the State Historic Preservation Division to negotiate the appropriate course of action to be taken, such as preservation, protection, restoration and/or relocation. Historical and archaeological resources not discovered during initial surveys may be damaged during construction. Workers will be trained to recognize artifacts uncovered during construction.

6.2 OPERATIONAL IMPACTS (LONG-TERM)

The anticipated long-term impacts associated with the operation of the public library are expected to be confined to the immediate site and to the area's infrastructure.
The following sections describe the project's long-term impacts on flora/fauna, socioeconomic, public health and safety, displacement, infrastructure and traffic.

6.2.1 Flora/Fauna

There are no known existing native, rare or endangered plant species at any of the candidate sites. With the exception of the Shaw Street site, all of the sites have been previously developed for agricultural or urban activities. The Shaw Street site is vacant and heavily vegetated with small trees and brush. Existing vegetation at the sites will be replaced by landscaping and grass. Native and/or rare plant species might be introduced to the site as a result of landscaping.

No threatened or endangered species of fauna are known to inhabit any of the candidate sites. The only endemic bird in the area is the Hawaiian owl, or puco (Asio flammeus sandwichensis). The owl frequently hunts rats and mice inhabiting sugarcane fields (Ref. 25). Animals displaced by construction of library will probably return to site once construction is complete. Trees and shrubs included in the landscaping of the site will provide new habitats for small rodents and birds.

A DEIS comment letter from the United States Department of the Interior, Fish and Wildlife Service, has confirmed that there are no Federally-endangered or threatend species, or rare species at the five candidate sites.

6-7
6.2.2 Socioeconomic

The proposed public library will provide additional facilities needed to serve the growing population of Lahaina. Existing "out-reach" programs may also be expanded to reach those who do not have ready access to the library. The facility will be located and architecturally designed to serve as a recognizable landmark. Manicured grounds at the site will provide recreational areas for the Community. Operation of the new facilities will create roughly eleven jobs for local residents by the year 2010.

6.2.3 Public Health and Safety

With the exception of the Existing Lahaina Library site, the proposed project involves the relocation and expansion of the existing library facility at a new site. This relocation shall not create additional demands for public health and safety services, such as police and fire protection and emergency medical services. The proposed library will be located within the range of acceptable response times for these services.

Criteria for public safety involves evaluation of the candidate sites with respect to hazards such as flooding, tsunami, landslides, and erosion. In general, as part of the site selection criteria, it is desirable to select candidate sites outside of the hazard areas. Although the Existing Lahaina Library and Shaw Street sites are located within areas of flood
and tsunami hazards, they are considered as candidates sites due to their attractive and convenient locations in Old Lahaina Town.

Flood hazard zones are delineated on Flood Insurance Rate Maps, FIRM, dated June 1, 1991. The FIRM indicates that the Civic Center Site is located within Zone C, an area of minimal flooding. No special building design considerations will be required at this site to mitigate flooding.

The Existing Lahaina Library Site, is within Flood Zone A4. This inundation area is subject to 100-year flooding with a base flood elevation of 7 feet above MSL. If this site is selected, the finished floor elevation of the library will be required under Maui County regulations to be built above the 7-foot elevation level. Executive Order 11980 requires, however, that other sites be considered before location in a flood hazard zone. The site slopes from about 6 feet above MSL at its makai boundary to 9 feet along Front Street.

The Shaw Street site, is also within Flood Zone A4. The site is susceptible to shallow flooding with a base flood elevation of 14 feet above MSL. Construction of the library facility at this site will require that finish floor elevations are above 14 feet. The site is fairly flat at an elevation of about 12 feet above MSL.

The Lahaina Aquatic Center and Halakaa sites are located within areas of minimal flooding. Special building design considerations will not be required for these sites.

Except for the very young and the invalid, the depths and velocities of floodwater in Lahaina Town do not pose a threat.
to human life. Depths to 1.8 feet with a velocity of 0.3 feet per second can be expected on Front Street during the 100-year flood. A threat to human safety can exist in the floodplain adjacent to the Kauaula Stream outlet due to the high volume of discharge from the subwatershed. Depths of 1.5 feet flowing at two feet per second can be expected in the Puamana Subdivision during the 100-year flood (Ref. 25).

Tsunami inundation areas are delineated on tsunami hazard zone maps prepared by the University of Hawaii, Joint Institute for Marine and Atmospheric Research, JIMAR. The Existing Lahaina Library site, is located within a tsunami inundation area of 200-year reoccurrence interval. The makai portion of the Shaw Street site borders a 500-year tsunami hazard zone. The Lahaina Civic Center, Lahaina Aquatic Center and Halaka site are all outside of designated tsunami inundation areas.

There are no known landslides or soil erosion hazards at any of the candidate sites.

6.2.4 Displacement

The site selection study focused on selecting potential library sites that are vacant and that have no current or planned land use. Displacement of residences and businesses and impacts to surrounding land uses, as a result of developing the proposed library, is considered in the following paragraphs.
The Civic Center site, Site A, is currently used for sugarcane cultivation. Development of the proposed library on this site would displace farming operations. Site A is located on a portion of land zoned for Residential (R-2) use and planned for the Civic Center expansion. The Maui Planning Department has conceptually set aside this expansion area for the development of a baseball and track and field stadium. It may be feasible to build the stadium and library facility adjacent to one another, although sport events could adversely interrupt library operations.

Land surrounding Site A will be developed for the Lahaina Master Planned Project. This development will consist of approximately 3,750 residential units, parks, golf course, community centers, schools, church, day care facilities, walkways and bikeways, and commercial center. The proposed library would be ideally located at Site A to serve this future community and the rest of Lahaina.

Construction of a larger library facility at Site B would require demolition of the existing library. This library has no historical significance and, therefore, the loss of this structure is not considered an adverse impact. Remnants of the Brick Palace of Kamehameha I are located on the makai portion of the library site. These remnants will not be displaced as a result of the library development. An adequate buffer surrounding this historic landmark will be maintained.

The Existing Lahaina Library site, Site B, is zoned as Historic District and designated for business/commercial use in

6-11
the Lahaina Community Plan. The site is adjacent to the Pioneer Inn and is surrounded by small tourist related businesses. The proposed library should not have any adverse impacts on local businesses. Based on informal surveys conducted at the existing Lahaina Public Library, approximately 25 percent of library users are tourists. Developing a new library at this site will allow the HSPLS to continue to serve the tourist population while being centrally located for the residents of Lahaina.

Due to the limited size of Site B, a two-story library facility may have to be constructed to meet building size requirements; thereby, obstructing scenic views from adjacent buildings. In addition, a portion of Market Street may be converted for library parking. Displacement of traffic along this street is not considered adversely significant, since it is a dead-end street providing access solely to the existing library and ocean front.

Site C, located on Shaw Street, is currently vacant. A few homeless families who periodically reside on the property will be displaced once development of the site commences.

The Maui County Cultural Resource Commission is interested in restoring royal fish ponds that are thought to have existed on the Site C. The existence of these ponds shall be confirmed by conducting sub-surface archaeologic surveys if this site is selected for the new library. Depending on the extensiveness of the ponds, restoration of the ponds may be compatible with the development of the proposed library and landscaping on the site.
Site C is adjacent to Waioila Cemetery, Malu-uiu-lele Park and a Salvation Army facility. Single-family residences are located along Shaw Street opposite the proposed library site. Library activities should not adversely impact surrounding areas. Visual and sound barriers (trees, hedges, walls) could be incorporated into the facility design to minimize impacts to residences.

Proposed library Site D is located adjacent to the Lahaina Aquatic Center. The site is graded, landscaped with grass and fenced. Currently, there is no public use of the site, although the County plans to develop soccer fields on this portion of the Aquatic Center property. Construction of a library on this site will create a loss of about 1.2 acres of land out of roughly eight acres available for soccer fields.

The Lahaina Aquatic Center site is bordered by Honoapiilani Highway, Mill Street, and Prison Street. A few family residences are located along Prison Street opposite the proposed library site. Sugarcane fields are located mauka of Mill Street. Operation of the library facility shall have minimal adverse impacts on surrounding residences and cane fields and the Aquatic Center. Farming operations such as grading, cutting and burning may periodically interrupt library activities.

Site E, Halakaa site is located adjacent to Honoapiilani Highway and Puehuehu Cemetery and is currently utilized as cane field. Roughly 1.2 acres of cane field will be displaced if the proposed library is developed on this site.
Operation of the library should not have adverse impacts on Puehuehu Cemetery or Puamana Nui Subdivision located makai of the site. Farming operations may periodically interrupt activities at the library.

6.2.5 Infrastructure

An evaluation of off-site infrastructure system, water, sewer, power, and storm drainage, were conducted for each of five candidate library sites. Utility requirements based on the size of the proposed library facility and predicted number of library users are discussed in Section 1.5.4 and estimated in Appendix A.

In general, the library will require an average of 5,800 gpd of potable water which includes 3,900 gpd for irrigation. Fire flow requirements are 2,000 gpm sustainable for up to two hours. Fire hydrants are required to be spaced every 250 feet along distribution and transmission lines to provide sufficient protection to public facilities (Ref. 23).

The existing County water distribution mains can adequately provide for library water requirements, including fire flow, at each of the five candidate sites. Service laterals from the nearest distribution main to the proposed library of greater than 100 feet in length will be required for the Lahaina Civic Center, Lahaina Aquatic Center and Halakaa sites. Fire hydrants will also be required to be installed along the service laterals to these site to provide fire protection. Water service is
subject to policies and rules of the Maui County Department of Water Supply.

The proposed library will generate an estimated average of 1,850 gallons of wastewater per day. Adequate sewer lines are available at the Existing Lahaina Library, Shaw Street and Lahaina Aquatic Center Sites. Sewer facilities are not available at the Lahaina Civic Center and Malaka Sites. Wastewater disposal at these sites will require the installation of septic systems in accordance with rules set forth by the Hawaii State Department of Health Underground Injection Control Program. For those sites where sewer connection is feasible, wastewater volumes generated by the library will not adversely impact the county sewer system or the ability of the local treatment plant to adequately treat wastewater flows.

The proposed library will have an estimated maximum power requirement of 262 kVA. The Maalea Power Plant and existing power lines are capable of supplying the required power to all of the candidate sites, except for Site C along Shaw Street. In order to supply adequate power to the proposed library on Site C, a 3-phase 12.47 kV power line will have to be extended from the intersection of Honoapiilani Highway and Shaw Street to the site.

Lahaina has limited drainage facilities needed to protect properties from potential flooding. Planned drainage improvements in Lahaina have been delayed due to lack of County funds. Although the Existing Lahaina Library and Shaw Street Sites are located in flood prone areas, no drainage improvements
are currently proposed as a part of this project. Any requirements for onsite and/or off-site drainage improvements will be determined during the permit and plan review process by the County. For Lahaina Aquatic Center site, runoff impact upon the adjacent wetland is not anticipated because the wetland is in the mauka and upslope side of the site.

The proposed library facility will not be a major utility consumer. Design of the facility will be coordinated with existing and planned infrastructure. Minimal impacts are anticipated due to the connection of library utilities to off-site utility infrastructure. The existing capacities of the County's utility systems should be adequate to accommodate the proposed library without requiring major expansion of these systems.

6.2.6 Traffic

The proposed Lahaina Public Library will generate additional traffic that will impact local roadways. The extent and significance of these impacts is evaluated for each of the five sites, addressing traffic (automobile and pedestrian) congestion, traffic hazards and alternate access routes. Information regarding traffic contained in this section is based on the "Maui Long-Range Highway Planning Study, Lahaina Traffic Circulation Plan Final Report, May 1991." When the "final" site is selected, detailed traffic assessment reports should be
submitted to the Engineering Division, Department of Public Works and Waste Management, County of Maui for their review.

The volume of traffic generated by the proposed library facility can be compared to traffic generated by the Kahului Public Library. Kahului Public Library is of similar size (16,070 square feet) to that proposed for the new Lahaina Public Library (13,580 square feet) and currently serves a population size similar to that estimated for Lahaina by the year 2010 - 22,923 compared to 22,633, respectively. Approximately 1,520 residents and tourists visit Kahului Library per week. Based on an 8-hour day, 5 days per week operating schedule, the library averages 38 users per hour. Assuming a worst case scenario of all 38 library users commuting to the library in individual automobiles and an average visitor stay of one hour, the Kahului library may generate up to 76 additional automobiles on the road per hour (Ref. 7). The new Lahaina Library can be expected to generate a similar volume of traffic by the year 2010.

**Site A - Lahaina Civic Center**

Civic Center Road provides access to the Lahaina Civic Center and recreational facilities, Lahaina Post Office, District Court Building, Fire Station, and Police Station. This road is a two-lane, 30-feet wide road and is signalized at its two intersections with Honoapiilani Highway. Access to the proposed library site could be provided by extending one or two laterals of the Civic Center Access Road to the site.
Traffic along Civic Center Access Road operates with little or no congestion. The proposed library should have no adverse impacts on existing traffic conditions on the road. As the Civic Center continues to develop, traffic along Civic Center Access Road will undoubtedly increase. Future widening of this road may be required.

There are no pedestrian sidewalks or bikeways within the Civic Center. These facilities may be constructed once the Lahaina Master Planned Project is initiated. Pedestrian access from the new Lahaina Library parking facilities to the library should be provided.

**Site B - Existing Lahaina Public Library**

Site B can be accessed by Front, Market, Wharf and Papelekanie Streets. Front Street is a primary street which transversus the prime commercial area of Old Lahaina Town. Market and Wharf Streets are dead-end, low traffic volume materials ultimately connected to Front Street. Papelekanie Street is a small alleyway dedicated to the existing library. Although traffic along Market, Wharf and Papelekanie Streets may experience minimal impacts of the proposed library, the most significant impacts will be along Front Street.

Front Street is a two-lane roadway connecting to Honoapiilani Highway at Puamana in the south and at Fleming Road in the north. The prime commercial and visitor attractions located along Front Street are between the intersections of
Papalaua Street and Shaw Street. Front Street has a right-of-way of 40 feet although widths of the roadway vary between these limits.

Based on State Department of Transportation traffic counts conducted in 1987, average daily traffic along Front Street adjacent to Site B was 12,935 (number of automobiles traveling in a two-way direction). Assuming the County implements traffic control recommendations set forth in the "Lahaina Traffic Circulation Plan Final Report", daily traffic at this location can be expected to increase to 13,400 by year 2000. In general, traffic moves very slowly along Front Street due to narrow roadway widths, on-street parking, cross-street intersections and heavy pedestrian traffic. Site B is the location of the existing Lahaina Public Library. Therefore, traffic related to the use of this facility contributes towards traffic in Old Lahaina Town. Additional traffic associated with the proposed larger facility may adversely impact traffic flow along Front Street. The degree of these impacts is expected to be minimal when compared to other factors contributing to traffic congestion along Front Street. The County is in the process of implementing improvements to alleviate traffic problems in this area.

Ample off-street parking dedicated for library use should be provided to mitigate potential traffic impacts associated with siting the proposed library at Site B. In addition, an exclusive left-turn lane should be constructed for automobile access to the library parking facilities.
Pedestrian sidewalks are located along both sides of Front Street. The portion of this sidewalk providing access to Site B is 4 feet wide. This sidewalk should be widened to a minimum of 6 feet if Site B is chosen as the site of the new library.

**Site C - Shaw Street**

Site C is located on Shaw Street between Front Street and Wainee Street. Shaw Street is a two-lane road with 30-foot right-of-way. There are no pedestrian walkways along Shaw Street.

Traffic flows in two directions along Shaw Street without obstruction under normal traffic conditions. The State Department of Transportation reported an average daily traffic count of 3,526 for 1987. Adverse impacts on traffic along Shaw Street as a result of siting the proposed library at Site C should be minimal. A 4-foot wide pedestrian walkway should be constructed along the north side of Shaw Street from Front Street to Wainee Street if this site is chosen.

**Site D - Lahaina Aquatic Center**

Site D is located adjacent to Honoapiilani Highway, Prison Street and Mill Street. Because of high speed traffic along Honoapiilani Highway, access to this site would most safely be provided off of Prison Street. Prison Street is a two-lane
road with a 30-foot right-of-way. Its length intersects Mill Street, Honoapiilani Highway, Wainea Street, Laukiai Street and Front Street. The "Lahaina Traffic Circulation Plan" reports that traffic along Prison Street is light and that there are no apparent traffic problems along this street. Traffic generated by the library should not adversely impact existing traffic on Prison Street since it is under utilized. Likewise, Honoapiilani Highway is under capacity and will not be significantly impacted by additional library traffic. Mill Street is a narrow, private cane access road. It may be used to provide alternative access to the library if approved by Pioneer Mill Company, the owner and caretaker of the road.

Prison Street is not signalized at its intersection with Honoapiilani Highway. If the proposed library is constructed at Site D, a traffic light and crosswalk should be provided at this intersection to facilitate traffic and pedestrians. There are no sidewalks along Honoapiilani Highway or Prison Street.

The wetland adjacent is in the mauka and upslope side of Site D. There are unlikely federally threatened or endangered species, rare species in this site, as well as the wetland. Therefore, the traffic impacts upon the wetland should be minimized.
Site E - Halakah

Site E is located adjacent and mauka of Honoapiilani Highway and adjacent to Kahaulelia Street. Due to high speed traffic along Honoapiilani Highway, Kahaulelia Street extension should be utilized to provide safe access to the site. This extension leads to a private cane road and serves no other purpose. Library traffic on this portion of Kahaulelia Street may be interrupted by or may interrupt farm equipment using this road. The impacts of these interruptions are expected to be minimal. As stated previously, traffic generated from the library should not have significant impact on existing traffic along Honoapiilani Highway.

Kahaulelia Street is not signalized at its intersection with Honoapiilani Highway. A traffic signal and crosswalk should be provided at this intersection if the library is developed on Site E. Pedestrian walkways do not exist along the highway or Kahaulelia Street.
SECTION 7

ALTERNATIVES TO
THE PROPOSED ACTION
SECTION 7

ALTERNATIVES TO THE PROPOSED ACTION

7.1 NO ACTION

The no action alternative would mean that the existing Lahaina public library would remain in operation at its present location. Because of the inadequate floor space and parking at the library, the facility will continue to be limited in its ability to serve the needs of a growing community. The HSPLS goal of providing adequate and accessible library facilities would not be realized, thereby, possibly discouraging public use of the existing facility or forcing the public to commute to other island libraries.

7.2 EXPANSION OF EXISTING LIBRARY STATION

Renovation and expansion of the existing Lahaina Public Library may not be feasible due to the design and age of the facility structure. The limited size of the property on which the library exists dictates that a two-story facility be constructed in order to meet on-site building and parking requirements mandated in the State Library Master Plan. The existing facility though, was not designed for future second level expansion and does not have the column supports to support such expansion. Horizontal expansion of the facility on-site may be able to accommodate building requirements only if off-site
parking is provided. Any expansion or renovation done to portion of the facility may mandate that the entire facility meet building codes that did not exist at the time the facility was originally built. The most efficient use of the property involves demolition of the existing structures on the site and construction of a new facility.

7.3 CONSTRUCTION OF A SATELLITE LIBRARY

This alternative involves continuing to operate the existing Lahaina Public Library at its present location and constructing a satellite facility, smaller in size than that proposed in Section 1.5.1, at a new location. Although two Lahaina libraries at different location may make access more convenient for some library users, this alternative would make it difficult to consolidate library services and materials. Library users may be confused which services and materials are located at which library. This could discourage, rather than encourage library use.

The construction of a satellite library will generally involve the same site selection, permitting, design and construction processes that are required for the development of the proposed facility. Therefore, there are few advantages to the satellite library alternative except for smaller development costs. In addition, this alternative is not consistent with the goals and recommendations set forth in the Hawaii State Public Library System Master Plan, namely:
"Establish libraries through new construction or consolidation of two or more existing libraries which are space deficient so that they are conveniently located and of sufficient size for economical, flexible and comprehensive services. "Do not enlarge or build additional public and school libraries and consolidate the public portion with existing or new nearby libraries. Provide public library services by expanded services from a nearby public library or a new public library."

7.4 LEASING OF PRIVATELY-OWNED SPACE

Leasing of private space would reduce construction costs, but would not be viable in the long term due to uncertainties in lease rents and tenure. Future expansion capabilities may also be limited. In addition, it is unlikely that a leased building can be found that has the location and characteristics required to meet the project's goal of establishing the new library as a recognizable landmark.
SECTION 8
THE RELATIONSHIP
BETWEEN LOCAL SHORT-TERM
USES OF MAN'S ENVIRONMENT AND
THE MAINTENANCE AND ENHANCEMENT
OF LONG-TERM PRODUCTIVITY
SECTION 8
THE RELATIONSHIP BETWEEN
LOCAL SHORT-TERM USES OF MAN’S
ENVIRONMENT AND THE MAINTENANCE AND
ENHANCEMENT OF LONG-TERM PRODUCTIVITY

8.1 SHORT-TERM USES

The proposed Lahaina Public Library project will involve short-term uses of local resources during its construction phase. The beneficial and adverse impacts of the project were discussed in Section 6. In summary, the adverse impacts include temporarily increased noise and traffic in the vicinity of the selected library site. The short-term benefits include increased job opportunities and economic activity due to construction expenditures related to the project.

8.2 LONG-TERM PRODUCTIVITY

The Lahaina community will benefit from the availability of the new library resources. The library is considered an educational and recreational resource which will help maintain and enhance the productivity of the general public by providing a source of information. The library will encourage community interactions by providing a centralized forum for social and community services.

New job opportunities will also be created as a result of the project. Based on HSPLS guidelines for estimating staff
requirements, the Lahaina Library will provide 11 full-time employment positions by the year 2010. Opportunities for several part-time, volunteer, and student positions will also be realized.

The proposed library will be designed and sited such that it serves as a local landmark for the community, thereby maintaining and enhancing the attractiveness of Lahaina Town for residents and tourist alike.
SECTION 9
IRREVERSIBLE
AND IRRETRIEVABLE
COMMUNITIES OF RESOURCES
AND UNRESOLVED ISSUES
SECTION 9

IRREVERSIBLE AND
IRRETRIEVABLE COMMITMENTS OF RESOURCES
AND UNRESOLVED ISSUES

The proposed project requires the commitment of 1.2 acres of land that would otherwise be available for other purposes. The construction of the facilities involves irreversible and irretrievable uses of energy, labor, materials and capital. Operation of the library will increase demands on local infrastructure and will also require irreversible and irretrievable resources of labor, materials and State funds provided by taxpayers.

The only unresolved issue at this time is that additional archaeological historic subsurface survey is required if candidate Site B - Existing Lahaina Public Library site and Site C Shaw Street site are given further consideration.
SECTION 10
LIST OF NECESSARY
PERMITS AND APPROVALS
### List of Necessary Approvals

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<tr>
<th>Permit/Approval</th>
<th>Site A Civic Center</th>
<th>Site B Existing Library</th>
<th>Site C Shaw Street</th>
<th>Site D Lahaina Aquatic Center</th>
<th>Site E Halakaa</th>
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SECTION 11
AGENCIES, ORGANIZATIONS
AND INDIVIDUALS CONSULTED
IN THE PREPARATION OF THIS EIS
AND THE LIST OF PREPARERS
# DISTRIBUTION LIST

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| 1 | U.S. Department of Agriculture  
Soil Conservation Service  
P.O. Box 50004  
300 Ala Moana Boulevard  
Honolulu, Hawaii 96850 |
| 2 | U.S. Army Corps of Engineers  
Pacific Ocean Division, Building 230  
Fort Shafter, Hawaii 96858 |
| 3 | U.S. Department of the Interior  
Fish and Wildlife Services  
P.O. Box 50156  
300 Ala Moana Boulevard  
Honolulu, Hawaii 96850 |
| 4 | U.S. Department of the Interior  
National Park Service  
P.O. Box 50165  
300 Ala Moana Boulevard  
Honolulu, Hawaii 96850 |
| 5 | U.S. Department of Commerce  
National Marine Fisheries Service  
2570 Dole Street  
Honolulu, Hawaii 96822 |
| 6 | U.S. Department of Transportation  
Federal Aviation Administration  
P.O. Box 50109  
300 Ala Moana Boulevard  
Honolulu, Hawaii 96825 |
| 7 | American Lung Association  
245 North Kukui Street  
Honolulu, Hawaii 96817 |
| **STATE AGENCIES** | |
| 8 | Department of Accounting and General Services  
1151 Punchbowl Street  
Honolulu, Hawaii 96813 |
| 9 | Department of Agriculture  
1428 South King Street  
Honolulu, Hawaii 96814 |

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| 10  | Department of Business, Economic Development and Tourism  
     220 South King Street, 11th Floor  
     Honolulu, Hawaii 96813-4541 |
| 11  | Department of Business, Economic Development and Tourism  
     State Energy Office  
     355 Merchant Street, Room 110  
     Honolulu, Hawaii 96813 |
| 12  | Department of Defense  
     3949 Diamond Head Road  
     Honolulu, Hawaii 96816 |
| 13  | Department of Education  
     1390 Miller Street  
     Honolulu, Hawaii 96813 |
| 14  | Department of Hawaiian Home Lands  
     335 Merchant Street  
     Honolulu, Hawaii 96813 |
| 15  | Department of Land and Natural Resources  
     1151 Punchbowl Street  
     Honolulu, Hawaii 96813 |
| 16  | State Historic Preservation Division  
     Department of Land and Natural Resources  
     33 South King Street, 6th Floor  
     Honolulu, Hawaii 96813 |
| 17  | Department of Health  
     1250 Punchbowl Street  
     Honolulu, Hawaii 96813 |
| 18  | Department of Health  
     Environmental Management Division  
     500 Ala Moana Boulevard  
     Five Waterfront Plaza, Suite 250  
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| 19  | Department of Human Services  
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| 20  | Department of Transportation  
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     Honolulu, Hawaii 96813 |
| 21  | Hawaii State Public Library System  
     478 South King Street  
     Honolulu, Hawaii 96813 |
| 22  | The Honorable Joseph M. Souki  
     House of Representative  
     Hawaii State Capital  
     415 South Beretania Street  
     Honolulu, Hawaii 96813 |
| 23  | The Honorable Russell Blair  
     State Senator  
     Hawaii State Capital  
     415 South Beretania Street  
     Honolulu, Hawaii 96813 |
| 24  | Office of State Planning  
     250 South Hotel Street, 4th Floor  
     Honolulu, Hawaii 96813 |
| 25  | Office of Hawaiian Affairs  
     711 Kapiolani Boulevard, Suite 500  
     Honolulu, Hawaii 96813 |
| 26  | University of Hawaii  
     Water Resources Research Center  
     2540 Dole Street, Holmes Hall 283  
     Honolulu, Hawaii 96822 |
| 27  | University of Hawaii  
     Environmental Center  
     2550 Campus Road, Crawford 317  
     Honolulu, Hawaii 96822 |

**COUNTY ADMINISTRATION/AGENCIES**

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| 28  | County of Maui  
     Planning Department  
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     Wailuku, Hawaii 96793 |

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| 38  | County Cultural Resource Commission  
     200 South High Street  
     Wailuku, Hawaii 96793 |
| 39  | Lynda B. Mitchell  
     District Librarian  
     Maui District  
     P.O. Box 1407  
     Wailuku, Hawaii 96793 |
| 40  | Carolyn Nuyen, Librarian  
     Lahaina Public Library  
     680 Wharf Street  
     Lahaina, Hawaii 96761 |
| 41  | Jim Lucky  
     Lahaina Restoration Foundation  
     Front Street  
     Lahaina, Hawaii 96761 |
| 42  | Mark Percell  
     West Maui Taxpayers Association  
     Kaanapali  
     Lahaina, Hawaii 96761 |
| 43  | Albert C. Maslin  
     3559 Lower Honoapiilani Road  
     Lahaina, Hawaii 96761 |
| 44  | Sally Keen  
     717-3559 Lower Honoapiilani Road  
     Lahaina, Hawaii 96761 |
| 45  | Jane Riggs  
     c/o Lahaina Public Library  
     680 Wharf Street  
     Lahaina, Hawaii 96761 |
GMP Associates, Inc. has utilized the following personnel in the preparation of this document:

- Marc M. Siah, Ph.D., P.E.
- Jack E. Bennett
- George Z. Liu
- Michael M. Miyahira, P.E.
SECTION 12

EIS PREPARATION NOTICE, COMMENTS AND RESPONSES

The following agencies, organizations, and individuals were consulted in the review of the EIS Preparation Notice for the site selection of the Lahaina Public Library.

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| American Lung Association  
245 North Kukui Street  
Honolulu, Hawaii 96817 | 8/2/93 | 8/27/93 |
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| Department of Accounting and General Services  
1151 Punchbowl Street  
Honolulu, Hawaii 96813 | | |
| Department of Agriculture  
1428 South King Street  
Honolulu, Hawaii 96814 | | |
| Department of Business, Economic Development and Tourism  
220 South King Street, 11th Floor  
Honolulu, Hawaii 96813-4541 | | |
| Department of Business, Economic Development and Tourism  
State Energy Office  
355 Merchant Street, Room 110  
Honolulu, Hawaii 96813 | | |
| Department of Defense  
3949 Diamond Head Road  
Honolulu, Hawaii 96816 | | |
| Department of Education  
1390 Miller Street  
Honolulu, Hawaii 96813 | | |
| Department of Hawaiian Home Lands  
335 Merchant Street  
Honolulu, Hawaii 96813 | 12/9/93 | 1/14/94 |
| Department of Land and Natural Resources  
1151 Punchbowl Street  
Honolulu, Hawaii 96813 | | |
| State Historic Preservation Division  
Department of Land and Natural Resources  
33 South King Street, 6th Floor  
Honolulu, Hawaii 96813 | 12/6/93 | 1/18/94 |
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12-4
• Hawaiian Telephone Co.
P.O. Box 370
60 South Church Street
Wailuku, Hawaii 96793

• The Gas Co.
Maui Division
70 Hana Highway
Kahului, Hawaii 96732

• County Cultural Resource Commission
200 South High Street
Wailuku, Hawaii 96793

• Lynda B. Mitchell
District Librarian
Maui District
P.O. Box 1407
Wailuku, Hawaii 96793

• Carolyn Nuyen, Librarian
Lahaina Public Library
680 Wharf Street
Lahaina, Hawaii 96761

• Jim Ducky
Lahaina Restoration Foundation
Front Street
Lahaina, Hawaii 96761

• Mark Percell
West Maui Taxpayers Association
Kaanapali
Lahaina, Hawaii 96761
November 4, 1993

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

Dear Mr. Takushi:

Subject: New Lahaina Public Library
EIS Consultation Phase

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted and our records, we have no objection to the subject project. A service request should be submitted to MGCO when the site is finalized. At that time, we encourage the State's electrical consultant to coordinate with MGCO the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

Edward Reinhardt
Manager, Engineering

Mr. Edward Reinhardt
Manager, Engineering
Maul Electric Company, Ltd.
P.O. Box 398
Kahului, Maui, Hawaii 96732-0398

Dear Mr. Reinhardt:

Subject: New Lahaina Public Library
EIS Consultation Phase

Thank you for your November 4, 1993 comments on the subject project. Our electrical consultant will coordinate with MGCO during the next phase of our project.

We appreciate your input for this project.

Very truly yours,

Gordon Matsumura
State Public Works Engineer

Attn: Dr. Marc M. Siah, GMP Associates, Inc.
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 Preparation Notice for the New Lahaina Public Library, Lahaina, Maui. 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. The project does not involve work in waters of the U.S.; therefore, a DA permit is not required.

b. The flood hazard information provided on pages 2-11 through 2-14 of the report is correct.

Sincerely,

Klaus Cheung, P.E.  
Director of Engineering

-----

Mr. Klaus Cheung  
Director of Engineering  
U.S. Army Engineering District, Honolulu  
Department of the Army  
Fort Shafter, Hawaii 96850-5440

Dear Mr. Cheung:

Subject: New Lahaina Public Library  
EIS Consultation Phase

Thank you for your November 12, 1993 comments on the subject project. Our responses to your comments are as follows:

1. We acknowledge that a Department of the Army permit is not required for any of the five sites.

2. Your comment confirming the accuracy of the flood hazard information is appreciated.

We appreciate your input for this project.

Very truly yours,

Gordon Matsumoto  
State Public Works Engineer

cc: Dr. Marc M. Siah, GMP Associates, Inc.
Mr. Robert P. Takushi
State Comptroller
Dept. of Acctg. and General Services
P.O. Box 118
Honolulu, Hawaii 96810

Dear Mr. Takushi:

Subject: Draft Environmental Impact Statement - Nawahia Public Library

We have completed our review of the Draft Environmental Impact Statement and have no comments to offer at this time. We appreciate the opportunity to provide comments, should you have any questions, please contact Mr. Michael C. Tulang at (808) 641-2809 or Mr. Neil Fujihara at (808) 244-3729.

Sincerely,

[Signature]

NATHANIEL R. COONER
State Comptroller

cc: Neil Fujihara, District Conservationist, Waialua Field Office.

*To lead the way in helping our customers conserve, sustain, and enhance Hawaii's natural*
November 18, 1993

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

FROM: J. Rex D. Johnson
       Director of Transportation

SUBJECT: New Lahaina Public Library, EIS Consultation Phase

TIM: Site A 4-6-21:08
     Site B 4-6-01:08, 10
     Site C 4-6-07:08
     Site D 4-6-12:08
     Site E 4-6-18:08

For Sites D and E, we recommend that consideration be given to providing access to the proposed library from Palmer or Mill Streets and Kahului Street, respectively. Sites B and C do not impact our State highway facilities directly. The access to Site A will require coordination with the existing Civic Center. When the final site is selected, a traffic assessment should be prepared and submitted for our review.

Thank you for the opportunity to provide comments.

Honorable Rex Johnson
Director
Department of Transportation
State of Hawaii
Honolulu, Hawaii

Dear Mr. Johnson:

Subject: New Lahaina Public Library
         EIS Consultation Phase

Thank you for your November 16, 1993 comments regarding the subject project. Our responses to your comments are as follows:

1. The access to the final selected site will be coordinated closely with the DOT in the next phase of our project.

2. During the master plan phase of our project, a traffic assessment will be submitted for your review.

We appreciate your input for this project.

Very truly yours,

Robert P. Takushi
State Comptroller
MEMORANDUM

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

FROM: Keith Abue, Chairperson and
   State Historic Preservation Officer

SUBJECT: Historic Preservation Review of the Site Selection Study and Environmental Impact Statement Notice for the New Lahaina Public Library

Lahaina, Maui

January 18, 1994

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

Dear Mr. Abue:

Subject: New Lahaina Public Library
EIS Consultation Phase

Thank you for your December 6, 1993 comments on the subject project. Our responses to your comments are as follows:

1. The EIS will be revised to include archaeological inventories in Appendix E.

2. The EIS will be revised to include a listing of references consulted for the archaeological literature survey.

3. Thank you for your information on the candidate sites. The EIS will be revised to include the recommended information.

We appreciate your input for this project.

Very truly yours,

Robert P. Takushi
State Comptroller
2) Page 6-5: First sentence under item 6.1.9. Our comment above also applies to this item. A listing of references consulted for the archaeological literature survey should be included.

3) Our determination that only two candidate sites, B and C, will require inventory surveys and appropriate mitigation is correct. Based on our evaluation of previous surveys and existing condition of candidate sites A, B and C, it appears highly unlikely that historic sites are present in these areas. To make this point clear to the reader, we recommend that the following information be included in Section 4:

a) Candidate site A: Previous archaeological survey for the Lahaina Master Planned Project identified no historic sites in the proposed library site. Because this area has been under sugarcane cultivation for many years and the ground has been extensively disturbed, it is highly unlikely that historic sites are present.

b) Candidate site B: This site has been extensively altered by grading and landscaping. Historic sites are not likely to be present.

c) Candidate site C: It is unlikely that historic sites are present in this site. The ground has been extensively disturbed as a result of many years of sugarcane cultivation.

Please have your staff contact Ms. Annie Griffin at 587-0013.

M: Ien

c: Steve Tagawa, OCEA (File No.: 94-328)
Mr. Robert Takushi
Department of Accounting and General Services
P.O. Box 115
Honolulu, Hawaii 96810

Dear Mr. Takushi,

RE: New Lahaina Public Library
EIS Consultation

The Planning Department has reviewed the Site Selection Study and Environmental Impact Statement Preparation Notice for the New Lahaina Public Library and have the following comments:

1. Sites A, D, and F are all on the mauka side of Honopueilihana Highway, which presently removes them from pedestrian access by a large portion of the population. In the future, however, with the construction of the Lahaina Master Planned Project, site A - Lahaina Civic Center may be an appropriate site. There would exist a residential community in close proximity to the library. In addition, it would be near to other services such as the civic center, police station and post office.

2. The Citizens Advisory Committee in its review of the proposed West Maui Community Plan Update included language which would urge the Board of Education and the State Library to retain and expand the Lahaina Public Library at its current location.

The Planning Department would be concerned about expanding the existing library at its present location. There presently exists pedestrian and vehicular congestion in the area. In addition, being that the property is located within the historic district, it would be difficult to construct roadway improvements that would be necessary to improve circulation for an expanded library.

3. Site "C" (Shaw Street) appears to be an appropriate site logistically. We question however, the land acquisition costs are which seem exorbitant considering the state owns the land.

John N. Runyeon
County Council

Mr. Brian Miskin
Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Miskin:

Subject: New Lahaina Public Library
EIS Consultation Phase

Thank you for your December 7, 1993 comments on the subject project. Our responses to your comments are as follows:

1. Factors such as location, pedestrian access, proximity to a large residential community, etc., shall be considered in selection of the final site. Your information on Site A, Lahaina Civic Center, is greatly appreciated and will be considered in the final site selection.

2. The views of the Citizens Advisory Committee shall be considered in the final site selection process. However, the EIS explains the limitations of the existing site for an expanded library to satisfy requirements of the statewide Master Plan for Public Libraries as well as vehicular and pedestrian traffic in the area as delineated in your comment.

3. Table 5.1 presents rating of each site based on building and community criteria. Accordingly, Site C has been rated 'good' based on land ownership criterion. This rating simply means that the site is owned by the State of Hawaii or County of Maui, which minimizes land acquisition costs. For more details please refer to Page 5-3, Item 3 of the Site Selection Study and EIS Preparation Notice.
Thank you for the opportunity to consent. If further clarification is required, please contact this office.

Very truly yours,

Robert Takushi
December 7, 1993

cc: C. Suyama
    A. Cub
    Project file

Mr. Brian Misaka
Page 2

We appreciate your input for this project.

Very truly yours,

Gordon Miura
State Public Works Engineer

cc: Marc H. Siah, Ph.D., GPA Associates, Inc.
Thank you for your comments on the subject project. Our responses to your comments are as follows:

1. Division of Water and Land Development (DOWLD)
   a. Your input regarding the location of Site B, as shown on the Flood Insurance Rate Map (FIRM), is appreciated. We will comply with all regulations, codes and ordinances should the site be selected.
   b. We acknowledge that the study is in compliance with Executive Order 11988 which requires that other sites be considered before locating in a flood hazard zone.

2. Commission on Water Resource Management (CWRM)
   As confirmed by a site visit by the project consultant, none of the candidate sites are close to a channel or stream. The appropriate sections of the EIS will be revised to highlight this fact.

3. Division of Land Management (DLG)
   We acknowledge that direct coordination and communication among DGNR, DOWLD and EISLS should occur prior to and during the site selection process.
Site A, B, and C do not appear to be located near streams. However, Sites B and D appear to be located near drainage channels which may be characterized as streams as defined in Section 13-169-2, RSB. The RIS should provide an assessment of each site as it may relate to the requirements for 504s.

Division of Land Management

The Division of Land Management (DLR) comments that State lands are involved and thus, direct coordination and consultation between DLR, the Library System, and this Department should occur prior to and during the site selection decision.

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 Taggert at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

We appreciate your input for this project.

Very truly yours,

[Signature]

ROBERT P. TAKUSHI
State Comptroller
December 30, 1993

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

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

SUBJECT: Request for Comments
Site Selection Study and Environmental Impact Statement
Preparation Notice (EIS/N)
New Lahaina Public Library
Lahaina, Maui

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

Noise:
The facility should be designed to minimize potential noise impacts from stationary equipment, such as air conditioners, on adjacent residences.

In Section 6.1.1, Construction Noise of the EIS/N, there is reference to compliance with the Department of Health’s Administrative Rules. Title II, Chapters 11-42 and 11-43. Please note that Chapters 11-42 and 11-43 apply only to the island of Oahu. However, mitigative measures toward minimizing noise disturbances from construction activities should also be implemented on the neighbor islands.

Should there be any questions on this matter, please call Jerry Haruno, Environmental Health Program Manager, Noise and Radiation Branch at 586-4701.

c: Noise & Rad. Br.

JCL:AB:ky

To: Dr. Munc Sih

Honorables John Lawin
Director
Department of Health
State of Hawaii
Honolulu, Hawaii
Dear Dr. Lawin:

Subject: New Lahaina Public Library
EIS Consultation Phase

Thank you for your December 30, 1993 comments on the subject project. Our responses to your comments are as follows:

Notes:

1. 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.

2. 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 islands. Accordingly, the draft EIS includes mitigative measures for minimizing noise disturbances from construction activities on this project.

We appreciate your input for this project.

Very truly yours,

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

Dear Mr. Takushi:

Re: EIS Consultation for the New Lahaina Public Library Candidates
Sites A-E at 3600-1-31, 6-6-02, 6-07, 5-01, and 4-6-02, Lahaina

No determination of water availability for the construction and domestic use of the parcel will be made until such time as an application pertaining to the Water System Development for the project is approved and the subject fee is paid.

The existing fire protection systems at Sites A, B, and E are not adequate and will require off-site improvements. Further, fire protection to Sites B would likely require improvement from the direction of Abolo Road (12 - line) to maintain adequate flow. A final determination of requirements cannot be made until more is known about the proposed structure(s), including those at the study Site C. Fire, domestic and irrigation calculations will be required during the building permit process. Fire protection of the lot or the actual fire protection requirements calculated for the proposed structure(s), whichever is greater.

The applicant is advised to use water-efficient soil-preparation, planting and irrigation techniques wherever landscaping is intended. Guidance in water-efficient techniques may be found in the attached document or in the Maui County Planting Plan.

Sincerely,

David R. Craddock, Director

MDLSL

"By Water All Things Flow Life"
Mr. Robert Takushi
State of Hawaii
Dept. of Accounting & General Services
P.O. Box 119
Honolulu, HI  96810

Subject: New Lahaina Public Library EIS Consultation Phase
TM# 4-6 and 4-9

January 28, 1994

Dear Mr. Takushi:

We reviewed the subject EIS and have the following comments:

1. Comments from the Engineering Division:
   a. Engineering Division will determine traffic and drainage impacts when the “final” site is selected. In addition, they will require detailed traffic and drainage assessment reports for review.

   The applicant is requested to contact the Engineering Division at 243-7745 for additional comments.

2. Comments from the Wastewater Reclamation Division:
   a. The developer should be informed that NMDR cannot insure that wastewater system capacity will be available for the project.
   b. Wastewater contribution calculations are required before building permit is issued.
   c. Developer may be assessed impact fees for treatment plant expansion costs.

3. Comments from the Solid Waste Division:
   a. The owners and their contractors shall implement solid waste reduction, re-use recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.
   b. Alternative means of disposal of grubbed material and rock shall be utilized other than disposed of at the County landfills.

The applicant is requested to contact the Solid Waste Division at 243-7775 for additional information.

4. Comments from the Land Use and Codes Administration:
   a. Sites “D” & “E” requires:
      1. State Land Use Boundary Amendment from Agriculture to Urban.
      2. Community Plan Amendment from Park (Site “D”) and Agriculture to Public/Quasi-Public (Site “E”).
      3. Zoning change from Agriculture to Public/Quasi-Public.
   b. The project plans must be reviewed by the Commission on Persons with Disabilities for conformance to the Uniform Federal Accessibility Act.
   c. The county streets adjacent to any of the proposed sites may be required to be upgraded to county standards which would include, but not be limited to right-of-way dedication, curbs, gutters, sidewalks, pavement widening, drainage and utility improvements.

   Mr. Robert Takushi
   Page 2 of 3
   January 28, 1994
Mr. Robert Takushi  
Page 3 of 3  
January 28, 1994

The applicant is requested to contact the Land Use and Codes Administration at 643-7373 for additional information.

Very truly yours,

GEORGE N. KAYA  
Director of Public Works

cc: LUCA  
Engineering Division  
Solid Waste Division  
Wastewater Reclamation Division

Mr. George N. Kaya  
Director of Public Works  
County of Maui  
250 South High Street  
Wailuku, Maui, Hawaii 96793

Dear Mr. Kaya:

Subject: New Lahaina Public Library  
BIS Consultation Phase

Thank you for your January 28, 1994 comments regarding the subject project. We concur with all your comments and will take appropriate actions as required.

We appreciate your input for this project.

Very truly yours,

GORDON NAKAOKA  
State Public Works Engineer

cc: Dr. Marc Siah, GMP Associates, Inc.
March 1, 1994

Department of Accounting and General Services
P.O. Box 119
Hilo, HI 96720

Attention: Allen Yamaneha
Subject: New Lahaina Public Library
       ES Consultation Phase

For the record, we have reviewed the subject project's site selection study
and environmental impact statement preparation notice and have no objections.

We are returning the documents for your deposition.

Thank you for the opportunity to comment.

Sincerely,

Chairmaine Tavares
Director

CT/It
Enclosure
In Reply Refer To: AAP

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

Re: The New Leahiha Public Library Leahiha, Maui Site Selection Study and Environmental Impact Statement (EIS) Preparation Notice

Dear Mr. Takushi:

The U.S. Fish and Wildlife Service (Service) has reviewed the September 1993 Site Selection Study and Environmental Impact Statement (EIS) Preparation Notice for the New Leahiha Public Library facility located in Old Leahiha Town, Hawaii, Hawaii. Five candidate sites were considered for the proposed public facility and site descriptions and evaluation criteria were provided for each candidate site. The Service offers the following comments for your consideration.

The Service does not anticipate significant adverse impacts to fish and wildlife resources at the candidate sites. No rare, threatened, or endangered species are known to exist at the candidate locations. Further, the sites lack wetlands or are outside the boundaries of existing wetland areas.

The Service has concerns regarding candidate site "C" because the site lies within the Flood Fringe Zone and is susceptible to 100-year floods. Site C is selected for the proposed facility, the Service recommends the incorporation of adequate flood control or stormwater drainage features into the project design.

We appreciate the opportunity to provide these comments.

Sincerely,

Robert P. Smith
Field Supervisor
Pacific Islands Office

The following is a signature:

Robert P. Smith
Field Supervisor
Pacific Islands Office

cc: Dr. Marc Sish
SECTION 13
EIS PUBLIC REVIEW PHASES,
COMMENTS AND RESPONSES
SECTION 13

EIS PUBLIC REVIEW PHASES, COMMENTS AND RESPONSES

The following agencies, organizations, and individuals were consulted in the EIS public review phases for the site selection of the Lahaina Public Library.

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<td>P.O. Box 50156</td>
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<td>300 Ala Moana Boulevard</td>
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<td>Honolulu, Hawaii 96850</td>
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<td>• U.S. Geological Survey</td>
<td>7/6/94</td>
<td>not</td>
<td>necessary</td>
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<td>677 Ala Moana, Suite 415</td>
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<td>Honolulu, Hawaii 96813-5412</td>
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<td><strong>NEWS MEDIA</strong></td>
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<td>• City Editor, Honolulu Star Bulletin</td>
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<td>P.O. Box 3080</td>
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<td>Honolulu, Hawaii 96813</td>
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</table>

13-3
• Editor, Honolulu Advertiser
  605 Kapiolani Blvd.
  Honolulu, Hawaii 96813

• Editor, Sun Press
  45-525 Lokelani Road
  Kaneohe, Hawaii 96744

• Editor, Maui News
  P.O. Box 550
  Wailuku, Hawaii 96793

COUNTY OF MAUI

• Planning Department
  200 South High Street
  Wailuku, Hawaii 96793

• Department of Parks and Recreation
  200 South High Street
  Wailuku, Hawaii 96793

• Department of Public Works
  200 South High Street
  Wailuku, Hawaii 96793

• Department of Water Supply
  200 South High Street
  Wailuku, Hawaii 96793

• Economic Development Agency
  200 South High Street
  Wailuku, Hawaii 96793

• Maui Community College Library
  310 Kaahumanu Avenue
  Kahului, Hawaii 96732

NON-GOVERNMENTAL AGENCIES

• American Lung Association
  245 North Kukui Street
  Honolulu, Hawaii 96817

• Hawaiian Electric Company
  P.O. Box 2750
  Honolulu, Hawaii 96740
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

LIBRARIES
• University of Hawaii,
  Hamilton Library
  Hawaiian Collection
  2550 The Mall
  Honolulu, Hawaii 96822
• Legislative Reference Bureau
  State Capital, Room 004
  Honolulu, Hawaii 96813
• State Main Library
  634 Pensacola Street
  Honolulu, Hawaii 96814

REGIONAL LIBRARIES
• Kaimuki Regional Library
  1041 Koko Head Avenue
  Honolulu, Hawaii 96816
• Kaneohe Regional Library
  45-829 Kamehameha Hwy.
  Kaneohe, Hawaii 96744
• Pearl City Regional Library
  1138 Waimano Home Road
  Pearl City, Hawaii 96782
• Hilo Regional Library
  P.O. Box 647
  Hilo, Hawaii 96721-0647
• Wailuku Regional Library
  P.O. Box B
  Wailuku, Hawaii 96793
• Kauai Regional Library
  4364 Harely Street
  Lihue, Hawaii 96766

13-5
MAUI LIBRARIES

• Lahaina Library
  680 Wharf Street
  Lahaina, Hawaii 96761

LIST OF CONSULTED PARTIES

• The Honorable Linda Crockett Lingle
  Mayor
  200 South High Street
  Wailuku, Hawaii 96793

• The Honorable Goro Hokama
  County Council Chairman
  200 South High Street
  Wailuku, Hawaii 96793

• The Honorable Joseph M. Souki
  House of Representative
  Hawaii State Capital
  415 South Beretania Street
  Honolulu, Hawaii 96813

• The Honorable Russel Blair
  State Senator
  Hawaii State Capital
  415 South Beretania Street
  Honolulu, Hawaii 96813

• Jim Lucky
  Lahaina Restoration Foundation
  Front Street
  Lahaina, Hawaii 96761

• Mark Percell
  West Maui Taxpayers Association
  Kaanapali
  Lahaina, Hawaii 96761

• Maui Electric Company, Ltd.
  210 W. Kam Avenue
  Kahului, Hawaii 96732

• Hawaiian Telephone Company
  P.O. Box 370
  60 South Church Street
  Wailuku, Hawaii 96793

13-6
<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>Comments Received</th>
<th>DARGS Response</th>
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</thead>
<tbody>
<tr>
<td>The Gas Company Maui Division 70 Hana Highway Kahului, Hawaii 96732</td>
<td>8/1/94</td>
<td>9/22/94</td>
</tr>
<tr>
<td>Albert C. Maslin 3559 Lower Honoapiilai Road Lahaina, Hawaii 96761</td>
<td></td>
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<tr>
<td>Sally Keen 717-3559 Lower Honoapiilani Road Lahaina, Hawaii 96761</td>
<td>7/31/94</td>
<td>9/22/94</td>
</tr>
<tr>
<td>Jane Riggs c/o Lahaina Public Library 680 Wharf Street Lahaina, Hawaii 96761</td>
<td>8/8/94</td>
<td>9/20/94</td>
</tr>
</tbody>
</table>
July 5, 1994

The Honorable John Waihee
Governor, State of Hawaii
c/o Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii 96813

Dear Governor Waihee:

Subject: Maui Public Library
Site Selection Study and Draft EIS
Island of Maui, District of Lahaina
Tax Map Key Numbers:
Site A: 2-4-6-21-003
Site B: 2-4-6-01-007/010
Site C: 2-4-6-07-001
Site D: 2-4-6-12-005
Site E: 2-4-6-13-001

We wish to inform you that we have no comments regarding the Site Selection Study and Draft Environmental Impact Statement for the subject project. We are returning the report to you.

Thank you for the opportunity to comment on the proposed project.

Sincerely,

[Signature]
Maurice H. Kaya
Energy Program Administrator

cc: OAES Mr. Allen Yasumoto
    HBO Associates, Inc. Mr. Marc Siah
United States Department of the Interior
US GEOLOGICAL SURVEY
WATER RESOURCES DIVISION
677 Ala Moana Boulevard, Suite 415
Honolulu, Hawaii 96813

July 6, 1994

Governor, State of Hawaii
c/o Office of Environmental Quality Control
200 South King Street, Suite 400
Honolulu, Hawaii 96813

Dear Governor Waihau:

Subject: The New Labalana Public Library - Site Selection Study and Draft
Environmental Impact Statement, Labalana, Niihau

The staff of the U.S. Geological Survey, Water Resources Division, Honolulu, Hawaii, has reviewed the subject DEIS and we have no comments to offer at this time.

Thank you for allowing us to review this DEIS.

We are returning the DEIS to your office for your future use.

Sincerely,

[Signature]
William Neyer
District Chief

Enclosure

cc: Mr. Allen Tamokoa
Department of Accounting and General Services
1111 Punchbowl Street
Honolulu, Hawaii 96813

Mr. Marc Siah
C&L Associates, Inc.
818 Bishop Street, Suite 1501
Honolulu, Hawaii 96813

No response necessary at this time
July 7, 1994

Mr. Brian J.J. Choy
Director
Office of Environmental Quality Control
320 South King Street, Fourth 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 Study and Site Selection Study for the new Lahaina 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 587-8260.

Thank you for the opportunity to comment.

Sincerely,

Enclosures

cc: Mr. Allen Yamanoha
    Mr. Marc Shah

Honorable Jeanne Schults
Acting Director
Department of Business, Economic Development and Tourism
State of Hawaii
Honolulu, Hawaii

Dear Ms. Schults:

Subject: New Lahaina Public Library
EIS Public Review Phase

Thank you for your July 7, 1994 letter forwarding Land Use Commission's July 6, 1994 comments regarding the subject project. Our responses to your comments are as follows:

1. The EIS will be revised to indicate candidate Site A is located within the State Land Use Urban District.

2. The EIS will be revised to include the State land use district boundaries based on the map provided by the Land Use Commission.

3. Thank you for the information on the boundary amendments and special permits. The EIS will be revised to include the suggested language.

We appreciate your input for this project.

Very truly yours,

Robert P. Tanimori
State Comptroller
July 6, 1994

SUBJECT: Director's Referral No. 94-227-V
Draft Environmental Impact Study (DEIS) and Site Selection Study (SSS) for the new Lahaina Public Library, Lahaina, Maui.

We have reviewed the DEIS and SSS for the subject Lahaina Public Library, and have the following comments:

1) As represented on Figure 4-1, candidate site A is located within the State Land Use Urban District, not within the State Land Use Agricultural District as stated in Appendix C, page C-2. For your information, the site comprised a portion of approximately 1,997.765 acres that were reclassified by the Commission under LUC Docket No. A89-882/Housing Finance and Development Corporation for residential, commercial and public facility uses, public parks, and a golf course.

We confirm that candidate sites B and C are designated within the State Land Use Urban District, and that candidate sites D and E are designated within the State Land Use Agricultural District.

2) Figure 2-1 on page 2-5 entitled "State Land Use Map" does not accurately reflect the location of the State land use district boundaries. We have attached a copy of the Commission's official map (portion of H-2, Lahaina) to clarify the location of the district boundaries in the area.

3) On page 2-4, section 2.2.2, paragraph 2, we suggest that language be inserted to clarify that only those boundary amendments and special permits 15 acres or less are approved by the county. Boundary amendments and special permits for lands greater than 15 acres (including amendments for all lands within the Conservation District) must be approved by the Land Use Commission.

We have no other comments to offer at this time.

EUI/Smith

att.
MEMORANDUM

TO: The Honorable John Waihee, Governor
   State of Hawaii
   c/o Office of Environmental Quality Control

FROM: Hoaliku L. Drake, Chairman
       Hawaiian Homes Commission

Subject: The New Lahaina Public Library - Site Selection
        Study and Draft Environmental Impact Statement

Candidate Site A is on a portion of state sugarcane lands
(TMK 2-4-5-21-003) which under the State Constitution requires
that 50% of any receipts derived be deposited into the Native
Hawaiian Rehabilitation Fund (NHRF). Consequently, the
Department of Hawaiian Home Lands (DHH) generally supports
lands which will generate payments into the NHRF.

Further, the DHH is itself interested in acquiring lands
on or in the vicinity of Candidate Site A to develop affordable
housing for Native Hawaiians on our Maui residential waiting
list.

The DHH has no objections to any of the other sites as
the location for the new Lahaina Public Library.

If you have any questions, please call Darrell Yagodich of
our Planning Office at 586-3837.

HLDIST:JC/335113

cc: DACS
    GNP Associates Inc.
July 14, 1994

Governor, State of Hawaii
o/o Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii 96813

Dear Governor balkes,


The Planning Department has reviewed the five (5) candidate sites (A - E) for the new Lahaina Public Library.

Our comments which we offered on December 7, 1993 (attached) remain unchanged.

Thank you for the opportunity to comment. If further clarification is required, please contact this office.

Very truly yours,

BRIAN NIKOS
Director of Planning

cc: Mayor Linda Crockett-Lingle
Allen Yamashita - DAG
Marc Sisak - GUP Associates Inc.
Colleen Suyama
Ann Chia
Project file

Mr. Brian Miskan
Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Miskan:

Subject: New Lahaina Public Library
EIS Public Review Phase

Thank you for your July 14, 1994 letter on the subject project. Your letter states that the comments made on December 7, 1993 remain unchanged. Our responses to your comments were made in our letter No. (P)1237.4 dated January 20, 1994 and were incorporated in the appropriate section in the EIS.

We appreciate your input for this project.

GORDON HIYOSSU
State Public Works Engineer

cc: Dr. Marc Sisak
July 24, 1994

Governor, State of Hawaii
C/o Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii 96813

Dear Governor Waihee,


The Planning Department has reviewed the five (5) candidate sites (A - E) for the new Lahaina Public Library.

Our comments which we offered on December 7, 1993 (attached) remain unchanged.

Thank you for the opportunity to comment. If further clarification is required, please contact this office.

Very truly yours,

[Signature]
BRIAN HIEKKE
Director of Planning

cc: Mayor Linda Crockett-Lingle
    Allen Yamashita - DASS
    Marc Siah - GNP Associates Inc.
    Colleen Kuyama
    Ann Cua
    Project file

SEP 10 1994

Mr. Brian Miskau
Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Miskau:

Subject: New Lahaina Public Library
        EIS Public Review Phase

Thank you for your July 14, 1994 letter on the subject project. Your letter states that the comments made on December 7, 1993 remain unchanged. Our responses to your comments were made by our letter No. (P)1097.4 dated January 20, 1994 and were incorporated in the appropriate section in the EIS.

We appreciate your input for this project.

Very truly yours,

[Signature]
GORDON MATSUO
State Public Works Engineer

cc: Dr. Marc Siah
July 15, 1994

Planning Division

State of Hawaii
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Sir/Madam:

Thank you for the opportunity to review and comment on the Draft Environmental Impact Statement for the New Lahaina Library, Maui, Hawaii. We do not have any additional comments to offer beyond those offered in our previous letter dated November 11, 1993.

Sincerely,

Ray H. Jyo, P.E.
Director of Engineering

Copies Furnished:
Mr. Allen Yamazaki
Department of Accounting and General Services
1151 Punchbowl Street, Room 430
Honolulu, Hawaii 96813

Mr. Marc Sieh
GFP Associates, Inc.
841 Bishop Street, Suite 1501
Honolulu, Hawaii 96813

No response necessary at this time.
Office of the Governor
Office of Environmental Quality Control
210 South King Street, Suite 400
Honolulu, HI 96813

Gentlemen:

THE NEW LAHAINA PUBLIC LIBRARY, LAHAINA, MAUI
SITE SELECTION STUDY AND DRAFT ENVIRONMENTAL IMPACT STATEMENT

Thank you for the opportunity to review the Site Selection Study and Draft Environmental Impact Statement (DEIS) for the new Lahaina Public Library, Lahaina, Maui dated June 1994.

The Navy has no comments to offer at this time and appreciates the opportunity to participate in your review process.

The Navy's point of contact is Mr. Stanford Tan at 474-0439.

Sincerely,

[Signature]

Copy to:
Mr. Allen Yamamoto
Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, HI 96813

Mr. Marc Siah
CDF Associates, Inc.
841 Bishop Street, Suite 501
Honolulu, HI 96813

No response necessary at this time
July 21, 1994

Governor, State of Hawaii
C/o Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii 96813

Dear Sir:

SUBJECT: Site Selection Study and Draft Environmental Impact Statement for the New Lahaina Public Library

We have reviewed the subject site selection study and draft EIS and have no comment on the proposed sites for a new library at this time.

Thank you for the opportunity to respond.

Sincerely,

Herman H. Aina, Ph.D.
Superintendent

[Signature]

CC: A. Saga, DEBS
    R. Nakazato, MD

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER
MEMORANDUM

TO: The Honorable Bruce Anderson, Interim Director Office of Environmental Quality Control

SUBJECT: Draft Environmental Impact Statement (DEIS) and Site Selection Study for the New Lahaina Public Library

We have reviewed the DEIS for the New Lahaina Public Library and offer the following comments:

Site D appears to be situated adjacent to a large wetland. It is unclear what impacts that increased run off and increased traffic will have on the wetland and what would be appropriate mitigation measures. A relevant objective of the Coastal Zone Management law, Chapter 64A, is to "protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems". The site selection process should take this into consideration. A discussion of these concerns should be included in the final EIS.

If you have any questions, please contact the CZM program at 387-2382.

[Signature]

Harold S. Masaoka
Director

cc: Department of Accounting and General Services
GMP Associates, Inc.

Ms. Norma Wong
Director
Office of State Planning
State of Hawaii
Honolulu, Hawaii

Subject: New Lahaina Public Library
BIS Public Review Phase

Thank you for the July 21, 1994 comments regarding the subject project. The BIS will be revised to address specific concerns raised by the comments.

We appreciate the input for this project.

Very truly yours,

[Signature]

Gordon Matsumoto
State Public Works Engineer

AY: jnt
cc: Dr. Marc Siah, GMP Associates
July 25, 1994

Governor
State of Hawaii
c/o Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, HI 96813

Dear Governor:

Subject: The New Lahaina Public Library - Site Selection Study and Draft Environmental Impact Statement

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted and our records, we have no objection to the subject project. As stated previously in our letter to DAGS dated November 4, 1993, a service request should be submitted to MECO when the site is finalized. At that time, we encourage the State's electrical consultant to coordinate with MECO on the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

Mark Smyer
Manager, Engineering

Mr. Edward L. Reinhardt
Manager, Engineering
Paul Electric Company, Ltd.
P. O. Box 398
Kahului, Maui, Hawaii 96732-0398

Subject: New Lahaina Public Library
BIG Public Review Phase

Thank you for your July 25, 1994 comments on the subject project. Our response to your comments is as follows:

1. A service request will be submitted to Maui Electric Company, Ltd. during the design phase of the project.

2. The State electrical consultant will be requested to coordinate with Maui Electric Company, Ltd. on the project's electrical requirements so that service can be provided on a timely basis.

We appreciate your input for this project.

Sincerely,

Gordon Matsuda
State Public Works Engineer

cc: Dr. Marc M. Siah, GNP Associates, Inc.
Please choose the present site
For a new library when making your decision
20 year resident

Return address is unknown.
To Mr. Yamasaki,

I wish to suggest building the new Lahaina library at the present site. There is space, accessibility, and remaining a central part of Lahaina would be a big plus. It is easy to find, a delightful spot with grounds for outdoor activities and library events, and it would be free from the clutter of a building that already exists. It would also

be a focal point for meetings and children's activities, providing several spaces to the main library (outside space available), too. Please keep this in mind.

Sincerely,

[Signature]

Ms. Sally Keen
719-1659 Lower Honosiplani Road
Lahaina, Maui, Hawaii 96761

Sep 22, 1994

Dear Ms. Keen:

Subject: New Lahaina Public Library
EIS Public Review Phase

Thank you for your July 31, 1994 comments on the subject project. Your preference for the existing library site (Site B) is noted and will be considered in the selection of the final site.

We appreciate your input for this project.

Very truly yours,

Gordon MacAulay
State Public Works Engineer

cc: Dr. Marc Siau

Hawai'i Public Library

Tel: 808-666-4945

FAX: 808-667-2868
At all of the universities that my children have attended, as Ann Arbor, Cambridge, Iowa, Boston, Berkeley, and Berkeley, the focal point or 'very campus' as at most campus, the library...

Libraries are so situated because they are in most important building of the institution, representing the enjoyment of literature, the gift of knowledge and learning, and the significance of history and reference.

This is equally true of the many small towns and villages on the mainland where the focal point is 'the square, or center, or downtown' is irregularly the courthouse, the bank, and the library.

Lahaina is such a small town in whole sense. Point is the village, the waterfront, the wharves, town, and the library. We have heard and heard much about the waterfront and the waterfront.

Thank you for your August 1, 1994 comments on the subject project. Your preference for the existing library site (Site B) is noted and 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

cc: Dr. Marc Sia
A trip to a library is not a necessity, as
you can shop for clothes, or eat out, at
many other places. It is a place where you
inquire, or seek out a book. Ride on Front Street, or stop at the bus stop
for more information. Avoiding these out-of-town necessities,
most likely, leaves a huge hole in their pockets for
many hours of enjoyment at home.

Always warrant a spot, quiet,
unobstructed, or surrounded by trees,
uninterrupted by noise, or quiet places at home.
A haven, a place almost non-existent "city
traffic."

It does not warrant a structure on an
formerly busy highway, or on a Sandhill
always noise, acoustically situated so that
not only it's aosta attraction could be a future
driver's window. It also now sounds of
these, a temporary closing or relocation during
building construction on the current site will
be as normally anticipated as a new home or
longer.

Please don't blame Bellingham's fiscal state.
Please don't judge our city. Thank you.

Sincerely yours,

Albert C. Mitchell
August 5, 1994

Honorable John Waihee
Governor
State of Hawaii
c/o Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii 96813

Attention: Director OSQC

Subject: The New Lahaina Public Library - Site Selection Study and Draft Environmental Impact Statement
        Maui, Lahaina, Hawaii

We have reviewed the subject site selection study and draft environmental impact statement and object to two of the five sites identified in the study. The two sites objected are as follows:

1) Candidate Site A - Lahaina Civic Center. Future plans include building an additional recreational facility on site.

2) Candidate Site C - Shaw Street. Site is located adjacent to Maua-ule-o-lele Park and baseball field in Lahaina. Future Mokulea Restoration effort may require this parcel to be utilized.

We would appreciate being involved in the process as all proposed sites may impact park facilities. Thank you for allowing us to comment on the study.

Sincerely,

CHARMAINE TAVEARES
Director

CT/1

copy to: DAGS
GWP Associates

Ms. Charmaine Tavares
Director
Department of Parks and Recreation
County of Maui
1580 Ekahuna Avenue
Wailuku, Maui, Hawaii 96793

Dear Ms. Tavares:

Subject: New Lahaina Public Library
        EIS Public Review Phase

Thank you for your August 5, 1994 comments regarding the subject project. Our response to your comments is as follows:

1. We acknowledge that the County’s future plans may include building an additional recreational facility on Candidate Site A (Lahaina Civic Center). However, we would like to point out that this site is State land under the control of the Department of Accounting and General Services. Your objection to this site will be taken into consideration during the final site selection process.

2. We acknowledge that Candidate Site C at Shaw Street is located adjacent to Maua-ule-o-lele Park and baseball field and that the future Mokulea Restoration effort may require this site to be utilized. Your objection to this site will also be taken into consideration during the final site selection process.

We appreciate your input for this project.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

AN:Dr.

cc: Dr. Marc Siah
Please keep the library open in the evening, so many of us work late.

Libraries and are able to utilize the library on Front Street—its convenient on lunch hours, and walkable for those of us who live here. It is also beautiful.

Thadys

Return address is unknown.

9-5-94
In Reply Refer To: AAP

Governor, State of Hawaii
C/o Office of Environmental Quality Control
222 South King Street, 4th Floor
Honolulu, Hawaii 96813

Re: June 1994 Site Selection Study and Draft Environmental Impact Statement for the New Lahaina Public Library, Lahaina, Maui, Hawaii

August 8, 1994

Dear Governor Water:

The U.S. Fish and Wildlife Service (Service) has reviewed the above-referenced Site Selection Study and Draft Environmental Impact Statement (DEIS) concerning the construction of a public library facility in Lahaina, Maui, Hawaii. Five candidate sites were considered for the proposed action, and site descriptive and evaluations were provided for each candidate site. The Service offers the following comments for your consideration.

The five candidate sites lack federally threatened or endangered species, rare species, and wetland areas. Therefore, the Service does not anticipate significant adverse impacts to fish and wildlife resources to result from implementation of the proposed action.

The Service appreciates the opportunity to provide these comments. If you have any questions regarding these comments, please contact the Biological Resources Division at 808/541-3441.

Sincerely,

Brooks Harper
Field Supervisor
Biological Resources

cc: Dept. of Accounting and General Services, Hawaii
GMP Associates, Inc., Hawaii

Mr. Brooks Harper
Field Supervisor
Pacific Island Ecoregion
Fish and Wildlife Service
U.S. Department of the Interior
P.O. Box 50167
Honolulu, Hawaii 96850

Dear Mr. Harper:

Subject: New Lahaina Public Library
EIS Public Review Phase

Thank you for your August 8, 1994 comments regarding the subject project. We appreciate your comments that the five candidate sites lack federally threatened or endangered species, rare species and wetland areas.

We appreciate your input for this project.

Very truly yours,

Gordon Matsumoto
State Public Works Engineer

AY:Jk
cc: Dr. Marc Siah
Aug. 8, 1994

To Whom It May Concern:

I love our library and it is! There it is! Perhaps expand a bit if needed & sainta, remodel a little! But the building itself is so Hawaiian, Maui, Lahaina, historical, comfortable, open, use of fresh air & aloha spirit. Please do not destroy all of this in the name of progress.

Aloha & mahalo,

Jane Riggs

Ronald A. Riggs

Ms. Jane Riggs
O/O Lahaina Public Library
680 Wharf Street
Lahaina, Maui, Hawaii 96761

Dear Ms. Riggs:

Subject: New Lahaina Public Library

EIS Public Review Phase

Thank you for your August 8, 1994 comments on the subject project. Your preference for the existing library site (Site B) is noted and will be considered in the selection of the final site.

We appreciate your input for this project.

Very truly yours,

Gordon Matsumoto
State Public Works Engineer

cc: Dr. Marc Siah, CMP Associates
August 9, 1994

Mr. Gordon Matsuoka  
Department of Accounting and General Services  
1151 Punchbowl Street  
Honolulu, Hawaii 96813  
Attention: Mr. Allen Yamanoha

Dear Mr. Matsuoka:

Subject: Draft Environmental Impact Statement (DEIS) for the New Lahaina Library

Thank you for the opportunity to review the subject document. We have the following comments:

1. Please provide a summary of any unresolved issues and discuss how such issues will be resolved before implementing the project.

2. Please disclose the identity of the EIS preparers.

If you have any questions, please call Mr. Jayan Thirugnanam at 566-4185. Thank you.

Sincerely,

[Signature]

BRUCE E. ANDERSON, Ph.D.  
Interim Director  
BRSA/WT/WK  
c/o T&G Associates, Inc.

SEP 23 1994

Dr. Bruce Anderson  
Interim Director  
Office of Environmental Quality Control  
Central Pacific Plaza  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Dr. Anderson:

Subject: New Lahaina Public Library  
EIS Public Review Phase

Thank you for your August 9, 1994 comments on the subject project. Our response to your comments is as follows:

1. The EIS will be revised to include a summary of unresolved issues and will discuss how such issues will be resolved before implementing the project.

2. The EIS will be revised to include a list of preparers of this document.

We appreciate your input for this project.

Very truly yours,

[Signature]

GORDON MATSUOKA  
State Public Works Engineer

cc: Dr. Marc Siah, GNP Associates, Inc.
MEMORANDUM

TO: Mr. Bruce Anderson, Interim Director
Office of Environmental Quality Control

FROM: Keith M. Au, Chairperson, Board of Land and Natural Resources


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

Division of Land Management

The Division of Land Management (DLR) comments that the existing Lahaina Public Library site, identified by Tax Map Key: 4-4-D11:7, 10, was set aside for library purposes through Executive Order No. 1534. The additional 5,011 square feet was set aside for the addition of Lahaina library through Executive Order No. 1675.

If a new library site is selected and the existing library site is not used specifically for library purposes, then the entire 19,131 square foot site is to be returned to the Department of Land and Natural Resources.

Historic Preservation Division

The comments of our Historic Preservation Division were amended by their recommendations dated August 3, 1994 (enclosed).

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 Douglas at our Office of Conservation and Environmental Affairs, at 507-6377, should you have any questions.

cc: Allen Yamada, DNS
Marc Siha, GPA Associates, Inc.

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

Subject: New Lahaina Public Library
EIS Public Review Phase

Thank you for your August 9, 1994 comments on the subject project. Our responses to your comments are as follows:

1. Division of Land Management

We acknowledge that if a new library site is selected and the existing library site is not used specifically for library purposes, then the entire 19,131-square-foot site is to be returned to DLR.

2. Historic Preservation Division

a. Section 14 in the EIS will be revised to include the reference information on the archaeological inventory surveys that have been conducted within the respective library sites.

b. Section (6) 6.1.9 will be revised to reflect findings of a recent archaeological study conducted in the Mala-Iau-O-Lele Park.

c. The Lahaina National Historic Landmark District number and boundaries will be revised in the EIS.

d. Thank you for the information on Candidate Sites A, B, and C. The EIS will be revised accordingly.
HONORABLE KEITH AHU

Page 3

We appreciate your input for this project.

Very truly yours,

ROBERT P. TAKUSHI
State Comptroller
The discussion of the Shaw Street Site (C) in Section 6.1.3 should be revised to reflect findings of a recent archaeological study conducted in the Huluhulu-O-Kele Park. See discussion below on Site C.

Figure 2-10 identifies the Lahaina Historic District as 'Inventory No. 3004'; the correct INP number is 50-50-03-3001. This site number corresponds with the Lahaina National Historic Landmark District, which encompasses approximately 30 acres. The boundaries of the National Landmark District do not correlate with the historic district boundaries as shown in Figure 2-10. Also, the word 'District' is misspelled on the Figure.

We have previously concurred with the determination that only two candidate sites, B and C, will require inventory surveys and appropriate mitigation work. We request that you update and clarify the following site-specific discussions found in Section 4 and Appendix B:

Site A: Lahaina Civic Center - The area of Site A has been previously subjected to two archaeological inventory surveys. In 1989, a survey was conducted of the Lahaina Master Plan project area, which consisted of over 1,000 acres (Archaeological Inventory Survey, Lahaina Master Planned Project Site, Land of Haleakula, Lahaina District, Island of Maui, P.H. Jensen 1989). More recently, a survey was conducted of the immediate Site A area (Archaeological Inventory Survey Report for the Proposed Baseball Complex Adjacent to the Existing Lahaina Civic/Recreation Center, Lahaina, Island of Maui, J. Kennedy and T. Denham 1991). No historic sites were identified within the area of the proposed library site during these surveys. No further archaeological work will be required at this location, should it be developed.

Site B: Existing Lahaina Public Library Site - This site is within the County of Maui Lahaina Historic District B1, as well as the Lahaina National Historic Landmark District (Site 50-50-03-3001). The proposed Site B is adjacent to the Kamehameha I Brick Palace historic site (Report on the Archaeological Excavation of the 'Brick Palace' of King Kamehameha I at Lahaina, Maui, W.M. Frederickson and D.L. Frederickson, 1995). If this site is given further consideration, subsurface archaeological work will be needed. The proposed plans will also require review and approval by the Maui County Cultural Resources Commission.
Site C: Enew Street - This site is within the boundaries of the Hokulua/Mokuhinua Royal Complex (SHND Site 50-50-03-2967), as well as the Maui County Lahaina Historic District #1 and the Lahaina National Historic Landmark District. The Hokulua/Mokuhinua Complex is in the process of being nominated to the State and National Registers of Historic Places. Limited subsurface testing was previously conducted within the area of Library Site C (An Archaeological Inventory Survey of a Parcel of Land Adjacent to Mala-Ole-O-Lele Park, Lahaina, Maui, Hawaii, W.M. Frederickson et al. 1989). The survey found that a portion of the parcel had been part of Iloko Mokuhinua (the Royal fishpond), and a portion had been shoreline area. No evidence of structural remains were identified; however, due to the high water table, most of the excavation units did not extend beneath the 20th century landfill layer. More recent testing in the area of Hokulua Island has identified evidence of intact cultural features and deposits beneath the 20th century fill layers (B.P. Bishop Museum, report in prep.). If Library Site C is given further consideration, additional subsurface archaeological work will be needed. The proposed plans will also require review and approval by the Maui County Cultural Resources Commission.
August 11, 1994

TO: The Honorable John Waihee
Governor, State of Hawaii

FROM: George T. Ohnuma
Executive Director

SUBJECT: Site Selection Study and Draft Environmental Impact Statement for the New Lahaina Public Library

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

C: Allen Yamanoa, HPDS
Marc Siab, HFH Associates, Inc.
August 11, 1994

Governor, State of Hawaii  
c/o Office of Environmental Quality Control  
220 South King Street, Suite 400  
Honolulu, Hawaii 96810

Dear Sirs and Madam:

Re: Comments on Draft EIS for the New Lahaina Public Library  
Candidates Sites A: TRK14-5-211003; Site B: 4-6-015017 A 010; Site  
C: 4-6-071001; Site D: 4-6-121005; and Site E: 4-6-131001, Lahaina

We understand that the submitted documents are intended to address water-related issues adequately, to the extent that the proposal is still schematic. For convenience we submit further information and concerns as follows:

1. The existing fire protection systems at Sites A, D, and E are not adequate and will require off-site improvements. Further, fire protection at Site B would likely require improvement from the direction of Abalone Road (122 line) to maintain adequate flow. A final determination of requirements cannot be made until more is known about the proposed structure(s), including those at the study site C.

2. Fire, domestic, mechanical, irrigation and fixture count calculations will be required during the building permit process. The applicable law requires that the calculations demonstrate that the demands are greater than what the existing system and the proposed structure at the time of subdivision of the lot or on the actual fire protection requirements calculated for the proposed structure(s), whichever is greater.

3. The Board of Water Supply determines if water is available at such time as an application for water service is approved and the fee is paid.

4. No guarantee of water for the project is granted or implied as a result of these comments or the acceptance of the subject study.

"By Water All Things Are Life."
We acknowledge that no guarantee of water for the project is granted or implied as a result of the comments or the acceptance of the subject study.

5. Mechanical equipment, including but not limited to air-conditioners, will be specified as air-cooled or recirculating water-cooled with low-rate waste-stream. Single-pass water-cooled systems will not be specified.

6. We support your views on water conservation. Accordingly, we will work with the Hawaii State Public Library System on water conservation measures that may be implemented for the library.

We appreciate your input for this project.

Very truly yours,

[Signature]

GORDON NAKANO
State Public Works Engineer

AY:jnt
c: Dr. Marc Sobs, GM& Associates

Sincerely,

[Signature]

David R. Craddick, Director

DD: enclosure

c: Allen Yamashita, DGS
Marc Sobs, GM& Associates, Inc.
October 8, 1994
RES0063

Governor John Waihee
C/O Office of Environmental Quality Control
State of Hawaii
220 South King Street, Suite 400
Honolulu, Hawaii 96813

Dear Governor Waihee:

Draft Environmental Impact Statement (DEIS)
Lahaina New Public Library
Lahaina, Maui

The referenced document addresses the construction of a new public library in the Lahaina district. The Hawaii Public Library System proposes to construct the new library to serve the Honokohau, Kaanapali, Kapalua, Lahaina Town, and Olowalu areas on the Island of Maui. Due to the size of the current population and its projected growth, the old library has been deemed insufficient to the task of serving these areas. The new 13,260 square foot facility would replace the existing Lahaina library. The DEIS explores five candidate sites for the siting of the proposed library.

The DEIS was reviewed with the assistance of Peter Rapp, Sea Grant; Jean Ehrehorn, Library Information Studies; and Chris Welch, Environmental Center.

Our reviewers found the referenced DEIS inadequate in several respects. First, the document made unsubstantiated claims that need verification. Second, several sections of the document would benefit from recategorization. Finally, the document includes statements that are clearly untrue and that need revision. The following specifics need to be addressed in the Final EIS.

An Equal Opportunity/Affirmative Action Institution
HONORABLE JOHN WALLOP
October 8, 1994
Page 2

SUMMARY OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE
NEW LANAI PUBLIC LIBRARY

ALTERNATIVES CONSIDERED

Our reviewers found the summary of alternatives for creation of the new library
incomplete and inconsistent. Page one of the summary lists the five candidate sites chosen
through the selection process. However, in the consideration of alternatives for the library
expansion, reference is made to only one candidate site (the site where the library currently
exists).

With reference to specific alternatives, several assertions need to be substantiated.
Under the No Action alternative the DEIS states "[this alternative is unacceptable to the
community since the existing facility is inadequate to serve the needs of existing population
in Lahaina]." What are the community needs, and why is the existing facility inadequate?
Similarly, under Expansion of Existing Library Station and Construction of a Satellite
Library, references are made to a Hawaii State Public Library System Master Plan, yet no
citation for the document is given.

Also, the document states, with reference to a satellite library, that "...this alternative
may make library access more convenient for some library users. It would be impossible to
consolidate library services and materials." Our reviewers found the use of the word
impossible a little extreme. It may be more difficult and costly to consolidate resources to
an acceptable level; however, it does not seem functionally impossible.

LIST OF NECESSARY APPROVALS

In a letter from the Commission on Water resources, responding to the Preparation
Notice for the DEIS, it was stated that use of sites B and E might potentially require stream
channel modification pursuant to Section 12-169-2, HARR. No where does the DEIS relate
this contention. If the potential for stream alteration exists, the need for Stream Channel
 Alteration Permits for the two sites should be listed in this section.

SECTION 1

PROJECT DESCRIPTION

1.5.1 Building Area Requirements

The population estimates in this section have an inconsistency which appears to be
a typo. Paragraph one gives a figure of 21,822 for the projected population of Lahaina in
the year 2010, while paragraph two uses 21,682 as the base figure for calculations. This
discrepancy needs resolution.

RESPONSE TO COMMENT LETTER
NEW LANAI PUBLIC LIBRARY
EIS PUBLIC REVIEW PHASE

SUMMARY OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE NEW
LANAI PUBLIC LIBRARY

1. ALTERNATIVES CONSIDERED

Our objective of this particular section is to discuss alternatives to the proposed agency action, in this case, the selection
of a new site to replace the existing Lahaina library. The evaluation of the five candidate sites and selection of a new
location is the action for which these alternatives are discussed. It is our belief that an action cannot be considered
an alternative to itself.

The determination of whether the existing facility is adequate
to meet the needs of Lahaina's future population was made in the Hawaii State Public Library System Master Plan 1991-2000 (Ref.
6). The report determined that the existing facility was
inadequate based on an examination of projected circulation
rates (books per capita) and population growth through the year
2010.

Finally, we are in agreement that the term "impossible" used to
refer to the problems of consolidating library services under a
satellite system is not appropriate. The term "difficult" has
been substituted on Page 7 of this section and on Page 7-2.

L. LIST OF NECESSARY APPROVALS

A site survey by our environmental staff detected no natural
watercourses through any of the candidate sites. Similarly,
there are no natural watercourses in the vicinity which could be
adversely impacted by the construction or permanent sation of
the new library facility at any candidate site. For additional
clarification, the findings of our site survey are stated in
pages 2-21, 4-8 and 4-15.

SECTION 1 PROJECT DESCRIPTION

1.5.1 Building Area Requirements

The population estimate figures did have a typographical error
on Page 1-6 and the discrepancy was corrected.
1.5.4 Utility Requirements

The DEIS states that the estimated power requirements for the proposed library will be on the order of 362 kVA. Our reviewers questioned the use of kVA as the appropriate designation for power requirements. Instead we recommend use of the kW (or kilo Watt) for discussion of electrical power requirements.

1.5.5 Staff Requirements

The DEIS states that eleven full time staff will be needed for the proposed facility. However, no mention of the nature of the staff requirements is made. What positions will be opened by the new facility? What are the job specifications? This information is relevant in light of later discussions on social and economic impacts of the proposed library.

1.5.7 Development Schedule

Our reviewers suggest that several statements made in this section are not correct, while others are superficial. First, the recitation given in the second paragraph regarding land acquisition is inaccurate. Any description of land transactions should be discussed on a site by site basis. Second, the document states "The Environmental Assessment and an EIS are mandatory for all government projects." This is patently false. Many government projects are granted exemption from Chapter 334 as stipulated by section 11-206-8 HAR. Also, most government projects never reach the EIS stage once Chapter 334 is invoked. The Environmental Assessment for many projects is sufficient. Third, the document makes the supposition that "the review process allows all concerned parties the opportunity to evaluate the proposed action and voice opposition or support for the project." Although, during the review process, parties can voice opposition or support, this is not the primary purpose of public review. An EIS is supposed to be a document of disclosure which evaluates all of the impacts, good and bad, of a project. Support or opposition to the proposed project is tangential to the focus of allowing the public to reveal real and perceived impacts that any action may have. A final comment needs to be addressed regarding the EIS system. The DEIS states that the "Final EIS takes a minimum of 22 weeks, not including amendments to the Draft EIS and response comments." Our reviewers question the veracity of this assertion, and a citation supporting this claim is needed.

With regard to permit requirements, it is important to know who issues the permits and what the time frames are for each step of the process. This information is omitted and needs inclusion along with the tabulation of required permits.

1.5.8 Utility Requirements

The term "kVA" is appropriate in its use by utility companies to identify power requirements and electric units. The mentioned efficiencies are.

1.5.9 Staff Requirements

We concur that the number of additional staff positions is relevant in light of the social and economic impacts of the library on the community being served. The additional job opportunities, coupled with the enhanced library services, are expected to have a positive impact. However, we feel that the job specification of each staff position is not appropriate for inclusion in the DEIS. The specified duties of each staff member should be considered an integral part of the mission or function of the library itself and therefore, should not be evaluated as a separate impact.

1.5.10 Development Schedule

- The acquisition of a suitable parcel for the development of the new library should be considered a significant step in any facility schedule.
- We concur with your remarks regarding the Environmental Review Process. Our discussion has been revised on Pages 1-10 and 1-11.
- We concur with your remarks regarding permitting information. The table on Page 10 titled "List of Necessary Approvals" has been revised to include a column for the approving agency and the estimated approval time.

SECTION 2 PROJECT SETTLEMENT

Section 2 provides the reader with a broad-based overview of the project's service area. This "regional" information will help the reader better understand the criteria used in the structured site selection process in Section 3. The screening of sites in Section 2 leads to the identification of five specific candidate sites. These sites are further identified and evaluated in much greater detail in Sections 4 through 10. The organization of these sections and the information provided in them follows a methodical approach (from regional to site specific) commonly used in EIS and site selection documents.
Honorable John Waihee  
October 8, 1994  
Page 4

SECTION 2  
PROJECT SETTING

One of the main structural deficiencies in this document appears in Section 2 which offers many maps delineating land use, flood zones, etc. The problem is none of the maps identify the locations of the five candidate sites. In looking at the maps it is extremely difficult to visualize and compare relative advantages and disadvantages without the locations explicitly identified. Although Section 3 goes on to identify and select five appropriate sites from a host of 84 possible locations, this should not preclude the use of the five sites in Section 2 maps. If such inclusion seems premature in the context of the document, then the document should be reorganized to allow for the requested incorporation.

2.2.2 State Land Use Designation

Our reviewers found this section, in general, to be woedy and poorly written. The first sentence states, "The State Land Use Commission regulates the use of lands by classifying regions..." In the next sentence, the State's regulatory regime is referred to as acting (which, incidentally, is incorrect; consult DoT land). This paragraph should reflect the State's philosophy of land use administration which allows for compatible land uses, regulates against inappropriate land uses, and arbitrates between competing interests for scarce resources.

Similarly, in the second paragraph it is stated that "Public institutions, such as libraries, are contiguous with land designated for urban and rural use." Our reviewers suggest that a better phraseology would be that the institutions are "allowable on land designated for urban and rural use."

2.2.3 Lahaina Community Plan

This section introduces substantial information relative to land use designations within the Lahaina community plan. However, the locations and consistencies of the five candidate sites with land use information are not clearly stated. As a result, subsequent incorporation of the land use information into later sections of the EIS is confusing. Ideally, the relevant connections for the Lahaina Community Plan, County Zoning, and the State Land Use Boundaries with the candidates sites be clarified before proceeding with more detailed discussions of land use.

2.4.4 Flora

2.4.5 Fauna

Both of these sections rely upon the University of Hawaii, Department of Geography,

Attachment to Ltr. No. (P)2046.4  
Response to Comment Letter  
New Lahaina Public Library  
EIS Public Review Phase

2.2.2 State Land Use Designation

We concur with your comments and have incorporated changes into the text of Page 2-4.

2.2.3 Lahaina Community Plan

As discussed previously, the information presented in Section 2 serves to present an overview of the project study area. Detailed discussions of land use designations are included in later sections.

2.4.4 Flora and 2.4.5 Fauna

We concur with your comments and have made an effort to obtain information from more updated sources. Our revisions have been incorporated into the text of Pages 2-27, 2-28 and 4-7.

2.4.5 Wetlands

The wetland in question is located in the Lunahana area and is not named on any USFWS or USACE wetland maps. Our text has been revised to clarify this statement.

2.5.1 Population

We concur with your comments and have provided additional clarification of these terms in the text of Page 2-37.

SECTION 5 EVALUATION OF CANDIDATE SITES

The pedestrian access criteria refer more to the physical accessibility of the site in the form of sidewalks and ramps from other areas. However, all sidewalks, ramps and other forms of library user access are already required by law to conform to the Uniform Federal Accessibility Standards, as enforced by the State Commission on Persons with Disabilities (CPD). In fact, CPD's approval of construction plans is now a prerequisite to receiving approved plans from the County. Since all sites (and surrounding County roadways, too) are required to conform to the Americans with Disabilities Act standards, there doesn't appear to be the need to include an evaluation for it.
Honorable John Waihee  
October 8, 1994  
Page 5  

Atlas of Hawaii, the atlas was published in 1993, and thus some of the information might be dated. Have any recent surveys of the flora and fauna been undertaken? Changes in population, especially with regard to native birds, can occur rapidly. Reference to up-to-date surveys would be preferable to reliance on the cited atlas.

In the first paragraph under Fauna, the DEIS states that the Hawaiian Islands were discovered in 1778. We note that when Europeans first came to Hawaii in 1778, a long-established population of Native Hawaiians reflected the original discovery and settlement of the Islands centuries earlier.

2.4.9 Wetlands

The description of wetland areas in this section includes specific reference to a large wetland named Lualualei which is located above Lualualei Town. This wetland should be identified on the included wetlands map (Figure 2.8).

2.5 SOCIO-ECONOMIC CHARACTERISTICS

2.5.1 Population

The discussion of population begins with the concepts of defunct and residential populations. Since these terms are not common vernacular, they should be defined before they are used. Further on in the discussion it is stated "injured people of part Hawaiian origin consists of 25.7 percent of the population (Ref. 18)." Our reviewers found this sentence confusing and suggest a revision to clarify its meaning.

SECTION 4  EVALUATION OF CANDIDATE SITES

Our reviewers question the accessibility criteria used to judge the proposed sites. Pedestrian access to the property is one of the criteria. In what context is the term pedestrian used? Specifically, the Americans With Disabilities Act regulations require access to the building for all members of the community. This criteria should be explicitly worked into the calculations for accessibility.

SECTION 5  PROBABLE IMPACTS AND MITIGATIVE MEASURES

6.1.1 Construction Noise

Our reviewers found the last sentence in this section confusing and in need of revision.

Attachment to LR. No. (P)2046.4  
Response to Comment Letter  
Koolina Public Library  
BIS Public Review Phase  

SECTION 6  PROBABLE IMPACTS AND MITIGATIVE MEASURES

6.1.1 Construction Noise

We concur with your comment and have revised the text of Pages 6-1 and 6-2.

6.1.2 Air Quality

We concur with your comment and have revised the text of Pages 6-2 and 6-3.

6.1.4 Construction Waste

A solid waste management plan is typically recommended by the design engineer or the County on projects that have the potential to generate waste which could be disposed of in a County landfill. The recommendation to develop alternative means to dispose of (or reuse) this waste is also common due to the finite landfill space available. The identification and approval of these alternative disposal methods and sites is made at the construction stage by the contractor and the County.

6.1.5 Flora/Fauna

We concur with your comments and have incorporated the appropriate changes into the text of Pages 6-4 and 6-7.

6.1.6 Public Health and Safety

As stated in the first sentence of this section, the contractor is responsible for job site safety measures, which he will employ depending on the site specific conditions. The public health and safety measures mentioned in this document are meant to provide the reader with an idea of what techniques are used by the contractor, not necessarily an endorsement of one technique over the other. You are correct that fencing is used on many construction sites to prevent vandalism and unauthorized public access and to ensure public safety. However, "no trespassing" and safety signs serve an equally important function.

6.1.8 Economic

There are no requirements that this project (or any project for that matter) benefit the local retail or construction industry,
6.1.2 Air Quality

The second paragraph in this section makes reference to a Department of Environmental Quality Standards. No such department exists in the State of Hawaii.

6.1.4 Construction Waste

Our reviewers found this section to be confusing. The second to the last sentence in the section reads "If it is recommended that rather than disposal at the County landfill, alternative means of disposal, such as composting, be utilized." This sentence, as interpreted, appears to be saying that alternate methods of material disposal will be investigated and utilized. Who will be responsible for the investigation into alternate sites?

6.1.5 Flora/Fauna

The generalizations made in this section need clarification. The first sentence states that "approximately 1.2 acres of natural vegetation shall be cleared and replaced by building structures, landscaping and seeded grass." This obviously does not apply to all sites. Site B for instance does not have 1.2 acres of space. In order to correctly address the alteration to the landscape, a site by site evaluation should be undertaken.

Also, it is common practice to underline scientific names (e.g. Asul flavus xanthus). Our reviewers found this omission in 6.2.1 also.

6.1.6 Public Health and Safety

It is stated that the use of signs with no trespassing and safety notices will be used to ensure public health. Due to the potential danger that heavy equipment poses to the unfamiliar, wouldn't the use of fencing be prudent? Also, the use of fencing would in turn help protect the job site from vandalism.

6.1.8 Economic

Our reviewers found this section to be incomplete and unsubstantiated. Statements that the construction of the proposed library will provide jobs and merchandising opportunities to local area residents should be supported with some concrete evidence. If a firm from Honolulu wins the bid on the contract and brings its own suppliers and workers, does Labala residents not benefit from the project? What ensures that the Labala construction industry will reap the benefits from this venture?

Attachment to Ent. No. (P) 2044.4
Response to Comment Letter
New Lahaina Public Library
EIR Public Review Phase

nor is the amount of revenue generated indirectly by this project ever considered a major factor in whether a project of this nature is built or not. The fact that the construction of the project has the potential to generate even a small amount of additional revenue to locate existing places and construction material suppliers is worth noting.

SECTION 4: INEVITABLE AND INEVITABLE COMPONENTS OF RESOURCES

The interpretation of the term "resource" can vary depending on the agency or applicant action. This document considers the library facilities and programs accessible to the public within the existing Lahaina Library building to be a resource. The loss of public use of land is more appropriate in the case of a stretch of beach or park. The loss of public use of an existing building is more appropriate in the case of an athletic facility. Neither situation is applicable in the case of the existing Lahaina Library site. The land and the building may be of historical significance as they exist today. However, the relocation of the library resources will not change that, in the same way that a historic sugar mill can remain historic even if it ceases processing operations. Thus, the relocation of the library services, programs and facilities from one site to another results in the transfer of a resource, not a loss.

Conclusion

As explained previously, this document follows a well-accepted site selection methodology of defining the regional environment criteria, selecting several candidate sites for a more detailed evaluation, and final selection using criteria-driven matrix methodology. There may be unique circumstances on projects which may render this methodology less valid. However, this is not the case in the selection of a new library site for the Lahaina service area.

Regarding your comments on the identification of specific online programs and services, information on the future implementation of these services may be loosely addressed in the Hawaii Public Library System Master Plan 1991-2006 (Ref. 6). However, this information is more of a HPDmagazine rather than an issue affecting the environmental impacts of a new library at a particular site.
Honorable John Walbord
October 8, 1994
Page 7

SECTION 5
IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Although the direct resource commitments of the project are outlined in this section, the impact of secondary resource commitments has not been explored. Once the proposed library has been constructed, and assuming it is not on Site B, then the release of this space from use as a public library will entail a loss to the public that has traditionally used this location. Some examination of this impact needs to be included in this report.

Conclusion
Our reviewers found the DEIS to be in need of substantial revision. The purpose of a Draft EIS is to allow for public review and comment. This means the document should be clear, concise, and organized. This document appeared to be assembled in short order with little attention to detail. It contains extraneous information that serves as an impediment to the review process. The DEIS needs to be reworked so as to allow for a clear understanding of the five sites and their relative merits. The Final EIS should reflect these corrections.

Further, an omission in the document that should be addressed is the benefit to the community of specific programs and technologies that will be initiated with the new library. Availability of computer resources for access to on-line information services is an exploding area. What such opportunities will be included with the advent of the proposed library? What populations will be targeted? Does the use of on-line services include connectivity to the Internet? These questions need to be addressed.

Thank you for the opportunity to comment on this document.

Sincerely,

[Signature]
John T. Harrison, Ph.D.
Environmental Coordinator

cc:
DAGS, Accounting Branch
GMP Associates, Inc.
Roger Fujisaka
Jean Ehrhorn
Peter Rappa
Chris Welch
August 5, 1994

Dr. Brian Choy
Office of Environmental Quality Control
315 South King Street, Suite 400
Kahului, Hawaii 96732

Dear Dr. Choy:

Re: Draft Environmental Impact Statement for the new Lahaina Public Library, Lahaina, Maui, Hawaii.

Pursuant to Section 2.48 of the Maui County Code, the Maui County Cultural Resources Commission (MCCRC) has reviewed the site selection in the draft EIS for potential impacts on historic and cultural resources, especially those which are within the County Lahaina Historic Districts, at their regular meeting of August 4, 1994, and offers the following comments:

1. Use of the Shaw Street site (Candidate Site C) for construction of a library is likely to adversely impact significant cultural resources, namely those associated with the former pool and royal residence, Makamea and Mokuhana, arguably associated with the monarchy period in Hawaiian history, and the MCCRC advises against use of this particular site for public library development.

2. If the existing library site (Candidate Site B) in the County of Maui Historic District Number 1, is used for further library development, how will that impact the site of Kaahumanu’s brick palace and the park on the makai side of the existing building?

3. If the public library is located to a new site, what would be the state program for use of the present site on Front Street?

4. Although state library policy discourages the use of satellite libraries, an exception should be made in the case of the Lahaina library. The MCCRC finds the existing building at the present historic site appropriate for housing collections specific to Lahaina and its history.

Additional questions posed by the MCCRC which may be pertinent to library site considerations and continued accessibility are:

Mr. Brian Wiskes
Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Wiskes:

Subject: New Lahaina Public Library
BE Public Review Phase

Thank you for your August 5, 1994 letter forwarding comments from the Maui County Cultural Resources Commission (MCCRC) on the subject project. Our responses to the MCCRC’s comments are as follows:

1. We acknowledge that the use of the Shaw Street site (Site C) for construction of a library may adversely impact significant cultural resources. Your concerns on this site will be taken into consideration during the final site selection process.

2. Should the existing library site (Site B) be selected for the new library, there should be no impact to the Kaahumanu’s brick palace and the park on the makai side of the existing building. The historic site will be retained and will be included in the design of the library.

3. The existing Lahaina Public Library site was set aside for library purposes through Executive Order No. 1614. If the public library is located to a new site and the existing library site is not used specifically for library purposes, the entire site shall be returned to the State Department of Land and Natural Resources (as per the draft EIS comments letter from DLNR dated August 9, 1994, see Chapter 11).

4. Your suggestions on use of satellite libraries and the comments on the existing library building are appreciated and will be taken into consideration during the final site selection.
1. What is the status of the Department of Transportation, Highways Division, plans for development of the Lahanu bypass, which may relieve traffic on the Honoapiilani Highway?

2. What are the Department of Education/HEAS plans and time line for relocation of Kamehameha III Elementary School?

Thank you for the opportunity to comment. If further clarification is required, please contact Elizabeth Anderson of this office.

Very truly yours,

[Signature]
KAINA W. HIGASHI
Deputy Director

cc: MCORE
     BOM Highways
     DOE
     A. Chu
     B. Anderson
     Jle

Mr. Brian Mielke
Ltr. No. (0)1144.5
Page 2

5. A bypass corridor of Honoapiilani Highway is proposed by the State Department of Transportation, Highway Division. This corridor is designed as a two-lane rural arterial highway between Puuma and Lahanu Road and as a four-lane urban arterial highway from Lahanu Road to Kaapahulu Highway. It would connect to a widened, four-lane divided portion of the Honoapiilani Highway to Honolulu. The traffic congestion in this area will be alleviated significantly. Construction work is planned to start in 1995 and will take about 36 to 48 months for completion.

6. The Department of Education has no plans to relocate Kamehameha III Elementary School at this time.

We appreciate your input for this project.

Very truly yours,

[Signature]
GORDON MATUSKA
State Public Works Engineer

cc: [Signature]
Dr. Marc Siah, CMF Associates, Inc.
Mr. Brian J. Choy, Director
State of Hawaii
Office of Environmental Quality Control
250 South King Street, Suite 400
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Impact Statement and Site Selection Study
NEW LABEKA PUBLIC LIBRARY

THES: 4-6-72; 4-6-217 and 18; 4-6-72; 4-6-713; 4-6-1215; 4-6-1311

Dear Mr. Choy:

We reviewed the subject draft environmental impact statement and site selection study and have the following comments:

1. Comments from the Engineering Division:
   a. Engineering Division will determine traffic and drainage impacts when the "final" site is selected. In addition, they will require detailed traffic and drainage assessment reports for review.

The applicant is requested to contact the Engineering Division at 847-7793 for additional information.

2. Comments from the Wastewater Reclamation Division:
   a. The developer should be informed that Wastewater Reclamation Division cannot ensure that wastewater system capacity will be available.
   b. Wastewater contribution calculations are required before building permit is issued.
   c. Developer may be assessed impact fees for treatment plant expansion costs.
   d. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

LOF

Mr. George M. Kaya
Director
Department Public Works
and Waste Management
County Of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Kaya:

Subject: New Labeka Public Library
EIS Public Review Phase

Thank you for your August 22, 1994 comments regarding the subject project. We concur with all your comments and will take appropriate actions as required. Similar comments were made in your January 28, 1994 letter and we responded to your comments in our March 3, 1994 letter.

We appreciate your input for this project.

Very truly yours,

GORDON HALEO
State Public Works Engineer

cc: Dr. Marc Siah, GMP Associates, Inc.
Mr. Brian Chin
Page 3 of 3
August 25, 1994

The applicant is requested to contact the Wastewater Reclamation Division at 243-7417 for additional information.

3. Comments from the Solid Waste Division:
   This division has reviewed this submittal and has no comments at this time.

4. Comments from the Land Use and Codes Administration:
   This division has reviewed this submittal and has no comments at this time.

Very truly yours,

[Signature]

GREGG M. KAYA
Public Works & Waste Management
Director

EUGENE
Engineering Division
Solid Waste Division
Wastewater Reclamation Division

g@eugene@linc@linclibrary.aie
SECTION 14
REFERENCES
SECTION 14

REFERENCES


4* County of Maui, Historic Commission, Lahaina A Walking Tour of Historic and Cultural Sites.

5 County of Maui, Lahaina Community Plan of the County of Maui, December 1983.


12 Joint Institute for Marine and Atmospheric Research, University of Hawaii, Civil Defense Tsunami Evacuation Maps.


State of Hawaii, Department of Land and Natural Resources, National Flood Insurance Program in Hawaii, Circular C90, March 1983.


* Archeological and Historical survey literature.
APPENDIX A
UTILITY AND
BUILDING REQUIREMENTS
POTABLE WATER REQUIREMENTS:

FOR COMMERCIAL/RESIDENTIAL AREAS:

\[ \Rightarrow 140 \text{ gpd/1000 s.f. of facility} \]

\[ \Rightarrow 13,580 \text{ s.f.} \times \frac{140 \text{ gpd}}{1000 \text{ s.f.}} \approx 1900 \text{ gpd} \]

FOR LANDSCAPING IRRIGATION:

- ASSUME 52,272 s.f. (1.2 acre lot) -
  13,580 s.f. (LIBRARY FACILITY) -
  16,350 s.f. (PARKING) - 1500 s.f.
  (SIDEWALKS) = 20,842 s.f.

\[ = 0.5 \text{ acre irrigated landscaping} \]

- ASSUME TURF GRASS AND IRRIGATION
  DEMAND ACCOUNTING FOR RAINFALL = 3880 gpd/acre

\[ \text{DEMAND} = 3880 \times 0.5 = 1940 \text{ gpd} \]

TOTAL AVERAGE DAY DEMAND = 1900 + 1940

\[ = 3840 \text{ gpd} \approx 3900 \text{ gpd} \]

FIRE FLOW REQUIREMENTS = 2000 gpm
FROM PUBLIC AND LIBRARY STAFF:

- ASSUME WASTEWATER GENERATED IS 80% OF POTABLE WATER REQUIREMENT

\[ 0.8 \times 1900 = 1520 \text{ gpd} \]

FROM AIR CONDITIONING CONDENSATE DRAINAGE:

- ASSUME TYPICAL HUMIDITY REMOVAL, AIR CONDITIONING RUNS 12 HOURS/DAY
- ASSUME 0.5 gpm CONDENSATE

\[ 0.5 \text{ gpm} \times 60 \text{ min} \times 12 \text{ hr} = 360 \text{ gpd} \]

TOTAL AVERAGE WASTEWATER GENERATED

\[ = 1520 + 360 = 1880 \text{ gpd} \]
POWER REQUIREMENTS

GENERAL LIGHTING $= 3 \text{ VA/s.f.} \times 13,580 \text{ s.f.} = 40,740 \text{ VA}$

GENERAL RECEPTACLE $= 1 \text{ VA/s.f.} \times 13,580 \text{ s.f.} = 13,580 \text{ VA}$

AIR CONDITIONING $= 50 \text{ BTU/s.f.} \times 13,580 \text{ s.f.} = 679,000 \text{ BTU} \times \frac{1 \text{ VA (watt)}}{3.4 \text{ BTU}} = 199,706 \text{ VA}$

PARKING LIGHTING $= \frac{1}{2} \text{ VA/s.f.} \times 16,350 \text{ s.f.} = 8,175 \text{ VA}$

TOTAL MAXIMUM LOAD $= 40,740 + 13,580 + 199,706 + 8,175 = 262,201 \text{ VA}$
- **Assume**: Year 2010 Population ⇒ 22,633
  Annual Visits per capita ⇒ 3.08
  Annual Visitors ⇒ 68,578
  Visits per day ⇒ 190

⇒ 190 visitors/day × 0.02 lb waste/visitor = \[\text{3.8 lbs/day}\]

- **Assume**: 8 library staff
  ⇒ 8 staff × 1.5 lb waste/staff-day = 12 lbs/ day

**Total average solid waste generated** ⇒ 16 lbs/day
Chapter 19.36
OFF-STREET PARKING AND LOADING

Sections:
19.36.010 Designated number of spaces.
19.36.020 General requirements.
19.36.030 Location.
19.36.040 Size or dimensions.
19.36.050 Determination of spaces.
19.36.060 Access and specifications.
19.36.070 Fences and landscaping.
19.36.080 Paving.
19.36.090 Lighting.
19.36.100 Use limitations.
19.36.110 Compact car parking stalls and grass parking.
19.36.120 Special management area—Additional requirements.

19.36.010 Designated number of spaces.

Unless otherwise provided in this chapter, the following minimum numbers of accessible off-street facilities for the parking of self-propelled motor vehicles shall be provided on private property in connection with the use of any land, or the erection or remodeling of any building or structure. The number of off-street parking spaces required shall not be less than the sum total of spaces of the number of required parking spaces for each component use of land, building or structure hereinafter specified:

1. Single-family dwelling, farm dwelling, duplex: two parking spaces for each dwelling unit;
2. Accessory dwelling: one parking space for each dwelling unit;
3. Domestic type business in home: one parking space for each business;
4. Roadside stand: two parking spaces for each stand;
5. Lodginghouse: one parking space for every two lodging rooms;
6. Motel: one and one-half parking spaces for each unit;
7. Apartment house, apartment, apartment-motel with kitchen facility in room: two parking spaces for each unit; provided, that two parking spaces assigned to a dwelling unit, or allocated for employee parking, may be situated in tandem thereby allowing two vehicles to park end to end;
8. Hotel: one space for every two guest rooms;
9. U-drive stand and storage: one parking space for each vehicle operating from that stand or storage. Where the u-drive business is within a hotel district, the storage area for the u-drive vehicles shall be physically separated from the hotel parking area, and shall be physically bounded and marked for “U-Drive Vehicles Only”;
10. Taxi stand and bus stand: one parking space for each vehicle operating from that stand. The space shall be sufficient in size to accommodate the bus or vehicle, and shall be marked for “Taxi Only” or “Bus Only”;
11. Church, place of worship: one parking space for every one hundred square feet of floor area of building. Where authorized on-street parking spaces are available within a distance of five hundred feet from the nearest point of the church or place of worship, the required number of off-street parking spaces may be reduced by thirty-three and one-third of the total number of such on-street parking spaces within the five-hundred-foot distance. Where such on-street parking spaces fall within five hundred feet of two or more churches or places of worship, the reduction of thirty-three and one-third shall be prorated equally among them;
12. Mortuary: one parking space for every forty square feet of floor area of building;
13. Auditorium, theater, stadium, bleachers, place of assembly: one parking space for every six seats;
14. Library, museum, art gallery: one parking space for every three hundred square feet of floor area of building;
15. School with students less than fifteen years of age: one parking space for each classroom;
16. School with students more than fifteen years of age: eight parking spaces for each classroom;
17. Hospitals: one parking space for every three beds;
18. Sanitarium, welfare institution, nursing home: one parking space for every eight beds;
19. Golf course: three parking spaces for each hole in the course;
20. Golf driving range: four parking spaces for each acre;
21. Clubhouse, private club: one parking space for every two hundred square feet of floor area of building;
22. Bowling alley: five parking spaces for each alley;
23. Swimming pool, gymnasium: one parking space for every six hundred square feet of gross floor area of pool or building;
24. Restaurant, bar, nightclub, amusement centers and places of assembly: one parking space for every one hundred square feet of serving and dining areas; provided, that there shall be a minimum of three parking spaces for patrons and a minimum of three additional spaces for employee parking for each such establishment;
25. Business building in B-1 neighborhood district: one parking space for every five hundred square feet of floor area of building; provided, that the minimum shall be three parking spaces;
26. Business building other than in B-1 neighborhood business district: one space for every five hundred square feet of floor area of building; provided, that the minimum shall be three parking spaces. Where a publicly owned off-street parking lot containing one hundred fifty or more parking spaces is in the proximity of and is available to any lot in a B-2 or B-3 business district, reduction of the number of parking spaces may be approved by the commission on the following basis:
   a. Lots within two hundred feet from the nearest point of the publicly owned parking lot, no parking spaces shall be required.
   b. Lots within four hundred feet, but more than two hundred feet, from the nearest point of the publicly owned parking lot, fifty percent reduction of the number of required parking spaces,
   c. Lots exceeding four hundred feet from the nearest point of the publicly owned parking lot, no reduction in the number of required parking spaces.
   d. Where the two-hundred-foot line or four-hundred-foot line intersects any lot, required parking spaces shall be computed proportionately by the foregoing rule.

27. Service station, repair shop, garage: one parking space for every two hundred square feet of floor area of building or forty percent of the lot area, whichever is the greater. The storing and keeping of damaged vehicles or parts thereof shall be within an enclosure bounded completely by solid fence six feet in height.

28. Industrial or storage uses in M-1 and M-2 industrial zones: one parking space for every six hundred square feet of floor area of building or twenty-five percent of the lot area, whichever is the greater, except for warehouses or storage facilities, in which instance the parking requirement may be reduced upon approval of the planning director based upon the provisions for employee parking and proposed uses. In industrial parks, employee parking requirement may be satisfied by a centralized or shared parking area upon approval of the planning commission.

29. Industrial or storage use other than in M-1 light industrial district: one parking space for every seven hundred square feet of floor area of building or twenty percent of the lot area, whichever is the greater.

30. Public utility substation: one parking space.

31. Shopping centers defined as commercial establishments with five or more uses on a single parcel of land containing a minimum of three acres of land area or a minimum of twenty-five thousand square feet floor area: the shopping centers shall have one space for every two hundred square feet of floor area of all buildings except for restaurants, bars, nightclub and amusement facilities, for which parking requirements under subsection 24 of this section shall apply.

32. Banks and medical and dental clinics: one parking space for every three hundred square feet of building; provided, that the minimum shall be three parking spaces.

33. Convertible apartment, hotel and apartment/hotel units, i.e., single units capable of being utilized as two or more units: an additional one parking space for every three convertible units shall be provided.

34. Loading space: a minimum of one loading space shall be provided for each building or series of buildings within the hotel, business, industrial and public use districts for buildings between two thousand and ten thousand square feet. A minimum of two loading spaces for buildings in excess of ten thousand square feet is required.

35. Tennis courts: six parking spaces for each court.

(Ord. 1770 § 1, 1988: Ord. 1552 § 1, 1986: Ord. 1269 § 8, 1982: Ord. 791 § 1(a) and (b), 1974: prior code § 8-1.16 (a))

19.36.020 General requirements.
Every required off-street parking space or area shall be provided and maintained, and shall be increased to conform with greater needs, and may be eliminated or reduced only to the extent that the lesser amount conforms with the requirements of this chapter. (Prior code § 8-1.16(b)(11))

19.36.030 Location.
Every required off-street parking space or area, or equivalent multi-deck, basement, roof, or other parking facilities shall be located on the same lot it serves or within a distance of four hundred feet of the nearest point of the lot and as approved by the commission. (Prior code § 8-1.16(b)(10))

19.36.040 Size or dimensions.
The size of each required off-street parking space shall be not less than eight feet six inches in width and not less than eighteen feet in length; provided, that the minimum dimensions for parallel parking spaces shall be eight and one-half feet in width and not less than twenty-two feet in length for standard size cars and seven and one-half feet in width and not less than twenty feet in length for compact cars. (Ord. 1552 § 2, 1986: Ord. 791 § 1(c) (part), 1974: prior code § 8-1.16(b)(1))

19.36.050 Determination of spaces.
A. In determining the number of parking spaces based on floor area of a building, the gross floor shall be used, including areas occupied by accessory uses and spaces, such as covered lanais, patios and storage rooms, but excluding elevators, stairs, hallways and exterior walkways, unless otherwise provided in this chapter.
19.36.050

B. When units of measurements determining the number of required parking spaces result in fractional space, any fraction less than one-half shall be disregarded and fractions of one-half or over shall require one parking space. (Ord. 791 § 1(c) (part), 1974: prior code § 8-1.16(b) (3) and (4))

19.36.060 Access and specifications.

A. Every required off-street parking space shall be readily accessible from appropriately constructed driveways, lanes or aisles. Additional spaces resulting from the "Stacking of Vehicles" where a vehicle's access is blocked cannot be counted as approved parking. In addition:

1. Parking spaces shall be arranged so that no maneuvering, i.e., access and egress, from a parking space shall occur on any public street, alley or walkway.

2. Parking areas for three or more automobiles shall have individually striped spaces.

3. Where eight or more spaces are provided on a parcel, a suitable turnaround area shall be provided, in order that all vehicles shall enter the street in a forward manner.

4. Minimum aisle width required for parking areas shall be according to the following table:

<table>
<thead>
<tr>
<th>Parking Angle (In Degrees)</th>
<th>Aisle Width (In Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Standard Cars</td>
</tr>
<tr>
<td>0 — 40</td>
<td>12</td>
</tr>
<tr>
<td>41 — 50</td>
<td>13</td>
</tr>
<tr>
<td>51 — 70</td>
<td>18.5</td>
</tr>
<tr>
<td>71 — 80</td>
<td>21.5</td>
</tr>
<tr>
<td>81 — 90</td>
<td>24</td>
</tr>
</tbody>
</table>

5. Loading space(s) shall not be located in any public street or alley. Each loading space shall be appropriately marked and provided in a readily accessible location within a building or on an exterior paved surface and have minimum dimensions of twelve feet in width, thirty-five feet in length and a vertical clearance of at least fourteen feet.

B. Ingress and egress to the parking area from the street shall be in conformance with standards and requirements of the department of public works. (Ord. 1552 § 3, 1986; Ord. 791 § 1(c) (part), 1974: prior code § 8-1.16(b) (2) and (9))

19.36.070 Fences and landscaping.

Wherever any portion of a parking area abuts property zoned for residential or duplex use, a five-foot high wood or concrete masonry fence shall be erected along that abutting portion of the property line. In addition, landscape planting shall be provided as follows:

A. In A-1 apartment, H-1 hotel, B-8 resort commercial, B-1, B-2 and B-3 business, M-1 and M-2 industrial and airport districts, four-foot wide front and two-foot wide side and rear yard planted areas shall be provided immediately adjacent and parallel with each respective portion of a property line where a parking area immediately abuts. In addition, in the A-2 apartment and H-3 and H-2 hotel districts, front yard planted areas shall be twenty-five percent of the required front yard setback, and three-foot wide side and rear yard planted areas shall be provided immediately adjacent and parallel with each respective portion of a property line where a parking area immediately abuts.

B. Large crown shade trees shall be provided at minimum regular intervals for every five stalls throughout each parking area. Appropriate hedge material and/or earth mounds, and shrubs shall be provided in linear masses to function as visual screens.

C. The landscape planting plan(s) shall specify plant species, sizes, quantities and locations.

D. Each landscape planted area shall be regularly irrigated and maintained.

E. All landscape planting and irrigation plans shall be subject to final approval by the planning director. (Ord. 791 § 1(c) (part), 1974: prior code § 8-1.16(b) (6))

19.36.080 Paving.

Every required off-street parking space or area other than for single-family dwellings, farm dwellings, guest house and servants' quarters shall be paved with asphaltic or concrete surface or equivalent. (Prior code § 8-1.16(b) (5))

19.36.090 Lighting.

If lighting is provided, the lights shall be directed away from the residential area and from any public street or highway in such a way as not to interfere with public safety and welfare. (Prior code § 8-1.16(b) (8))

19.36.100 Use limitations.

Parking areas shall be used for actively used vehicle parking only; no sales, dead storage, repair work, dismantling nor servicing of any kind, including storage of damaged vehicles, shall be conducted in such areas, except as provided in subsection 27 of Section 19.36.010. Noncommercial, home repairing or vehicles' shall be permitted in parking space for single-family dwelling, farm dwelling, duplex, servants' quarters and guest house. (Prior code § 8-1.16(b) (7))

19.36.110 Compact car parking stalls and grass parking.

A. Hotels, Restaurants, Bars, Nightclubs, Amusement Centers and Places of Assembly. Parking stalls for compact cars are permitted not to exceed fifty percent of the total...
off-street parking requirements, provided, the stalls shall be grouped and properly identified and the compact car stalls shall be at least seven feet six inches wide and sixteen feet in length. In no event shall existing parking lots be reduced in area or the number of parking spaces be reduced in number and in no event shall any increase in the number of parking stalls, obtained by reason of this section, be credited to any additional parking requirements attributable to the expansion of or the addition to the premises of any part thereof.

B. All Other Uses. Parking stalls for compact cars may be permitted not to exceed twenty-five percent of the total off-street parking requirements; provided, that the stalls shall be grouped and properly identified and the compact stalls shall be at least seven feet six inches wide and sixteen feet in length.

C. Upon approval of the director of public works, the requirement for asphalt or concrete surface of parking spaces may be modified whereby up to twenty-five percent of the required spaces may be located on a grassed area, or concrete masonry grid pavers, which are designed to permit grass growth in the open spaces of the grid. (Ord. 1552 § 4, 1986; Ord. 791 § 2, 1974)

19.36.120 Special management area—Additional requirements.

Nothing in this chapter shall be construed to limit the authority of the Maui Planning Commission to impose additional off-street parking and loading requirements on developments within the special management area. (Ord. 1552 § 5, 1986)
All pipe within Kelawa Mauka III Subd. are ductile iron.

Concrete Reservoir
215,000 Gal. Cap.
Elev. 192’
(Not in Use)
SEWER UTILITIES
APPENDIX B
TSUNAMIS
Stealthy tsunami — from seafloor to unware shore

By Randolph Schmidt
Associated Press

WASHINGTON — The wall of water that brought death and destruction crashing ashore in Nicaragua last week is a major, yet little known danger of seafloor earthquakes.

Known as a tsunami, or seismic sea waves, these events have claimed thousands of lives over the years, according to the National Oceanic and Atmospheric Administration.

The deadliest wave on record occurred in August 1883, when the volcanic explosion of Krakatoa sent a wall of water 100 feet high surging onto the coasts of Java and Sumatra. At least 360,000 people died, though some estimates have been much higher.

On April 1, 1946, an earthquake in the Aleutian Islands sent a wave ashore on Unimak Island, Alaska, destroying the Scotch Cap lighthouse and killing five. Hours later the same wave reached Hawaii, where it killed 159 people and did $3.5 million in property damage. That wave was also felt in California, with water rising 6 feet as it came ashore, though no major damage was reported there.

The Pacific Tsunami Warning Center in Ewa Beach, Hawaii, tries to track the movement of these waves and provides warnings when underwater earthquakes occur.

But the waves can move with great speed — and the trembler that raised the wave off Nicaragua provided no time for a warning to be issued.

Unlike wind-caused waves, tsunamis can reach all the way to the bottom of the sea, having been generated by underwater earthquakes or volcanoes.

In the deep ocean, these waves can be 100 miles or more between crests and only a foot or so in height.

But, as the wave approaches shore and the water gets shallower, the wave slows and rises up into the air.

Most remain relatively small, but some rise up to destructive size, as occurred in Nicaragua.

That country has been spared from the worst of tsunamis in the past — but the Pacific coast of Central America has felt the impact of the waves before.

A destructive wave hit the region on July 17, 1934, at Puerto Armuelles, Panama, washing away many homes.

Just two years earlier, a tsunami swept into Cuyutlan, Mexico, inundating miles of shoreline and destroying all the main buildings of the resort, according to records kept by NOAA's National Geophysical Data Center for Solid Earth Geophysics in Boulder, Colo.

While tsunamis can occur anywhere, they are most common in the Pacific Ocean because it is surrounded by volcanic and earthquake activity.

Tsunamis are sometimes called tidal waves — but actual tidal waves are much smaller and are generated by ocean tides rather than earthquakes or landslides.

Use of the Japanese name "tsunami" for the seismic sea waves reflects the fact that Japan has been the country most affected by the phenomenon, with more than 100,000 deaths recorded in 247 tsunamis over the centuries.

Tsunamis are no strangers to Hawaii.

The Hawaiian Islands have a long history of destruction and death due to tsunamis and are particularly vulnerable to such waves originating in the northern and southeastern Pacific.

In a 1989 series on tsunamis, Advertiser Science Writer Jim Borg outlined how scientists here and throughout the world have improved their ability to predict and measure a tsunami and put out the proper warnings.

But Borg's series also pointed out that — in the final analysis — the level of destruction wrought by such waves depends on human behavior: Will people build in vulnerable areas and will they get out of the way when the Civil Defense warning flashes?

Officials at the International Tsunami Information Center here calculated that 112 tsunamis have caused 385 deaths in the Hawaiian Islands since 1813, and 16 of them caused significant damage.

Tsunamis can be generated by earthquakes and earth movement anywhere around the Pacific Rim as well as by volcanic activity within the islands themselves.

Before 1819 — the first documented case of a tsunami in Hawaii — a number of tsunamis probably reached Hawaii, but ancient Hawaiians kept no records.

According to the "Catalog of Tsunamis in the Hawaiian Islands," the major tsunamis that have hit the Hawaiian Islands include:

- August 14, 1868: On the Big Island, a tsunami from northern Chile killed 18 people and caused great damage in Hilo and flooded 20 acres of land at Kalapana.
- July 23, 1880 (unconfirmed date): A tsunami of undetermined origin swept ashore in Hilo and Puna, destroying houses and 1 mile of a shoreline road.
- May 10, 1877: A tsunami from northern Chile hit Hilo, killing two, seriously injuring 17, destroying 37 houses, leaving 163 homeless, and drowning 17 horses and mules. The wave also swept over Coconut Island, on Oahu, destroying a hospital there.
- Jan. 20, 1878 (unconfirmed date): A tsunami generated on Maui destroyed houses on the north coast of Maui and Oahu.
- Feb. 3, 1923: A tsunami from the eastern part of Kamchatka Peninsula, Siberia, caused $1.5 million in damage in Kahului, Maui, and in Hilo, killing one man.
- May 30, 1924 (unconfirmed date): What is believed to have been a tsunami generated from the Big Island's Kilauea Volcano caused coastal damage on Lanai.
- March 2, 1933: A tsunami from Sum- ku, Japan, caused considerable damage on the Big Island at Kailua-Kona, Napoopoo, and Kaalaulu.
- April 1, 1946, Hawaii's worst tsunami to date, in terms of loss of life and damage: Waves from the eastern Aleutian Islands killed 173 and injured 163 on the
Sunamis are no strangers to Hawaii

Hawaiian Islands have a long history of destruction and death due to tsunamis. Hawaiian islands are particularly vulnerable to tsunami waves originating in the northern southeastern Pacific.

1969 series on tsunami. Advertiser Writer Jim Borg outlined how tsunamis hit and throughout the world improved their ability to predict and prepare for a tsunami and put out the proper steps.

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Tsunamis at the International Tsunami Information Center here calculated that 615 tsunamis have caused 365 deaths in Hawaiian Islands since 1813, and 147 caused significant damage.

Tsunamis can be generated by earth movement anywhere on the Pacific Rim as well as by volcanic activity within the islands themselves.

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- August 14, 1868: On the Big Island, a tsunami from northern Chile caused severe damage in Hilo and flooded 20 acres of land at Kalapana.
- July 25, 1869 (unconfirmed date): A tsunami of undetermined origin swept ashore in Hilo and Puna, destroying houses and a mile of a shoreline road.
- May 21, 1877: A tsunami from northern Chile hit Hilo, killing five, seriously injuring 17, destroying 37 houses, leaving 165 homeless, and drowning 17 horses and mules. The wave also swept over Coconut Island, on Oahu, destroying a hospital there.
- Jan. 20, 1878 (unconfirmed date): A tsunami generated on Maui destroyed houses on the north coasts of Maui and Oahu.
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- May 30, 1924 (unconfirmed date): What is believed to have been a tsunami generated from the Big Island's Kilauea Volcano caused coastal damage off Lanai.
- March 2, 1933: A tsunami from Sanriku, Japan, caused considerable damage on the Big Island at Kailua-Kona, Naapoopoo and Kalaulau.
- April 1, 1946, Hawaii's worst tsunami to date, in terms of loss of life and damage: Waves from the eastern Aleutian Islands killed 173 and injured 163 on the Big Island and caused millions of dollars of damage on all islands. Tsunamis in 1837 and 1877 were of greater magnitude but caused less destruction than this one.
- Nov. 4, 1952: A tsunami from the eastern part of Kamchatka Peninsula, Siberia, caused no deaths but considerable damage to the north coast of Kauai, northeast Oahu, Hilo, and especially the Kahului-Spreckelsville area of Maui.
- March 9, 1957: A tsunami generated from an earthquake in the Aleutian Islands (6.3 on the Richter scale) caused about $5 million in damage, mainly on Kauai and Oahu.
- May 22, 1969: A tsunami from southern Chile killed 61 and injured 282 on the Big Island and caused $22 million in damage throughout the islands.
- March 27, 1964: A tsunami from the Gulf of Alaska sent a 3-foot wave crashing through Kahului, causing $52,000 in damage and another $15,000 in Hilo.
- Nov. 29, 1975: A volcanically induced earthquake on the Big Island generated waves up to 40 feet high that hit the south shore and Kona Coast of the Big Island, sweeping two campers out to sea and damaging coastal facilities.
- May 7, 1986: An earthquake the Aleutian Islands (7.7 Richter scale) triggered a tsunami alert throughout Hawaii, sending thousands through traffic-snarled streets to higher ground in mid-afternoon. Only small waves resulted with no injuries or damage.
APPENDIX C
CANDIDATE SITE EVALUATIONS
SUMMARY OF BUILDING SITE
AND COMMUNITY CRITERIA RESULTS

Site A: Lahaina Civic Center (2-4-5-21-003)

Building Site Criteria

A) Environmental Characteristics

1. Slope ........................................ Fair
   Average slope ranges from
   three to seven percent.

2. Shape ........................................... Good
   A rectangular, 1.2 acre site
   can be accommodated within
   the existing 1,122 acre lot.

3. General Soil Stability ....................... Fair
   Soil Phase: Wahikuli Stony
   Silty Clay (WoB) and Wahikuli
   very stoney silty clay (WdB),
   Stony in places.
   Rating - Fair to Good

4. Soil Depth ................................. Poor
   Depth to bedrock 1-1/2 to
   3-1/2 feet.

5. Natural Beauty ............................ Good
   Site offers panoramic scenic
   views of coastline and ocean.
   No useful plants or land features for landscaping.

B) Roadways and Utilities

1. Roadways ................................. Poor
   The Civic Center Access Road
   will have to be extended to
   the library.

2. Water Service ............................. Fair
   Eight-inch water line located
   along the Lahaina Civic Center
   Access Road will have to be
   extended approximately 500 feet
   to the proposed library site.
   Fire protection will have to be
   developed.
3. Sewer Service .............. Poor
No gravity sewer mains are located within the Civic Center. Waste-
water disposal in this area is by septic system.

4. Drainage System ............ Poor
There are no drainage systems in the area. Drainage is presently by sheet flow to the ocean.
Drainage facilities may need to be developed.

5. Electrical and Telephone Service ........ Good
Electrical/telephone service is available on the mauka side of the Civic Center Gym.

C) Accessibility

1. Automobile Access ............ Good
Civic Center Access Road will have to be extended to site.

2. Pedestrian Access ............. Poor
There is no existing pedestrian access available to site.

3. Traffic Flow ................. Poor
When developed, access to the site will be via a secondary or dead-end street.

Community Criteria

A) Government

1. State Land Use Designation ........ Fair
   Designated: Urban. Special Use Permit or State land use district
   boundary amendment required.

2. Special Management Area ........ Good
   Site is outside SMA.

3. National Flood Insurance Program ........ Good
   Proposed site is within Zone C, area of minimal flooding.

C-2
4. County Zoning Ordinance .................. Fair
   Zoning designation: Residential
   (R-2). Zoning permitted use interpretation required. Rezoning
   action not anticipated.

5. Lahaina Community Plan .................. Good
   Land use category: Agriculture
   Community Plan amendment required.

B) Community Effects

1. Existing Use and Displacement .............. Fair
   Site is used for sugarcane agriculture. Displacement of this
   crop is not considered significant.

2. Surrounding Land Use ...................... Fair
   Site is adjacent to the Lahaina Civic Center and sugarcane field.
   Agriculture operations may impact library activities. If the Lahaina
   Master Planned Project is implemented, agriculture land in the vicinity of
   the proposed library site will be developed into residences.

3. Land Ownership .......................... Good
   Owner: State of Hawaii

4. Aesthetic Value .......................... Good
   The site has some aesthetic value to the community: No
   The facility will obstruct scenic vistas: No
SUMMARY OF BUILDING SITE
AND COMMUNITY CRITERIA RESULTS

Site B: Existing Lahaina Library Site (2-4-6-01-007, 010)

Building Site Criteria

A) Environmental Characteristics

1. Slope ......................... Good
   Average slope is less than
   3 percent.

2. Shape .......................... Good
   Site is generally rectangular.

3. General Soil Stability ............... Good
   Soil Phase: Ewa silty clay
   loam (EaA).

4. Soil Depth ........................ Good
   Depth to bedrock greater than
   5 feet.

5. Natural Beauty ................... Good
   Site offers ocean views. Banyan
   Tree, hedges, and historic monu-
   ment can be incorporated into
   landscaping.

B) Roadways and Utilities

1. Roadways ........................ Fair
   The site is fronted by Front Street,
   Market Street and Wharf Street.
   Improvements to Front Street and
   local parking are required to alleviate
   traffic congestion.

2. Water Service .................... Good
   Two-inch asbestos concrete main
   is located along Front Street
   adjacent to the site. Fire pro-
   tection is provided.

3. Sewer Service .................... Good
   Eight-inch sewer main is located
   along Front Street and Market Street.
4. Drainage System ........................................ Good
   Rectangular catch basins and
   ocean outlets are located along
   Front Street just northwest of
   the site.

5. Electrical and Telephone Service .................. Good
   Electrical service is provided by
   a three-phase 12.47 kV line located
   along Pepelekanke Street and Front.
   Telephone service also is available.

C) Accessibility

1. Automobile Access ................................. Good
   Access provided by Front Street,
   Papele Kane Street, Market Street
   and Wharf Street.

2. Pedestrian Access ................................. Good
   Access along Front, Market,
   Pepelekanke, and Wharf Street.
   Sidewalks located along Front
   Street.

3. Traffic Flow ...................................... Fair
   Site located along a main through
   street (Front Street). Traffic is
   congested at times.

Community Criteria

A) Government

1. State Land Use Designation ..................... Poor
   Designated: Urban

2. Special Management Area ....................... Poor
   Site is within SMA. SMA Permit
   is required.

3. National Flood Insurance Program ............ Poor
   Site is within Zone A4, an area
   susceptible to 100-year flooding.

4. County Zoning Ordinance ....................... Fair
   Zoning designation: Historic
   Zoning permitted use interpre-
   tation required. Rezoning
   action is not anticipated.
5. Lahaina Community Plan ........................ Fair
   Land use category: Business
   Community Plan amendment
   is required.

B) Community Effects

1. Existing Use and Displacement ........................ Good
   The existing Lahaina Public
   Library is located on this
   site. Project will displace
   existing library facility.
   Proposed site use is consist-
   ent with the site’s existing
   use.

2. Surrounding Land Use ................................. Good
   Site is surrounded by com-
   patible public use activities.

3. Land Ownership ................................. Good
   Owner (Lot 2-4-6-01-007): State of Hawaii
   Owner (Lot 2-4-6-01-010): County of Maui.

4. Aesthetic Value ................................. Fair
   The site has some aesthetic value
   to the community: Yes

   The facility will obstruct scenic
   vistas: Partially
SUMMARY OF BUILDING SITE
AND COMMUNITY CRITERIA RESULTS

Site C: Shaw Street (2-4-6-07-001)

Building Site Criteria

A) Environmental Characteristics

1. Slope ........................................ Good
   Average slope is less than
   three percent.

2. Shape ........................................ Good
   Site is generally rectangular.

3. General Soil Stability ..................... Good
   Soil Phase: Ewa silty clay
   loam (EaA).

4. Soil Depth ................................. Good
   Depth to bedrock greater than
   five feet.

5. Natural Beauty ............................. Fair
   Royal Palms, trees and other
   vegetation may be incorporated
   into landscaping. There is
   evidence that the site may have
   been a landfill. No scenic views.

B) Roadways and Utilities

1. Roadways ................................. Good
   The site is fronted by Shaw Street.
   This street is currently under
   capacity.

2. Water Service ............................ Good
   Eight-inch water main located
   along Shaw Street. Fire pro-
   tection provided.

3. Sewer Service ............................ Good
   Eight-inch sewer main located
   along Shaw Street.
4. Drainage System ................................ Poor
   There is no drainage system
   near the site. Drainage is
   by sheet flow towards the ocean.

5. Electrical and Telephone Service ............. Fair
   A single-phase 7.2 kV power line
   runs down Shaw Street. The nearest
   three-phase 12.47 kV line is located
   at the intersection of Honoapiilani
   Highway and Shaw Street. Telephone
   lines located along Shaw Street.

C) Accessibility

1. Automobile Access .......................... Fair
   Roadway frontage along one side
   of the property (Shaw Street).

2. Pedestrian Access .......................... Poor
   There are no paved sidewalks
   along either side of Shaw Street.
   Adequate road right-of-way can
   provide pedestrian access.

3. Traffic Flow ............................... Fair
   Site located along a secondary
   road (Shaw Street).

Community Criteria

A) Government

1. State Land Use Designation ................... Good
   Designated: Urban

2. Special Management Area ..................... Poor
   Site is within SMA. SMA permit
   is required.

3. National Flood Insurance Program ........... Fair
   Makai portion of site is within
   Zone A4, an area susceptible to
   100-year flooding.

4. County Zoning Ordinance ..................... Fair
   Zoning designation: Historic
   Zoning permitted use interpre-
   tation is required. Rezoning
   action is not anticipated.
5. Lahaina Community Plan ........................ Fair
   Land use category: Park
   Community Plan amendment is required.

B) Community Effects

1. Existing Use and Displacement .................. Good
   Site is vacant.

2. Surrounding Land Use .......................... Good
   Site is surrounding by park and residences.

3. Land Ownership ................................. Good
   Owner: State of Hawaii.

4. Aesthetic Value ................................. Good

   The site has some aesthetic value to the community: No

   The facility will obstruct scenic vistas: No
SUMMARY OF BUILDING SITE
AND COMMUNITY CRITERIA RESULTS

Site D: Lahaina Aquatic Center (2-4-6-12-005)

Building Site Criteria

A) Environmental Characteristics

1. Slope ................................ Good
   Average slope is less than
   three percent.

2. Shape ................................ Good
   A rectangular, 1.2 acre site
   can be accommodated within the
   existing 22 acre lot.

3. General Soil Stability ................. Good
   Soil Phase: Ewa silty clay loam (EaA).

4. Soil Depth ............................... Good
   Depth to bedrock greater than
   five feet.

5. Natural Beauty .......................... Good
   Site offers scenic views of
   ocean. Site is grassed, but
   it has no trees or landscaping.

B) Roadways and Utilities

1. Roadways .............................. Good
   The site is fronted by Honoapiilani
   Highway and Prison Street.

2. Water Service .......................... Good
   Twelve-inch ductile iron pipe
   located at makai corner of
   Honoapiilani Highway and Prison
   Street. Fire protection is
   needed at this site.

3. Sewer Service .......................... Good
   Eight-inch sewer main is
   located at Prison Street
   adjacent to the site.

C-10
4. Drainage System .......................... Good
   Four culverts direct runoff on
   the property under Honoapiilani
   Highway.

5. Electrical and Telephone Service .......... Good
   Three-phase 12.47 kV power line
   located along Honoapiilani
   Highway adjacent to the site.

C) Accessibility

1. Automobile Access .......................... Good
   Site has roadway frontage along
   Honoapiilani Highway, Prison
   Street and Mill Street. Traffic
   lights and left-turn lanes may be
   required to access site.

2. Pedestrian Access ........................... Fair
   No sidewalks or pedestrian crossings
   (over Honoapiilani Highway) are
   available. Adequate road right-of-
   ways exist along Honoapiilani Highway
   and Prison Street to provide pedestrian
   access.

3. Traffic Flow ................................. Good
   Site located along a major
   highway. Traffic is currently under
   capacity.

Community Criteria

A) Government

1. State Land Use Designation ............... Fair
   Designated: Agriculture.
   Adjacent to urban district.
   Special use permit or State
   land use district boundary
   amendment is required.

2. Special Management Area ................. Good
   Site is outside SMA.

3. National Flood Insurance Program ........ Good
   Site is within Zone C, an area
   of minimal flooding.

C-11
4. County Zoning Ordinance ................ Fair
   Zoning designation: Agriculture
   Zoning permitted use interpretation is required. Rezoning action
   is not anticipated.

5. Lahaina Community Plan ................ Fair
   Land use category: Park
   Community Plan amendment
   is required.

B) Community Effects

1. Existing Use and Displacement ............. Good
   Proposed site is vacant. The
   site is part of the Lahaina
   Aquatic Center grounds.

2. Surrounding Land Use ...................... Good
   Site adjacent to Lahaina Aquatic
   Center and residences.

3. Land Ownership ............................. Good
   Owner: County of Maui

4. Aesthetic Value ............................. Good
   The site has some aesthetic value
   to the community: No
   The facility will obstruct scenic
   vistas: No
SUMMARY OF BUILDING SITE
AND COMMUNITY CRITERIA RESULTS

Site E: Halakaa (2-4-6-13-001)

Building Site Criteria

A) Environmental Characteristics

1. Slope ........................................ Fair
   Average slope ranges from
   three to seven percent.

2. Shape ......................................... Good
   A rectangular, 1.2 acre site
   can be accommodated within
   the existing 29 acre lot.

3. General Soil Stability ...................... Fair
   Soil Phase: Pulehu silt loam
   (PpA) along makai border of
   property, high shear strength.
   Rating - Good.

   Pulehu cobble clay loam (PtB)
   on southern portion of property,
   high shear strength. Rating -
   Good.

   Wainee very stony silty clay
   (WxB), stony, limited volume
   of soil material. Rating - Poor.

4. Soil Depth .................................... Good
   Depth to bedrock is greater
   than five feet.

5. Natural Beauty .............................. Good
   Site offers panoramic, scenic
   views of coastline and ocean.
   No useful plants or land
   features for landscaping.

B) Roadways and Utilities

1. Roadways ................................. Good
   The site is fronted by Honoppiilani
   Highway and Kahauelilia Street.
2. Water Service ........................................ Fair
   Eight-inch ductile iron pipe
   located on the makai side of
   the intersection of Honoapiilani
   Highway and Kahaulelia Street.

3. Sewer Service ......................................... Poor
   No sewer lines in the vicinity
   of the site. A septic system
   is required.

4. Drainage System ....................................... Good
   Two 24-inch pipe culverts collect
   and direct sheet flow away from
   property to under the Honoapiilani
   Highway.

5. Electrical and Telephone Service .................. Good
   Telephone and three-phase, 12.47 kV
   lines located along Honoapiilani
   Highway adjacent to the site.

C) Accessibility

1. Automobile Access ................................. Good
   Access by along Honoapiilani
   Highway and Kahaulelia Street.
   Traffic lights and left-turn lanes
   may be required to access site.

2. Pedestrian Access ................................. Fair
   No sidewalks or pedestrian
   crossings (over Honoapiilani
   Highway) are available. Adequate
   road right-of-ways exist along
   Honoapiilani Highway and Kahaulelia
   Street to provide pedestrian access.

3. Traffic Flow ........................................ Good
   Site located along a major
   highway. Traffic is currently under
   capacity.

Community Criteria

A) Government

1. State Land Use Designation ..................... Fair
   Designated: Agriculture adjacent
   to an urban district. Special
   use permit or State land use dis-
   trict boundary amendment required.
2. Special Management Area . . . . . . . . . . . . . . Good Site is outside of SMA.

3. National Flood Insurance Program . . . . . . . . . . . . . . Good Site is within Zone C, an area of minimal flooding.

4. County Zoning Ordinance . . . . . . . . . . . . . . . . Fair Zoning designation: Agriculture Zoning permitted use interpretation is required. Rezoning action is not anticipated.

5. Lahaina Community Plan . . . . . . . . . . . . . . . . Good Land use category: Public/Quasi-Public

B) Community Effects

1. Existing Use and Displacement . . . . . . . . . . . . . . Fair Site is used for sugarcane agriculture. Displacement of this crop is not considered significant.

2. Surrounding Land Use . . . . . . . . . . . . . . . . . . . . . . . . Fair Site surrounding by sugarcane crops. Agriculture operations may impact library activities.

3. Land Ownership . . . . . . . . . . . . . . . . . . . . . . . . . . Fair Owner: Pioneer Mill Company

4. Aesthetic Value . . . . . . . . . . . . . . . . . . . . . . . . . . . Good The site has some aesthetic value to the community: No The facility will obstruct scenic vistas: No
APPENDIX D

CANDIDATE SITE PHOTOGRAPHS
MAUKA VIEW OF SITE "A" FROM LAHAINA CIVIC CENTER GYM

SOUTHEAST VIEW FROM SITE "A"

SITE A - TMK: 2-4-5-21-003
MAKA'I VIEW FROM LAHAINA CIVIC CENTER GYM
ADJACENT TO SITE "A"

SITE A - TMK: 2-4-5-21-003
MAKAIA VIEW OF SITE "B" FROM FRONT STREET

MAUKA VIEW OF SITE "B" FROM PAPELEKANE STREET

SITE B – TMK: 2-4-6-01-007 & -010
MAKAI VIEW OF SITE "B" FROM FRONT STREET

MAKAI VIEW OF SITE "B" FROM PAPELEKANE STREET

SITE B - TMK: 2-4-6-01-007 & -010
LAHAINA AQUATIC CENTER

SITE D - TMK: 2-4-6-12-005
NORTH VIEW OF SITE "E" FROM KAHULELIA STREET

SITE E — TMK: 2-4-6-13-001
APPENDIX E
ARCHAEOLOGICAL
ARCHEOLOGICAL AND HISTORICAL RESOURCES AND PERMIT REQUIREMENTS FOR CANDIDATE SITES FOR THE PROPOSED LAHAINA PUBLIC LIBRARY

Information based on review with the State Historic Preservation Division. Contact Annie Griffen or Daina Penkiunas (PH# 587-0013, 587-0005 respectively).

<table>
<thead>
<tr>
<th>TAX MAP NUMBER</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>Site A 2-4-5-21-003</td>
<td>Lahaina Civic Center site. Eleven archeological sites are known to exist on this parcel including graves, rock mounds, platforms, and walls. These archeological sites are found on the mauka portions of the property and along Kahoma Stream. The area of this site has been previously subjected to two archaeological inventory surveys. In 1989, a survey was conducted of the Lahaina Master plan project area, which consisted of over 1,000 acres (Ref. 11). More recently, a survey was conducted of the immediate Site A area (Ref. 13). No historic sites were identified within the area of the proposed library site during these surveys. No further archeological work will be required at this location, should it be developed.</td>
</tr>
<tr>
<td>Site B 2-4-6-01-007/010</td>
<td>Existing Lahaina Public Library site. This site is within the County of Maui, Lahaina National Historic Landmark District (Ship No. 50-50-03-3001). The proposed Site B is adjacent to the Kamehameha I Brick Palace historic site (Ref. 7). No known archeological/historic resources are known to exist on adjacent parcel No. 010. Development of these properties may require subsurface survey. The development plan will also require review and approval by the Maui County Cultural Resources Commission.</td>
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<tr>
<td>TAX MAP NUMBER</td>
<td>DESCRIPTION</td>
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<tr>
<td>Site C 2-4-6-07-001</td>
<td>Shaw Street site. Vacant overgrown land which has been filled and may have served as a solid waste dump site. This site is within the boundaries of the Moku'ula/Mokuhinia Royal Complex, as well as the Maui County Lahaina Historic District #1 and the Lahaina National Historic Landmark District (SHIP No. 50-50-03-2967) The Moku'ula/Mokuhinia Complex is in the process of being nominated to the State and National Registers of Historic Places. Limited subsurface testing was previously conducted within the area of candidate Site C (Ref. 8). The survey found that a portion of the parcel had been part of Loko Mokuhinia (the Royal Fishpond), and a portion had been shoreline area. No evidence of structural remains were identified. Due to the high water table, most of the excavation units did not extend beneath the 20th century landfill layer. However, most recent testing in the area of Moku'ula Island has identified evidence of intact cultural features and deposits beneath the 20th century fill layers (B. P. Bishop Museum, report in preparation). Further consideration of this site may require subsurface archaeological/historic survey. The development plans will also require review and approval by the Maui County Cultural Resources Commission.</td>
</tr>
<tr>
<td>Site D 2-4-6-12-005</td>
<td>Lahaina Aquatic Center site. This site has been extensively altered by grading and landscaping. Historic sites are not likely to be present. A archaeological survey is not require prior to development of the library.</td>
</tr>
<tr>
<td>Site E 2-4-6-13-001</td>
<td>Halakah site. Formerly cane field. No arch./historic sites known to exist. No arch./historic sites likely to prior agriculture development (grading). A arch. survey is not required prior to development of the site.</td>
</tr>
</tbody>
</table>