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BENJAMIN J. CAYETANO
GOVERNOR

OFF. OF ENVIRONMENTAL
QUALITY CONTROL

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

OEOC LIBRARY

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



ASSOCIATES, INC.
Engineers/Architects

December 1994

THE NEW LAHAINA PUBLIC LIBRARY

LAHAINA, MAUI

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

12/29/94
DATE

PREPARED BY:

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

December 1994

THE NEW LAHAINA PUBLIC LIBRARY

LAHAINA, MAUI

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841 Bishop Street, Suite 1501
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December 1994

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PREFACE

PREFACE

This Final Environmental Impact Statement is prepared pursuant to the requirements of Chapter 343, Hawaii Statutes, 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**

	Candidate Sites				
	Site A Lahaina Civic Center TMK No. 2-4-5-21-003 State of Hawaii	Site B Existing Lahaina Public Library TMK No. 2-4-6-01-007 & 010 State of Hawaii & County of Maui	Site C Shaw Street TMK No. 2-4-6-07-001 State of Hawaii	Site D Lahaina Aquatic Center TMK No. 2-4-6-12-005 County of Maui	Site E Halakea TMK No. 2-4-6-13-001 Pioneer Mill Co.
Land Ownership					
Building Site Criteria					
(Environmental Characteristics, Roadways and Utilities, Accessibility)					
Frequency of "Good" rating	4	11	7	12	8
Frequency of "Fair" rating	3	2	4	1	4
Frequency of "Poor" rating	6	0	2	0	1
Community Criteria					
(Government, Community Effects)					
Frequency of "Good" rating	5	4	5	6	4
Frequency of "Fair" rating	4	3	3	3	5
Frequency of "Poor" rating	0	2	1	0	0
Total for Building Site and Community Criteria					
Frequency of "Good" rating	8	15	12	18	12
Frequency of "Fair" rating	7	5	7	4	9
Frequency of "Poor" rating	7	2	3	0	1
Project Costs					
(in thousands of 1992 dollars)					
Land Acquisition	48	0	876	48	48
On-site Improvements	191	168	240	132	174
Off-site Improvements	67	0	14	11	11
Subtotal	306	168	1130	191	233
Engineering & Contingency (20%)	61	34	228	38	46
Total Estimated Project Cost	367	202	1356	229	279

SUMMARY OF THE
FINAL ENVIRONMENTAL IMPACT STATEMENT
FOR THE
NEW LAHAINA PUBLIC LIBRARY
LAHAINA, MAUI

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:

<u>Site Designation</u>	<u>Site Name</u>	<u>Tax Map Key No.</u>	<u>Size (acres)</u>
1. Site A	Lahaina Civic Center	2-4-5-21-003	1,121.78
2. Site B	Existing Lahaina Public Library	2-4-6-01-007 and -010	0.67
3. Site C	Shaw Street	2-4-6-07-001	2.01
4. Site D	Lahaina Aquatic Center	2-4-6-12-005	22.22
5. Site E	Halakaa	2-4-6-13-001	28.60

F. PROJECT SETTING:

The State of Hawaii is made up of eight islands: Oahu, Maui, Kauai, Hawaii, Molokai, Lanai, Kahoolawe, and Niihau. 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 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 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 consideration.

I. LIST OF NECESSARY APPROVALS

Permit/ Approval	Site A	Site B	Site C	Site D	Site E Halakaa	Approximating Agencies	Approximate Processing Time
	Civic Center	Existing Library	Shaw Street	Lahaina Aquatic Center			
Change in Zoning	X	X	X	X	X	Maui Dept. of Planning	6-12 Months
Special Management Area Use Permit		X	X			Maui Dept. of Planning, Planning Commission	4-6 Months
Lahaina Community Plan Amendment	X	X	X	X		Maui Dept. of Planning	4-6 Months
State Land Use Boundary Amendment	X			X	X	State Dept. of Land and Natural Resources	3-6 Months
Subdivision	X				X	Maui Dept. of Public Works and Waste Management, Land Use and Codes Administration	6-18 Months
Plan Approval	X	X	X	X	X	Maui Dept. of Planning, Planning Commission	
Flood Hazard District Boundary Determination		X	X			Maui Dept. of Public Works and Waste Management, Land Use and Codes Administration	2-4 Months
Building Permit	X	X	X	X	X	Maui Dept. of Public Works and Waste Management, Land Use and Codes Administration	6-18 Months

Permit/ Approval	Site A	Site B	Site C	Site D	Site E	Approximate Processing Time
	Civic Center	Existing Library	Shaw Street	Lahaina Aquatic Center		
Sewer Connec- tion		X	X	X		1 Month
Work within State Right- of-Way		X				2-4 Weeks
Work within County Right- of-way"						2-4 Week
Grading Permit	X	X	X	X	X	4 Weeks

Approving
Agencies

Maui Dept. of Public Works and Waste Management, Land Use and Codes Administration
 State Dept. of Transportation - Highways Division
 Maui Dept. of Public Works and Waste Management
 Maui Dept. of Public Works and Waste Management, Land Use and Codes Administration

SECTION 1
PROJECT DESCRIPTION

SECTION 1
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 Statutes and Department of Health's Title 11, Chapter 200, "Environmental Impact Statement Rules."

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

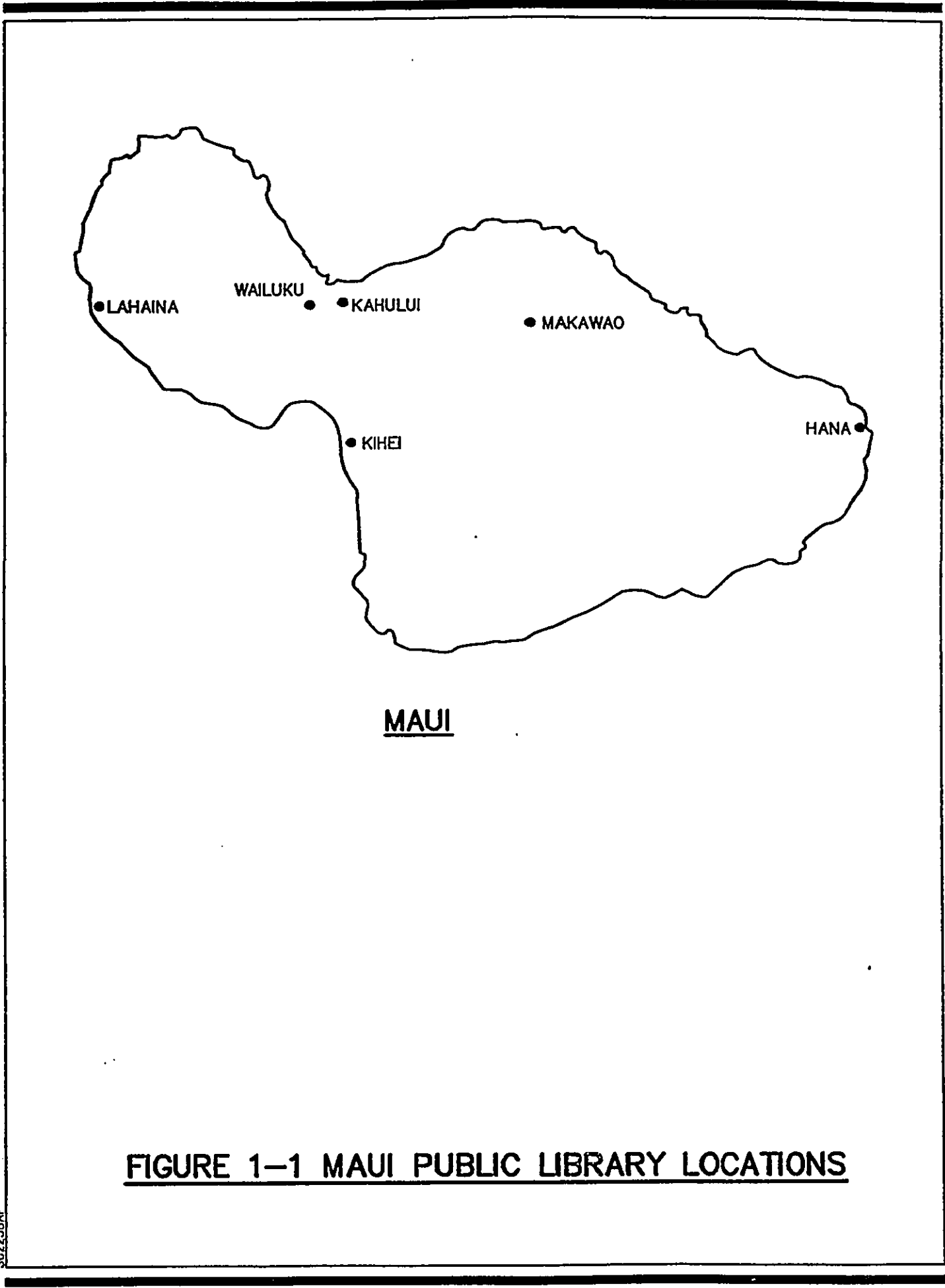


FIGURE 1-1 MAUI PUBLIC LIBRARY LOCATIONS

SC2258AF

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 economics 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.

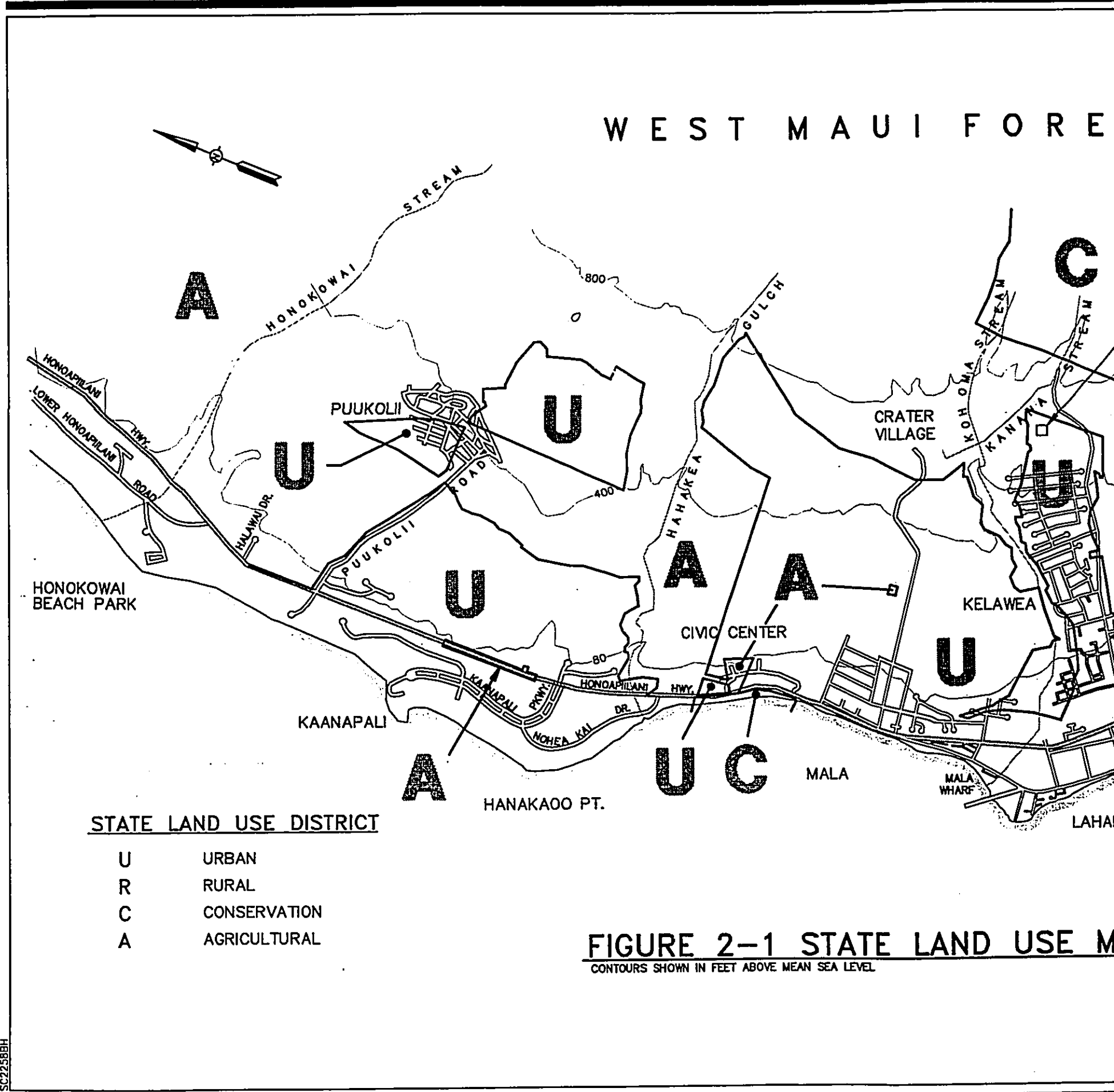
- ii. Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.
- iii. Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.
- iv. Increase opportunities for appreciation 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

WEST MAUI FORE



STATE LAND USE DISTRICT

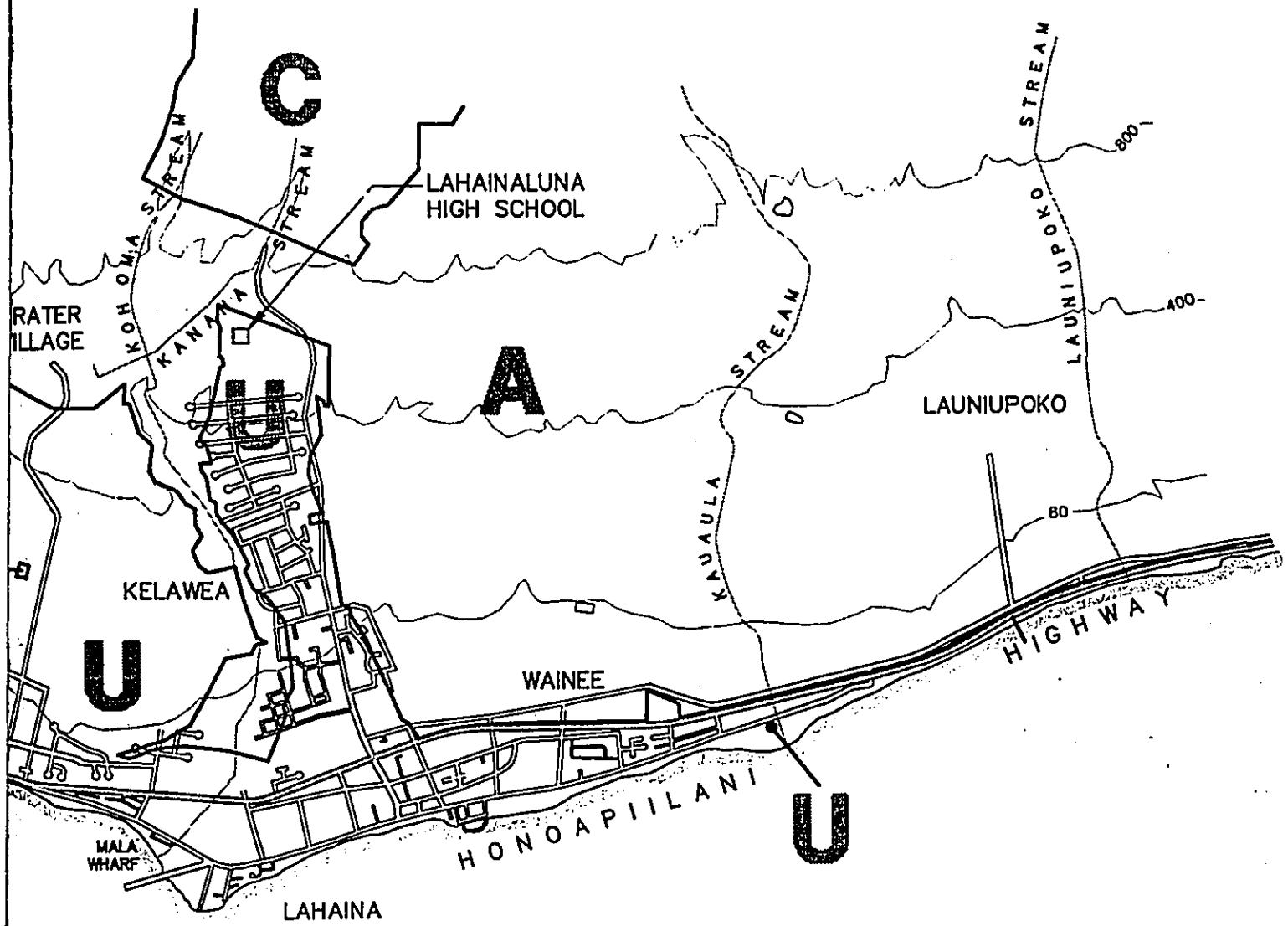
- U URBAN
- R RURAL
- C CONSERVATION
- A AGRICULTURAL

FIGURE 2-1 STATE LAND USE M

CONTOURS SHOWN IN FEET ABOVE MEAN SEA LEVEL

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U I FOREST RESERVE



LAND USE MAP

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.

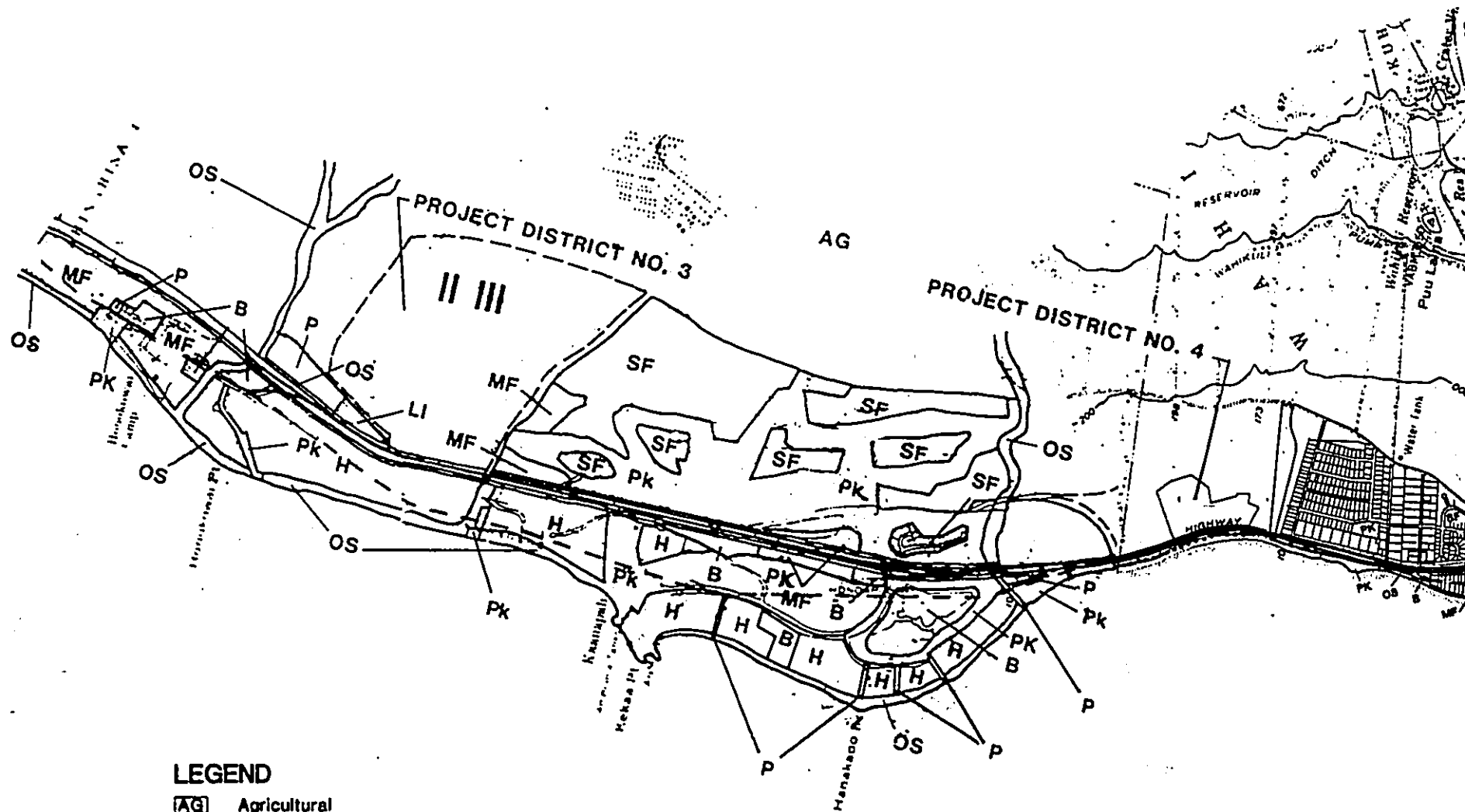
2.2.3 Lahaina Community Plan

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

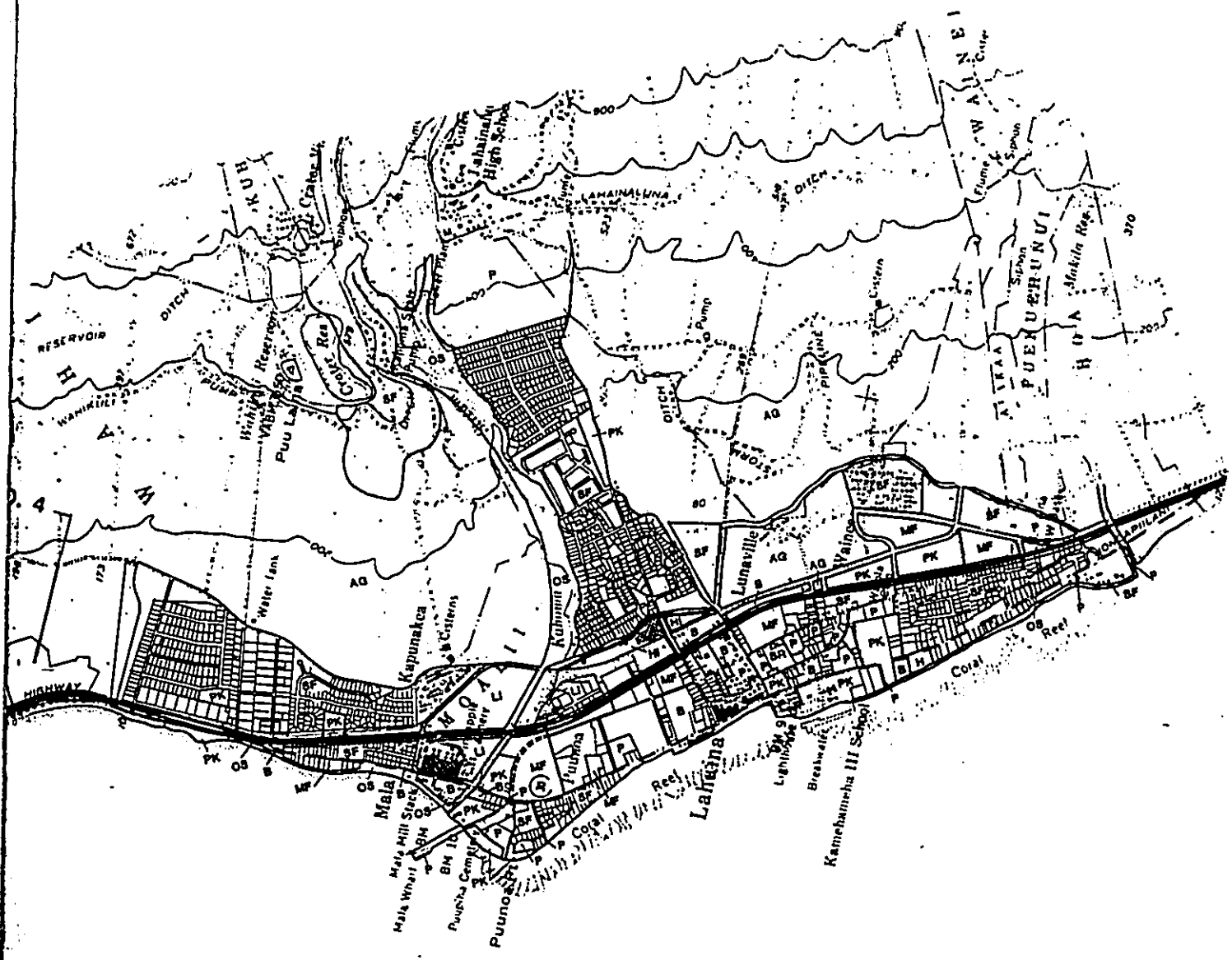


LEGEND

- 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
- P** Public/Quasi-Public
- PK** Park
- OS** Open Space
- PD** Project District

FIGURE 2-2 LAHAINA COMMUNITY

SC2258AG



A COMMUNITY PLAN

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 defacto 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-ulu-o-lele 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

WEST MAUI FOREST

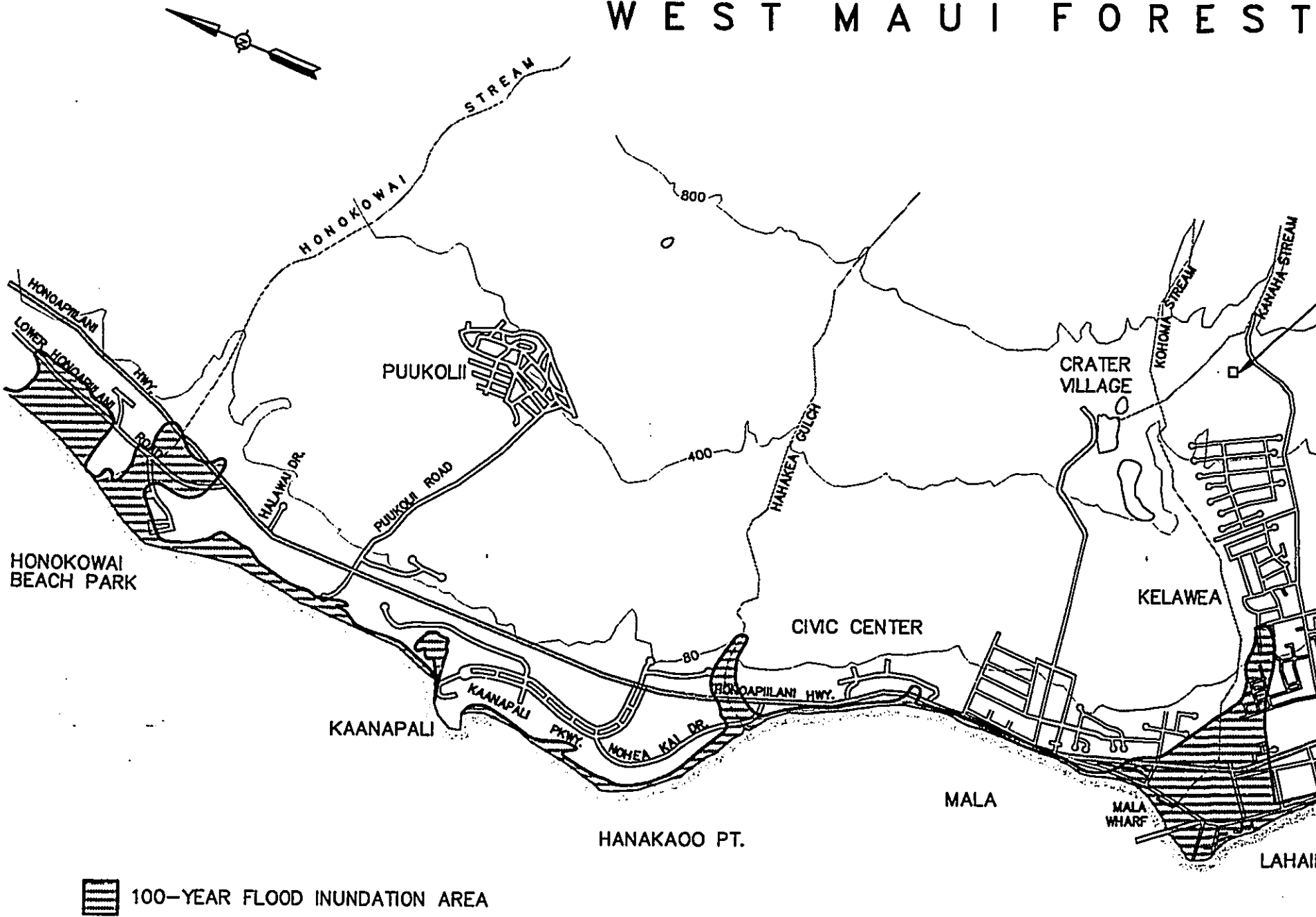
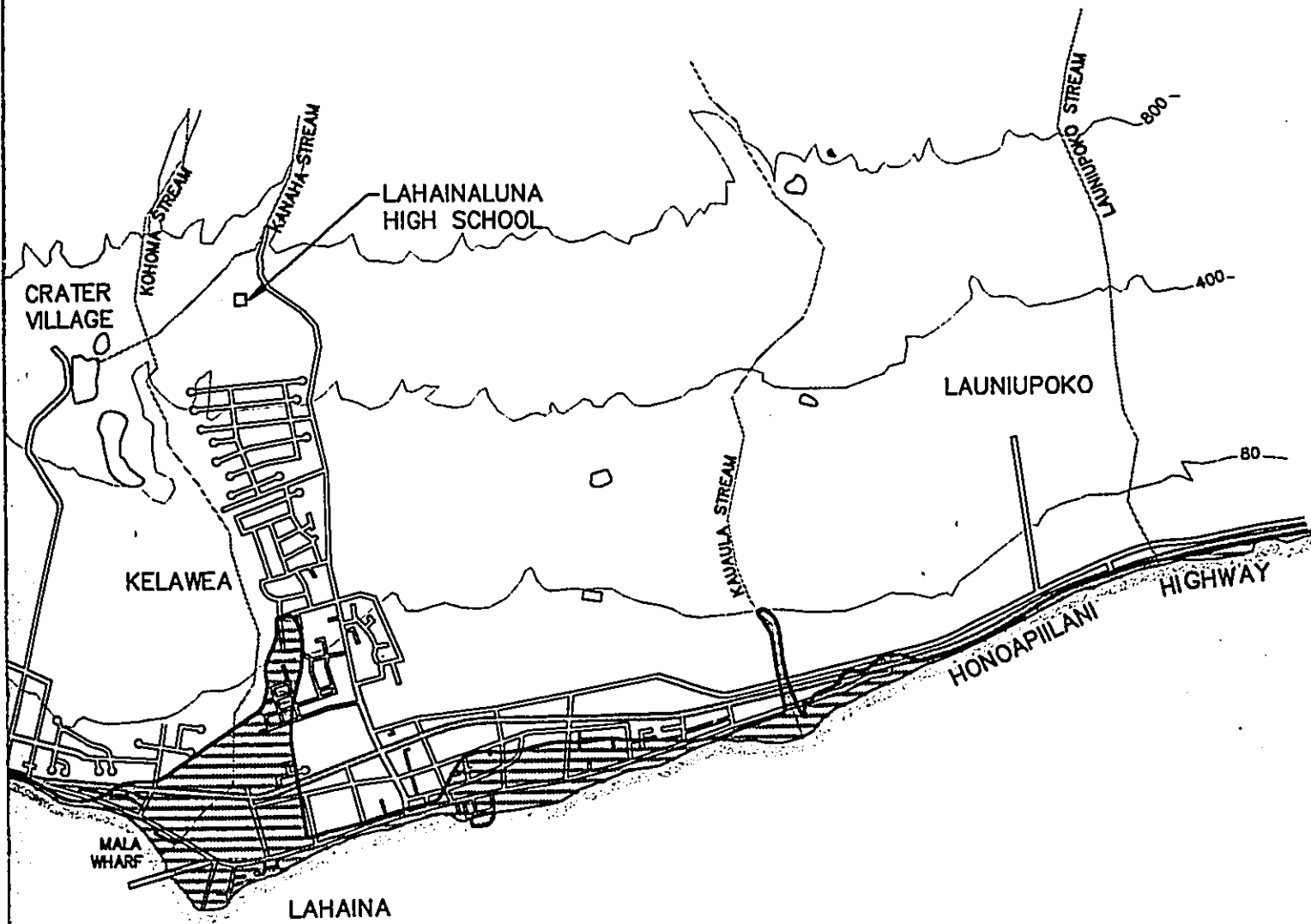


FIGURE 2-3 FLOOD INUNDA
CONTOURS SHOWN IN FEET ABOVE MEAN SEA LEVEL.

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F O R E S T R E S E R V E



FLOOD INUNDATION MAP

MEAN SEA LEVEL

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 in Figure 2-5. The area makai of the UIC line also lies within

WEST MAUI FORES

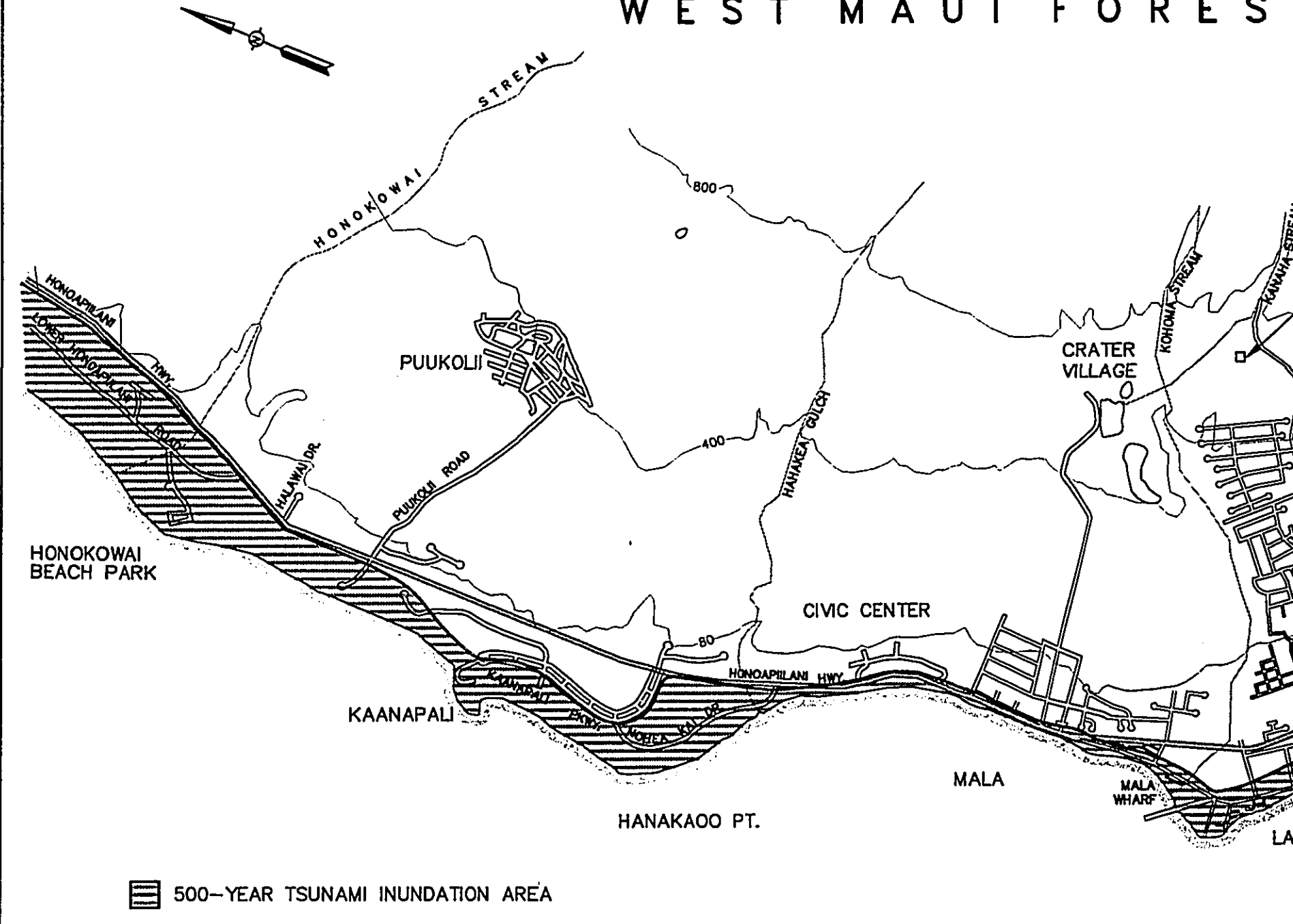
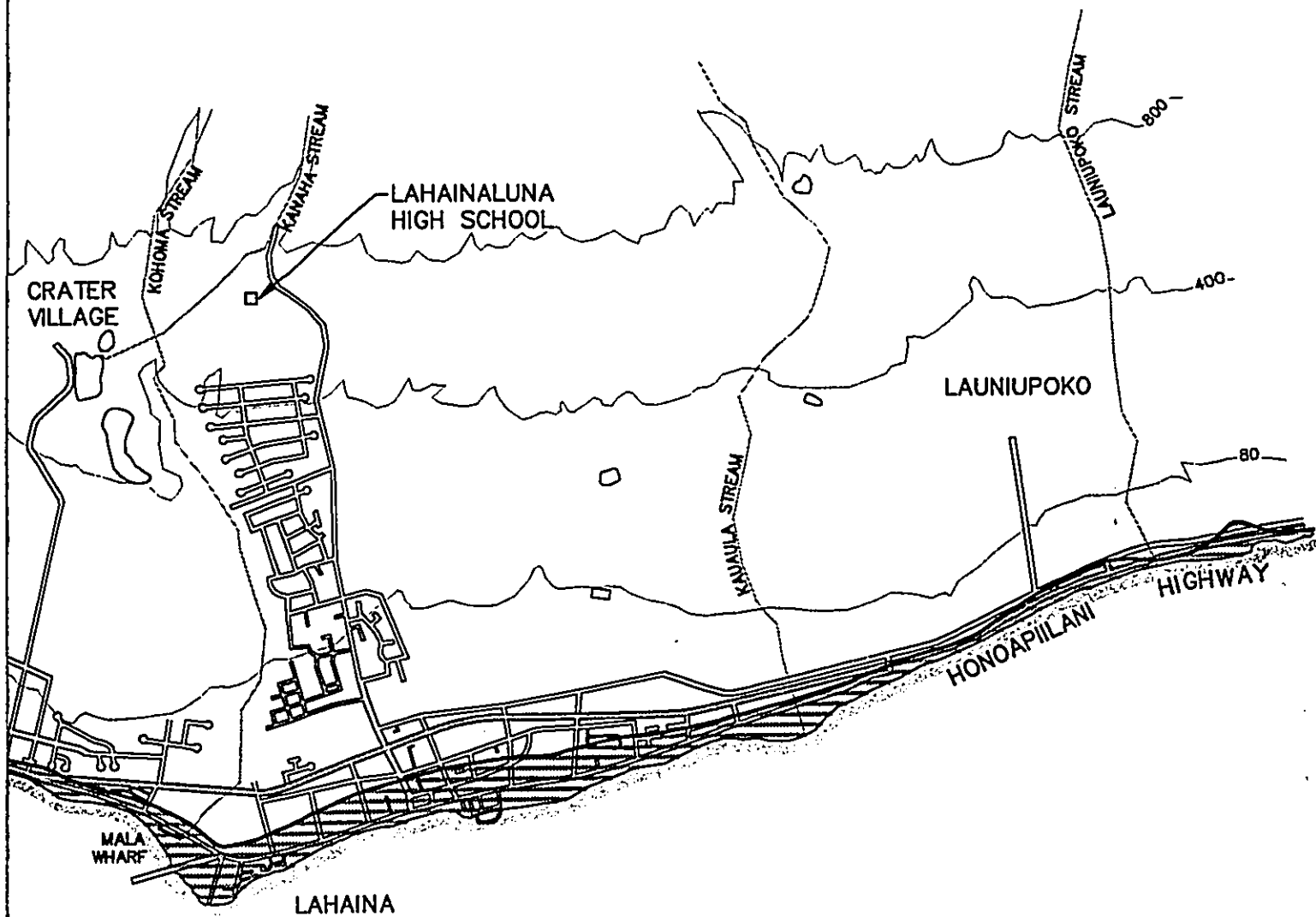


FIGURE 2-4 TSUNAMI INUNDATION
CONTOURS SHOWN IN FEET ABOVE MEAN SEA LEVEL

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F O R E S T R E S E R V E



TSUNAMI INUNDATION MAP
IN SEA LEVEL

WEST MAUI FOREST

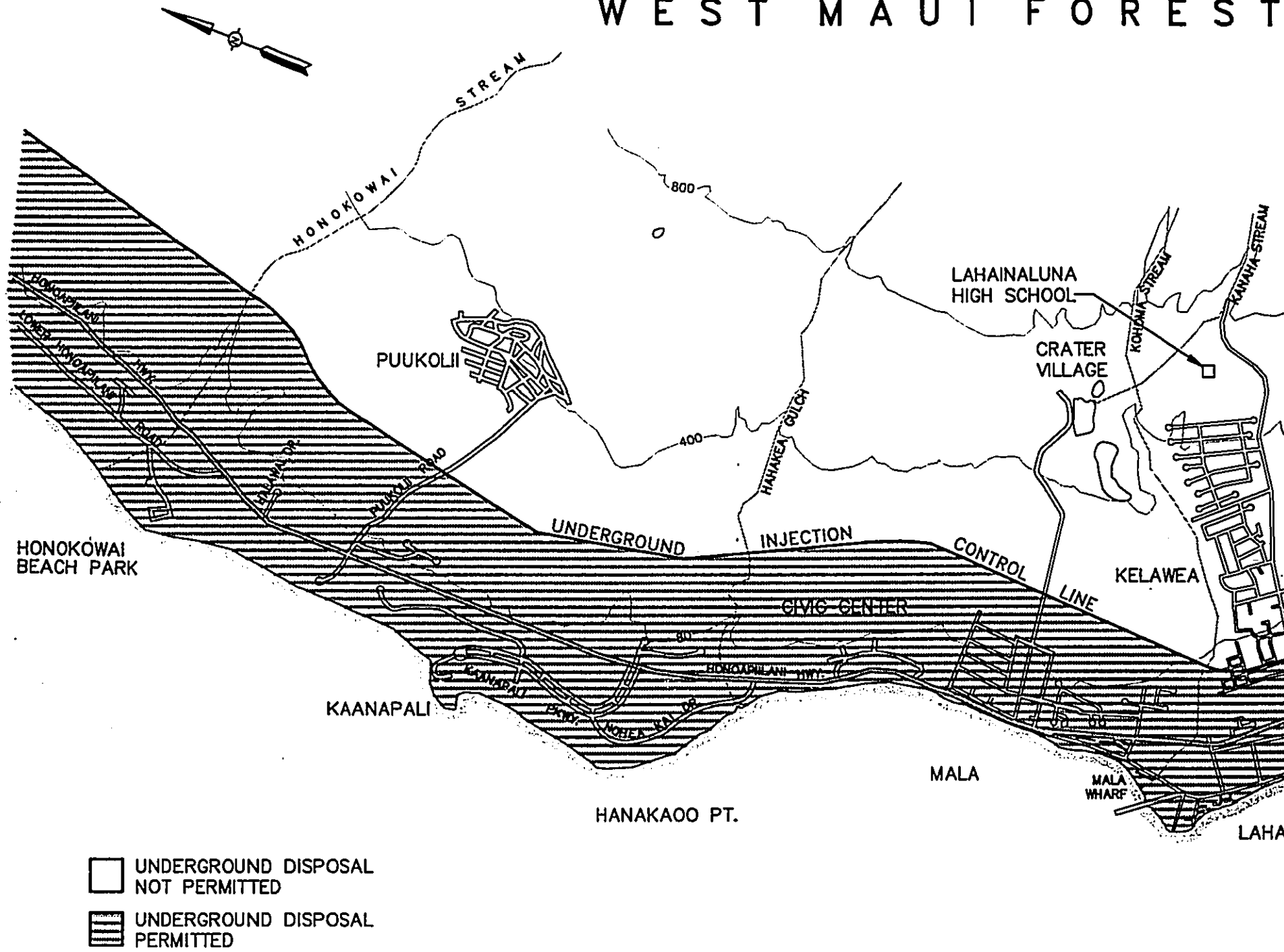
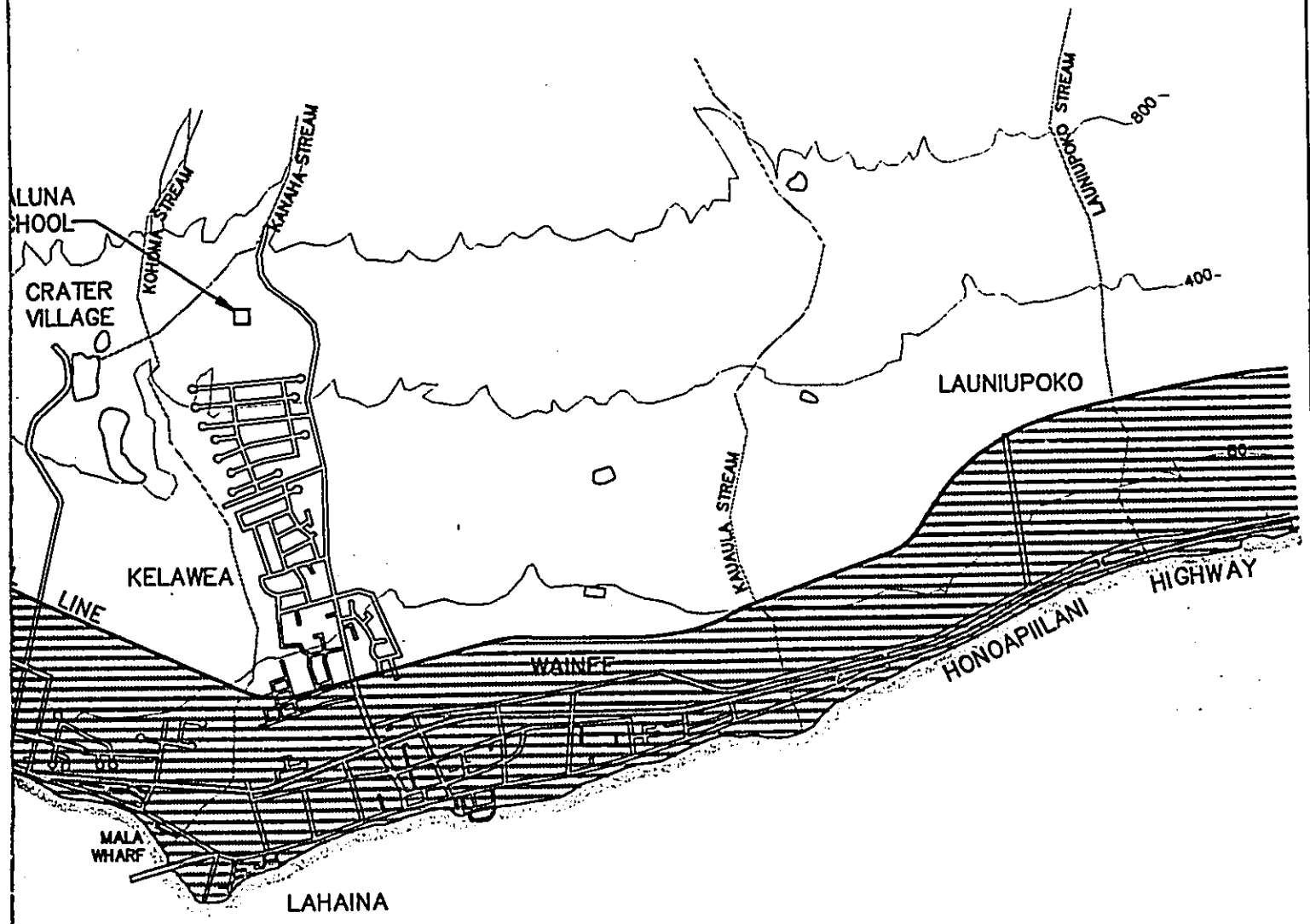


FIGURE 2-5 UNDERGROUND INJECTION CONTROL
CONTOURS SHOWN IN FEET ABOVE MEAN SEA LEVEL

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FOREST RESERVE



D INJECTION CONTROL MAP

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

WEST MAUI FORES

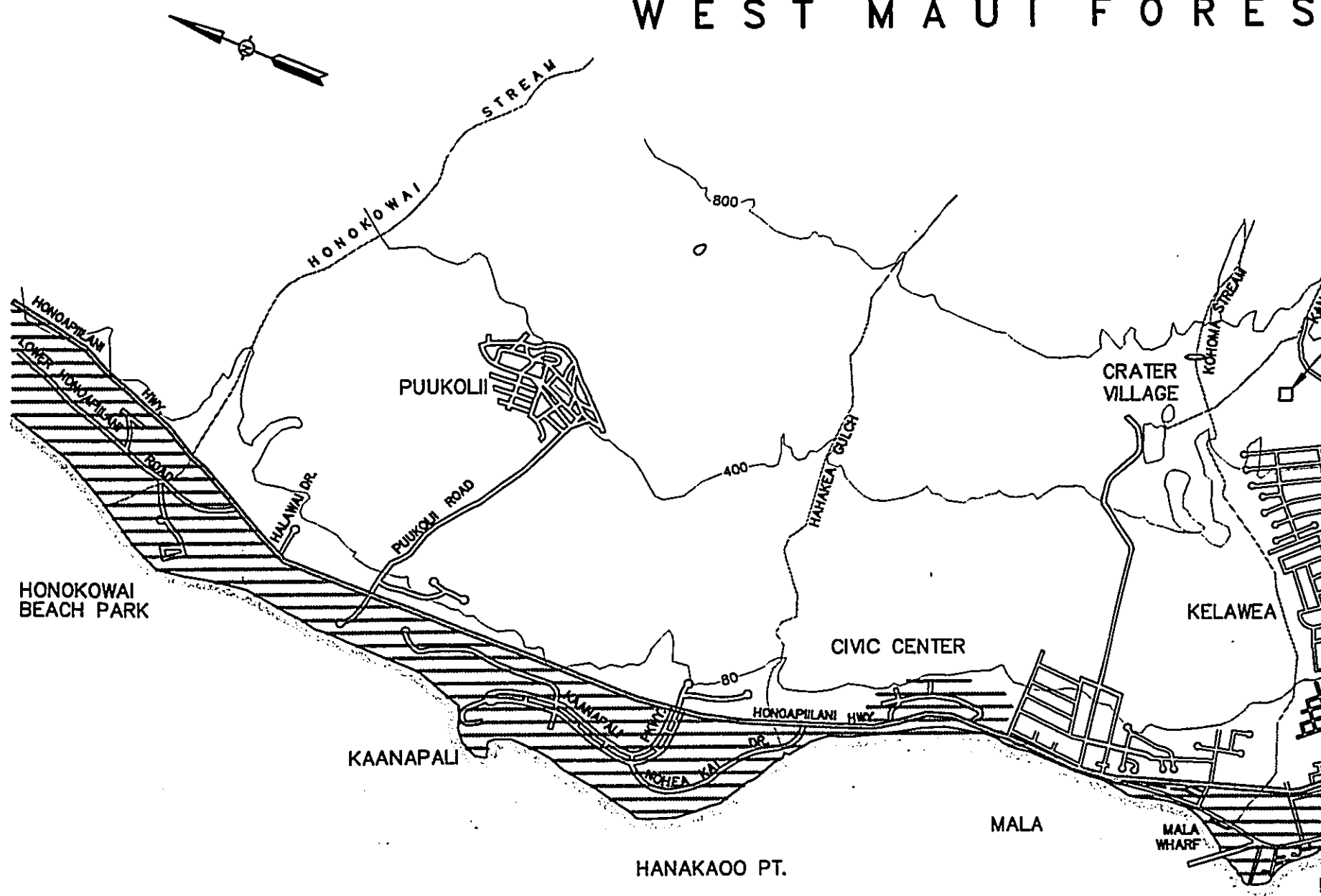
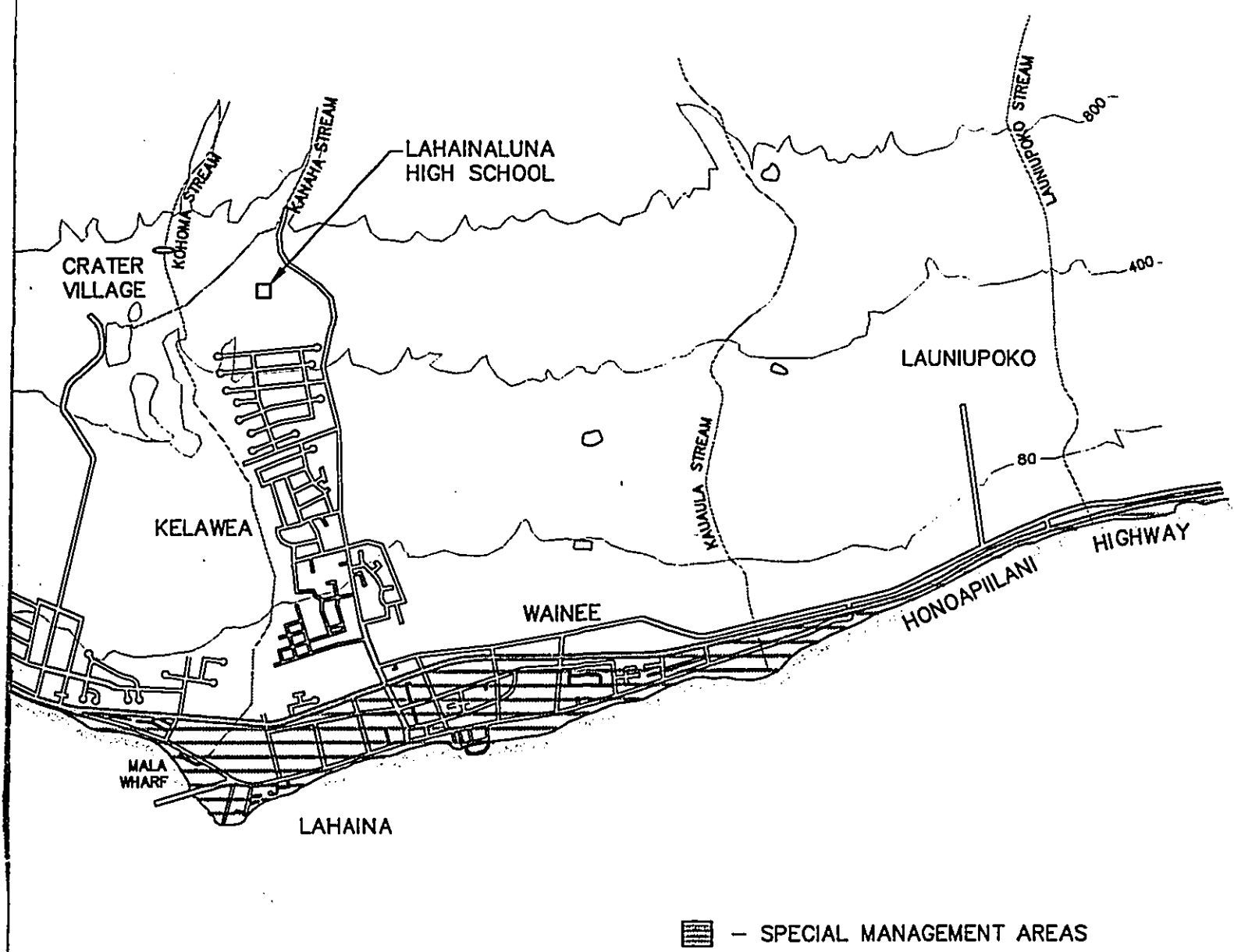


FIGURE 2-6 SPECIAL MANAGE
CONTOURS SHOWN IN FEET ABOVE MEAN SEA LEVEL

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F O R E S T R E S E R V E



SPECIAL MANAGEMENT AREAS

VEL

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. There 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. Pondered 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 Kauaula 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, Puukoolii 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

"Maui Long-Range Highway Planning Study, Lahaina Traffic Circulation Plan, Final Report, 1991."

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 alkalies. 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 increasing to 15 percent near foothills of the West Maui Mountains (Ref. 26). Agriculture regions range in elevations from roughly

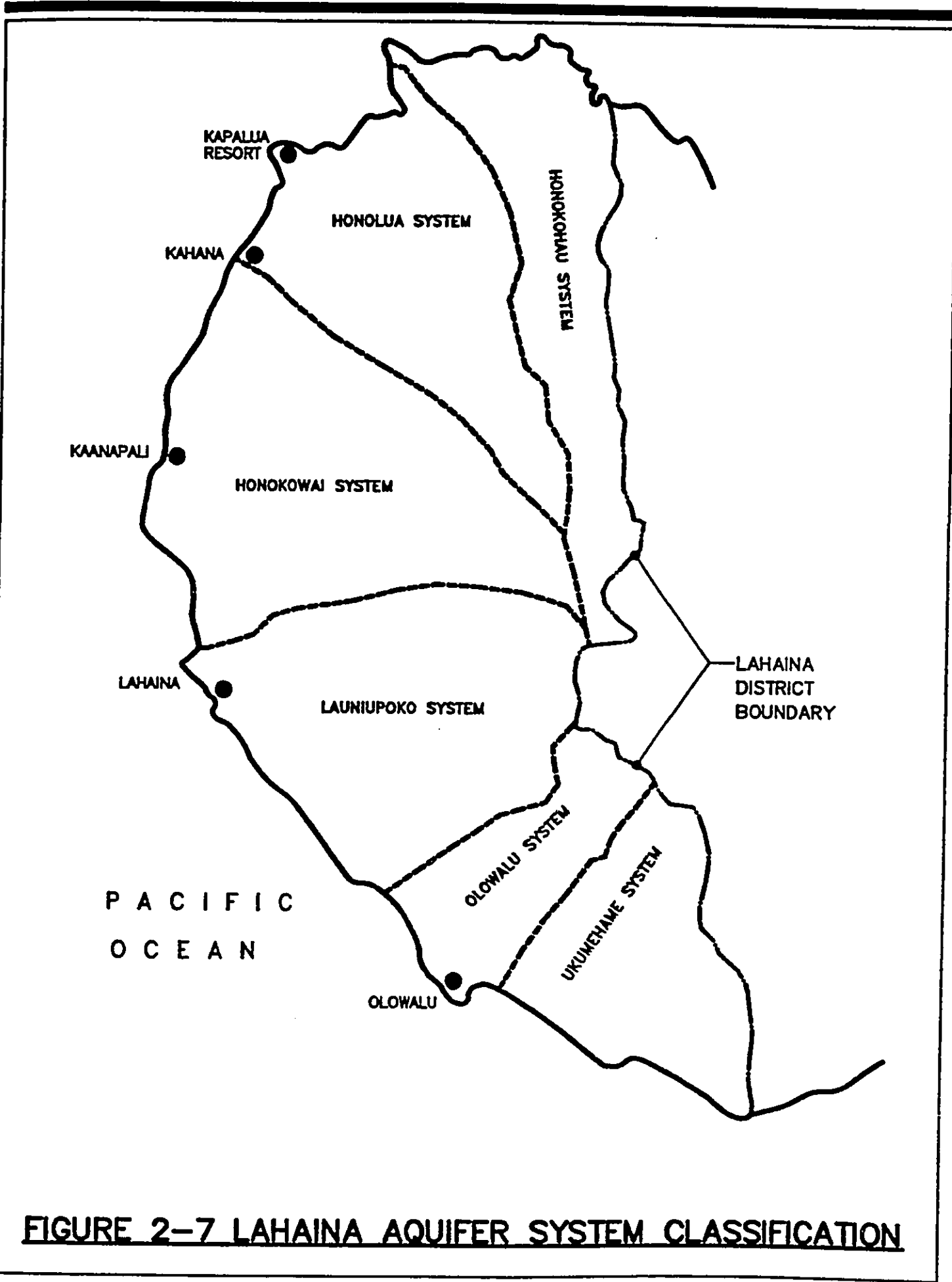


FIGURE 2-7 LAHAINA AQUIFER SYSTEM CLASSIFICATION

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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.

Waiakoa - 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.

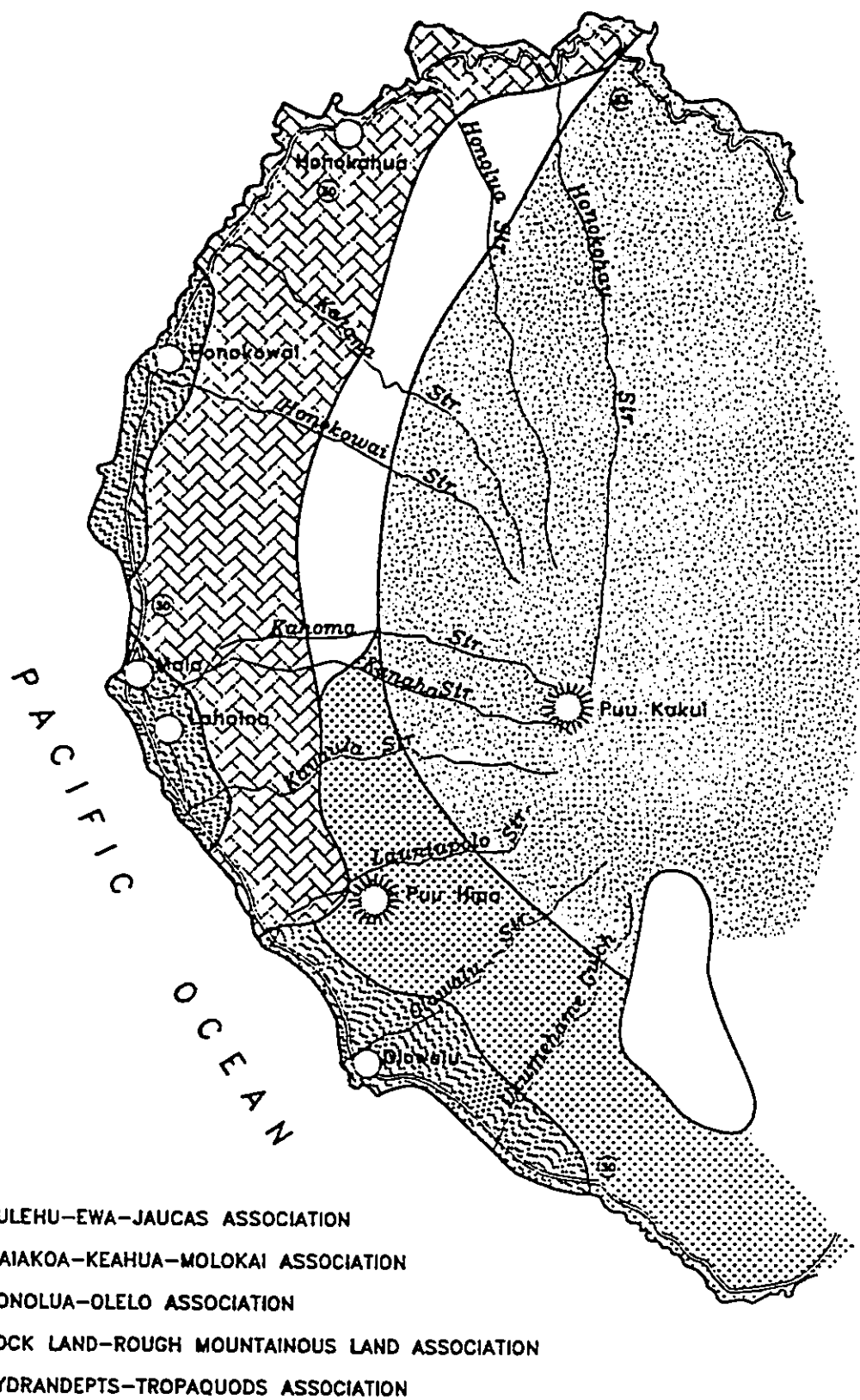


FIGURE 2-8 GENERAL SOIL ASSOCIATION MAP
SCALE: N.T.S.

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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

WEST MAUI FORE

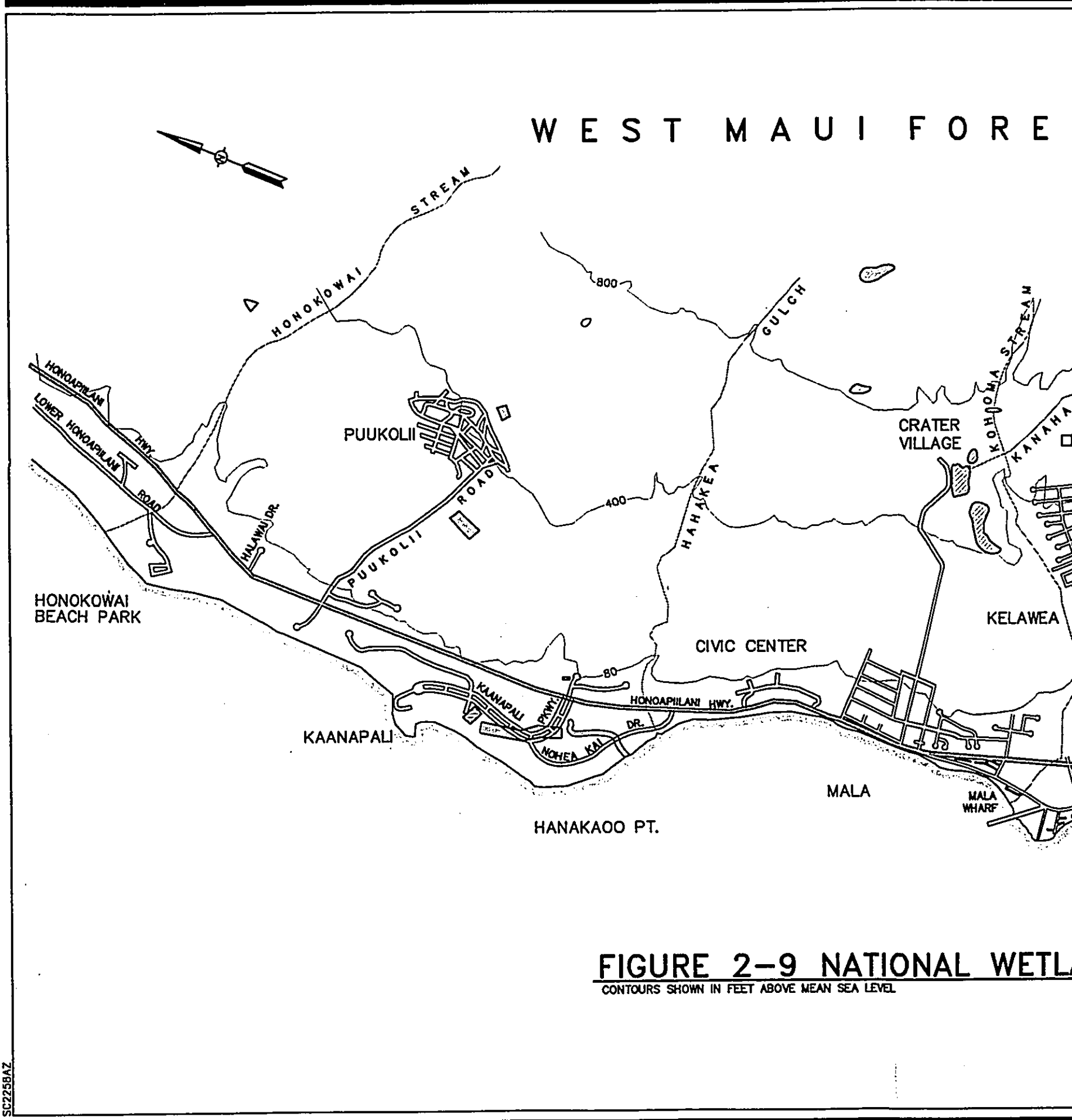
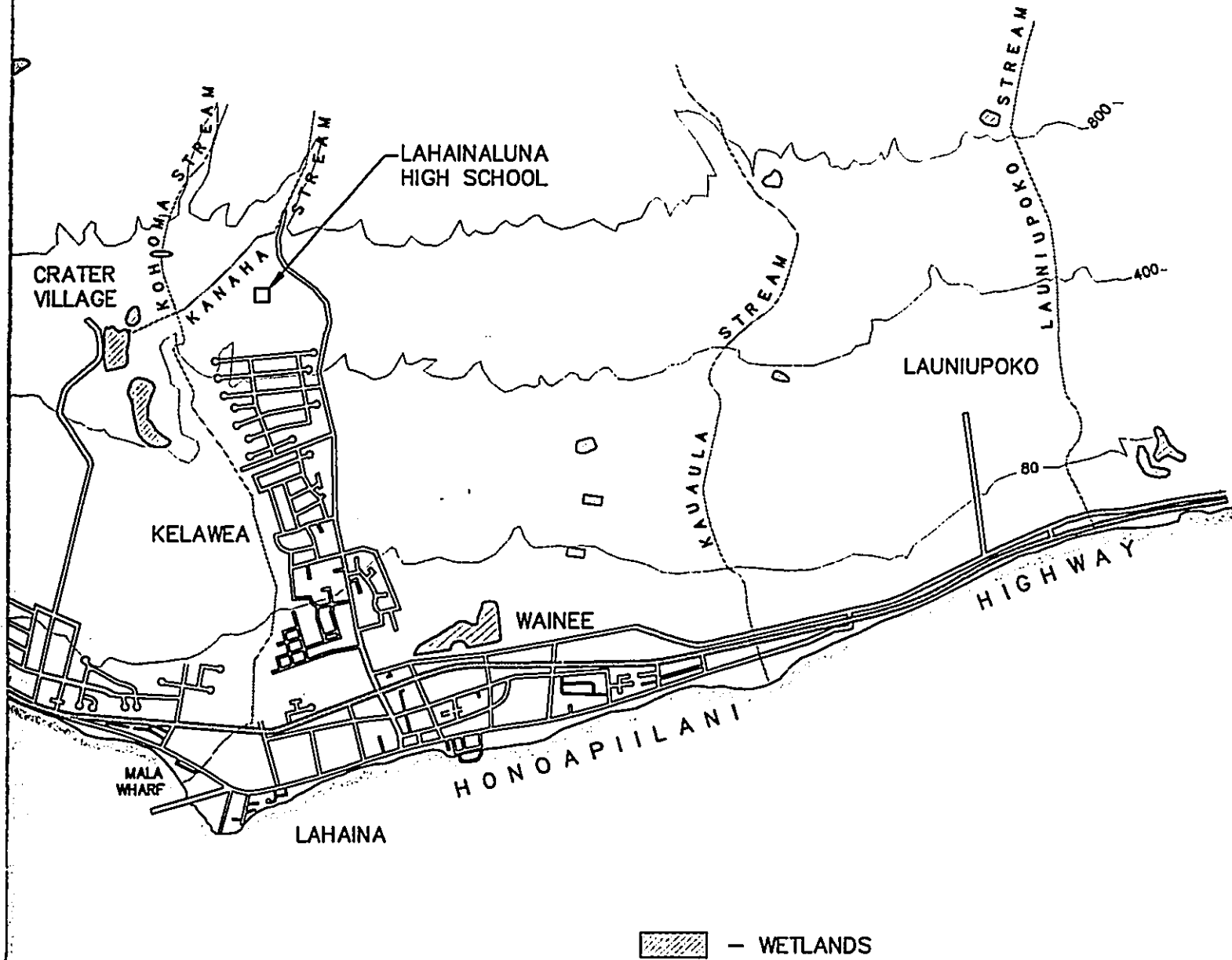



FIGURE 2-9 NATIONAL WETLANDS
CONTOURS SHOWN IN FEET ABOVE MEAN SEA LEVEL

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F O R E S T R E S E R V E



 - WETLANDS

IONAL WETLANDS MAP

WEST MAUI FORES

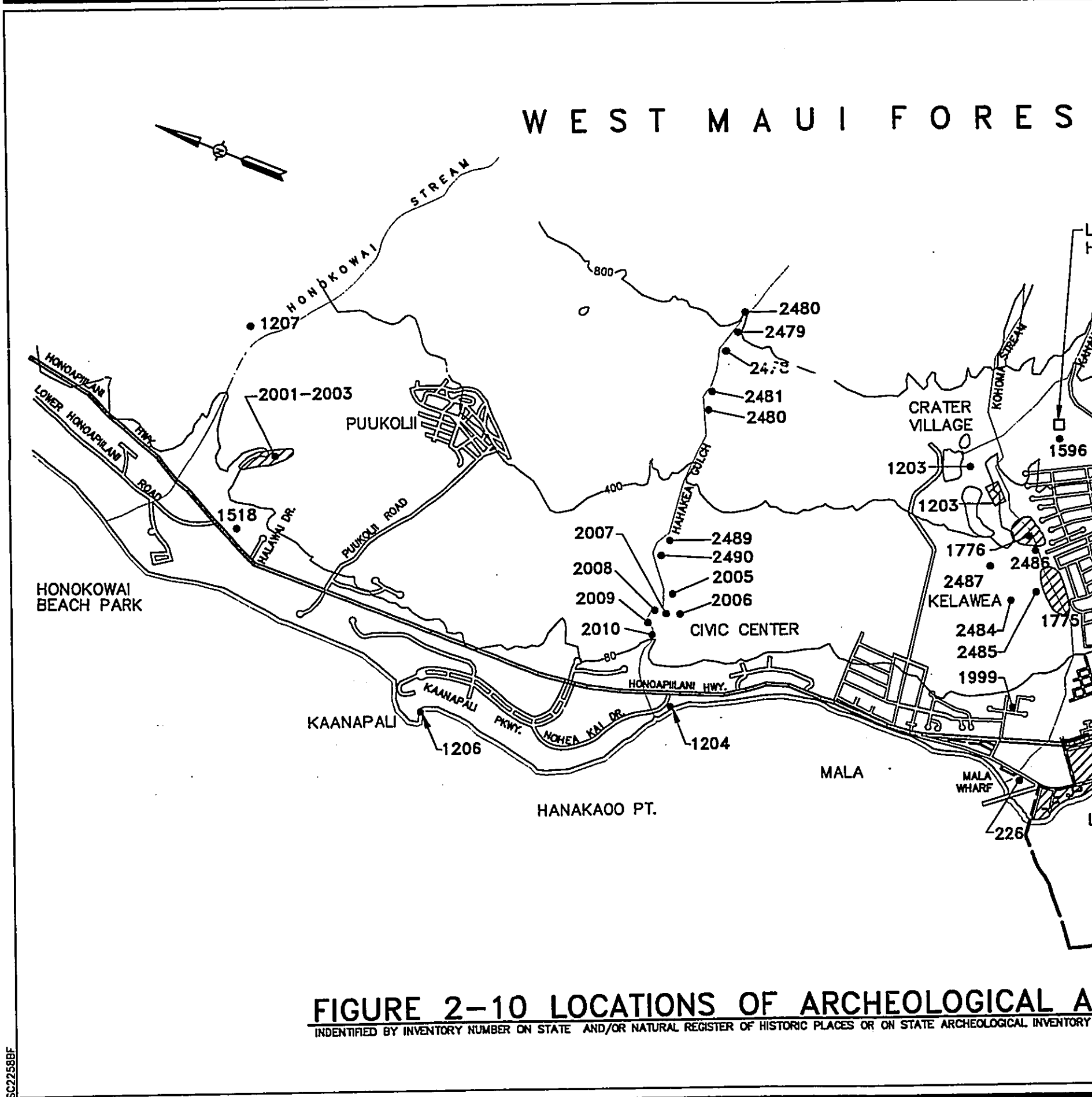
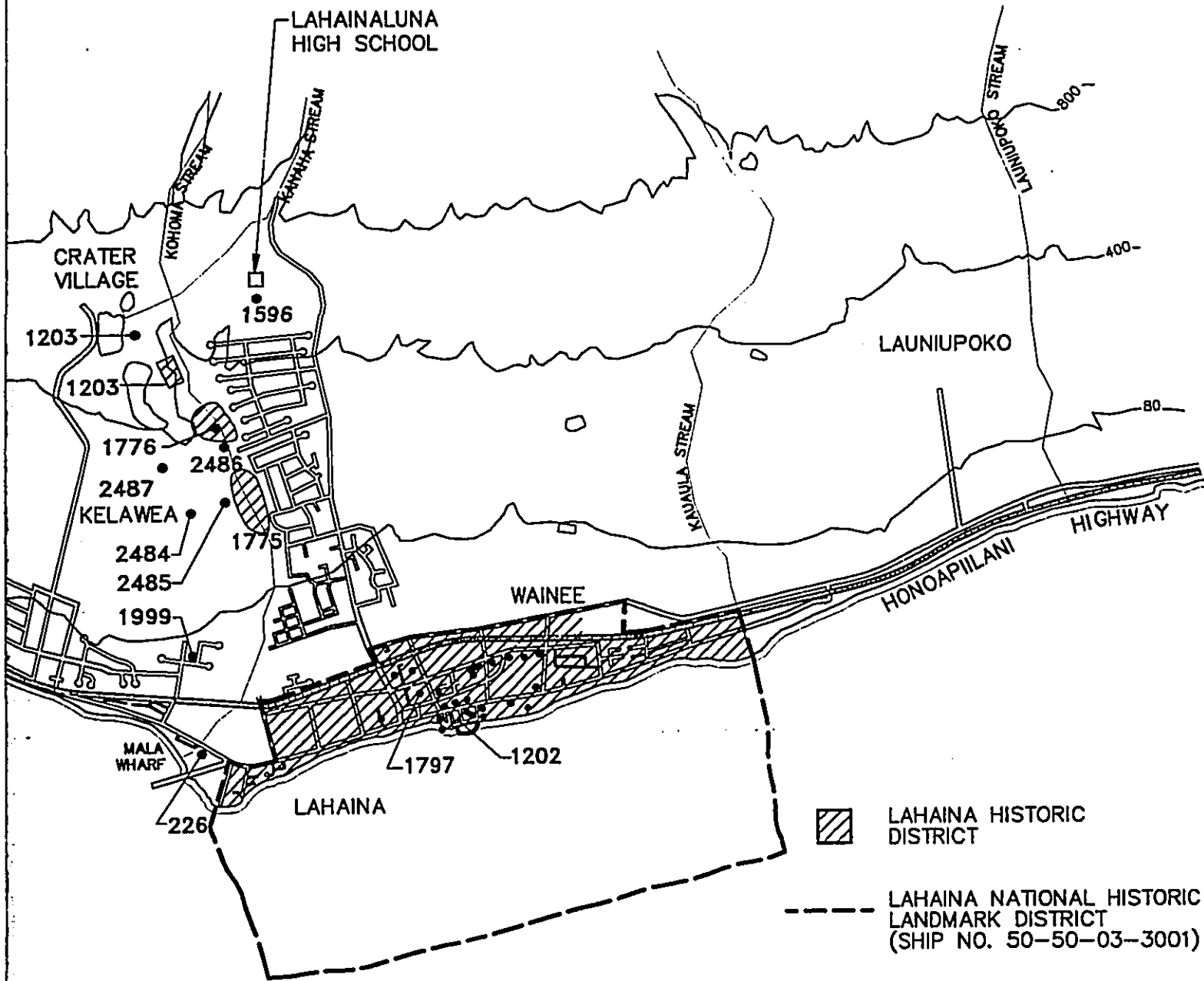


FIGURE 2-10 LOCATIONS OF ARCHEOLOGICAL A
IDENTIFIED BY INVENTORY NUMBER ON STATE AND/OR NATURAL REGISTER OF HISTORIC PLACES OR ON STATE ARCHEOLOGICAL INVENTORY

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F O R E S T R E S E R V E



ARCHEOLOGICAL AND HISTORIC RESOURCES

ON STATE ARCHEOLOGICAL INVENTORY LIST

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 unmixed 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)

- Kamehameha III Elementary - enrollment of 678 in 1989; projected enrollment of 867 in 1995.
- Princess Nahienaena Elementary - enrollment of 267 in 1989, projected enrollment of 391 in 1995.
- Lahaina Intermediate - enrollment of 433 in 1989; projected enrollment of 561 in 1995.
- Lahainaluna High - enrollment of 875 in 1989; projected enrollment of 858 in 1995.

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

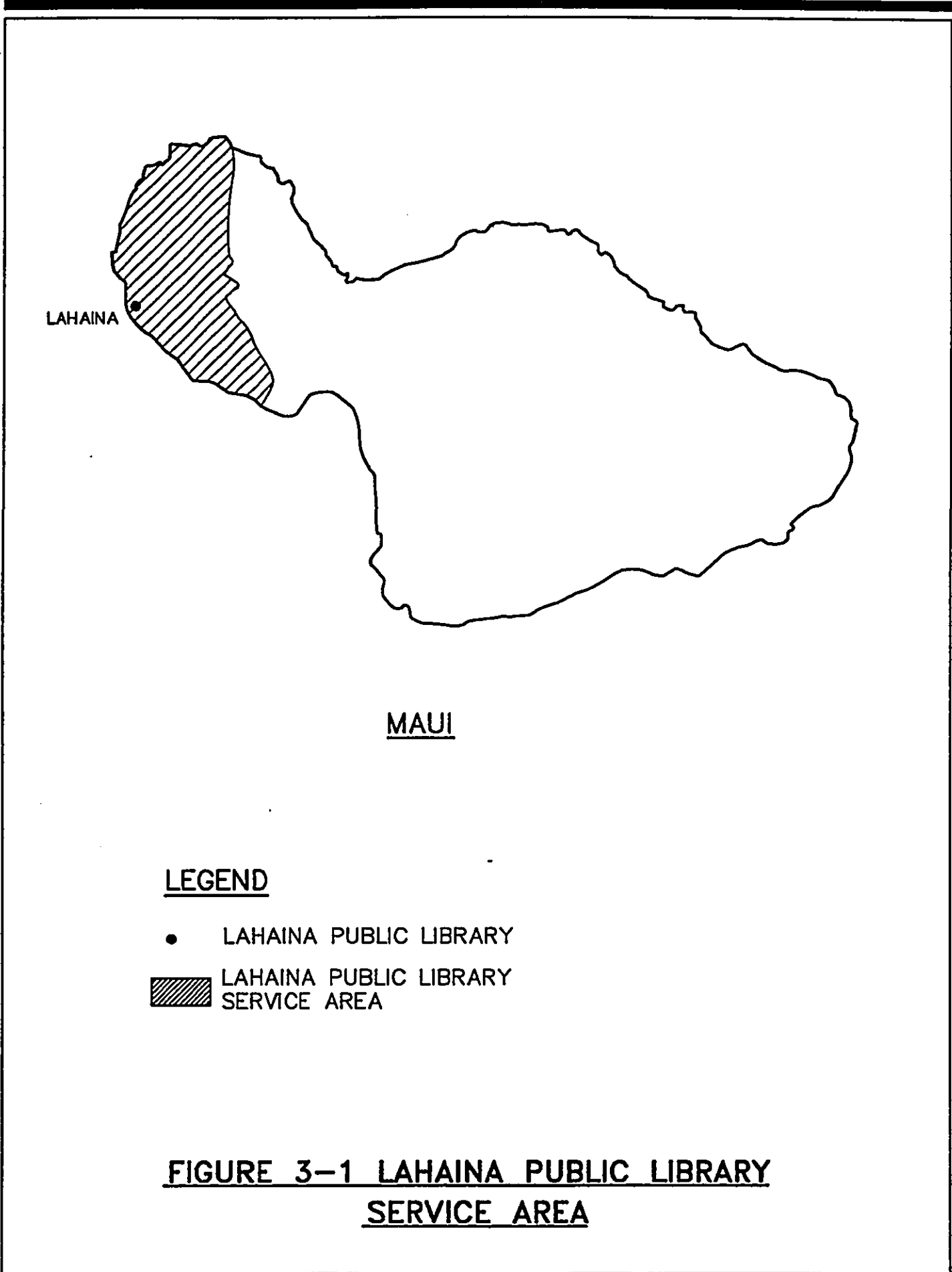
Lahaina Town, Kaanapali, Honokowai, Kahana, and Napili. The Lahaina library service area as delineated in the Hawaii State Public Library System Master Plan is depicted in Figure 3-1.

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

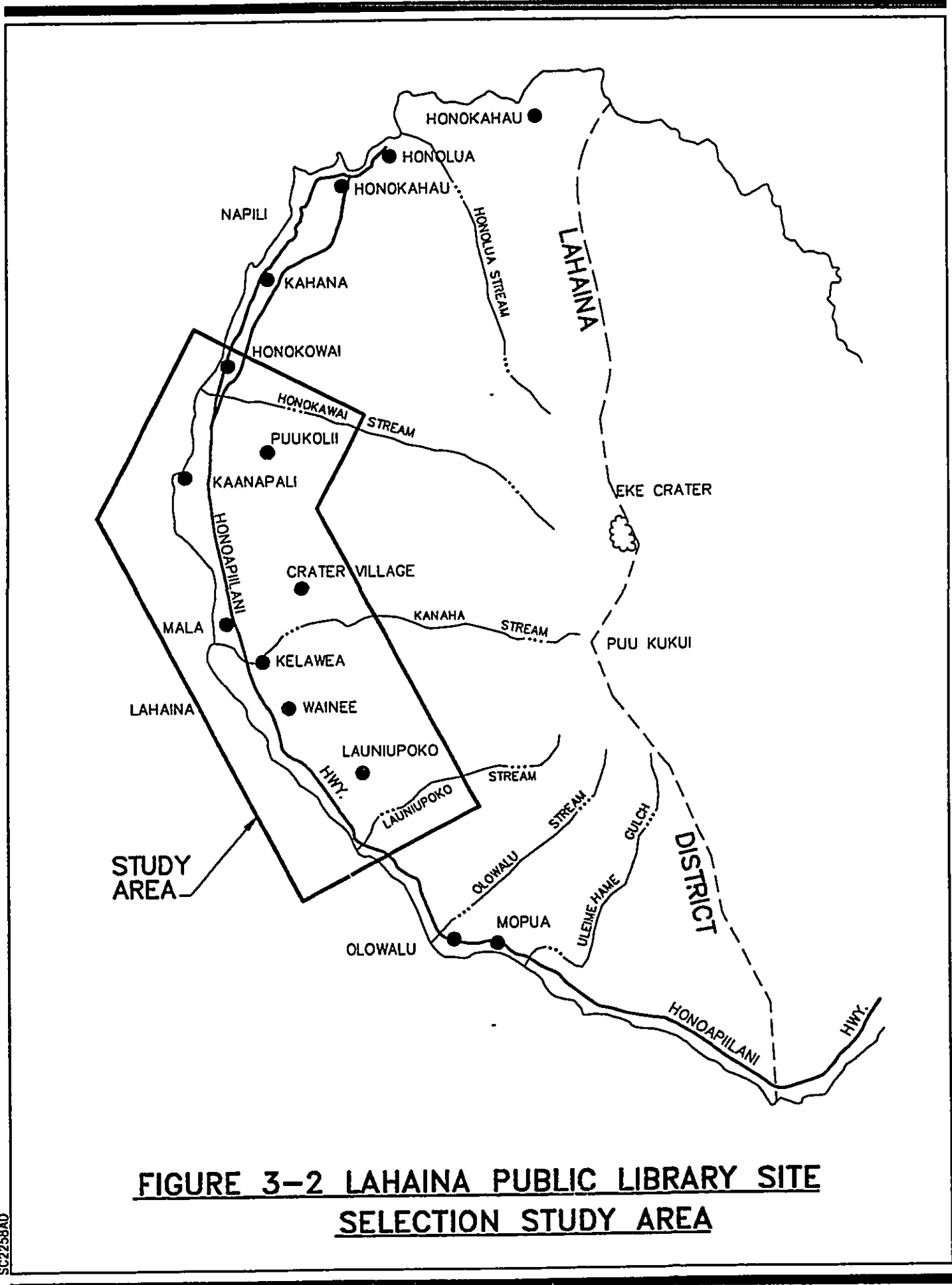


LEGEND

- LAHAINA PUBLIC LIBRARY
- ▨ LAHAINA PUBLIC LIBRARY SERVICE AREA

FIGURE 3-1 LAHAINA PUBLIC LIBRARY SERVICE AREA

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**FIGURE 3-2 LAHAINA PUBLIC LIBRARY SITE
SELECTION STUDY AREA**

SC2259AD

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

Site No.	Tax Map Key No.	Owner	County Zoning (District)	Size (acres)	Remarks
1	2-4-4-01-015	State of Hawaii	Agriculture	7.09	
2	2-4-4-01-016	State of Hawaii	Residential (R-3)	10.329	House Finance & Dev Corp
3	2-4-4-01-046	State of Hawaii	Multi-Family (A-2)	2.725	Beach park
4	2-4-4-01-104	State of Hawaii	Residential (R-3)	6.497	Waste Water Treatment Plant
5	2-4-4-01-106	State of Hawaii	Multi-Family (A-2)	4.02	
6	2-4-4-02-003	State of Hawaii	Residential (R-3)	165.207	
7	2-4-4-02-008	State of Hawaii	Agriculture	86.23	Far away from Hwy
8	2-4-4-02-009	State of Hawaii	Agriculture	4.69	Far away from Hwy
9	2-4-4-02-011	State of Hawaii	Agriculture	1.7	Far away from Hwy
10	2-4-4-02-012	State of Hawaii	Agriculture	1.67	Far away from Hwy (ditch)
11	2-4-4-02-014	State of Hawaii	Agriculture	2.41	Far away from Hwy (ditch)
12	2-4-4-02-015	State of Hawaii	Agriculture	12.85	Far away from Hwy
13	2-4-4-02-017	State of Hawaii	Agriculture	20.418	Far away from Hwy
14	2-4-4-02-018	State of Hawaii	Agriculture	292.74	Far away from Hwy
15	2-4-4-02-020	State of Hawaii	Agriculture	212.92	Far away from Hwy
16	2-4-4-02-029	State of Hawaii	Residential (R-3)	7.93	Waste Water Treatment Plant
17	2-4-4-04-002	State of Hawaii	Agriculture	221.745	Far away from Hwy
18	2-4-4-04-006	State of Hawaii	Agriculture	51.26	Far away from Hwy
19	2-4-4-04-009	State of Hawaii	Agriculture	148.394	Far away from Hwy
20	2-4-4-04-010	State of Hawaii	Agriculture	39.78	Far away from Hwy
21	2-4-4-04-011	State of Hawaii	Agriculture	5	Far away from Hwy
22	2-4-4-04-012	State of Hawaii	Agriculture	4.026	Far away from Hwy
23	2-4-4-06-002	State of Hawaii	Cemetery	3.6	Cemetery
24	2-4-4-06-028	Pioneer Mill Co.	Residential (R-3)	59	
25	2-4-4-06-047	County of Maui	Residential (R-3)	3.689	
26	2-4-4-06-057	Pioneer Mill Co.	Residential (R-3)	6.257	
27	2-4-4-07-002	State of Hawaii	Agriculture	23.4	
28	2-4-4-07-004	State of Hawaii	Agriculture	1017	
29	2-4-4-07-005	State of Hawaii	Agriculture	30	

TABLE 3.1 cont.

POTENTIAL LIBRARY SITES BASED ON LAND OWNERSHIP AND PROPERTY SIZE

Site No.	Tax Map Key No.	Owner	County Zoning	Size (acres)	Remarks
30	2-4-4-07-011	State of Hawaii	Agriculture	5	
31	2-4-4-07-012	State of Hawaii	Agriculture	12	
32	2-4-5-04-012	State of Hawaii	Cemetery	2.468	
33	2-4-5-04-013	State of Hawaii	Residential (R-2)	1.64	
34	2-4-5-05-001	State of Hawaii	Multi-Family (A-1)	1.585	Kahana Canoe Club
35	2-4-5-21-003	State of Hawaii	Residential (R-2)	1121.775	
36	2-4-5-21-004	State of Hawaii	Agriculture	669.55	far away from Hwy
37	2-4-5-21-005	State of Hawaii	Agriculture	6.556	far away from Hwy
38	2-4-5-21-007	State of Hawaii	Agriculture	8.26	
39	2-4-5-21-009	State of Hawaii	Agriculture	5.502	far away from Hwy
40	2-4-5-21-010	State of Hawaii	Business (B-2)	3.849	civic center phase III
41	2-4-5-21-013	State of Hawaii	Agriculture	1.562	
42	2-4-5-21-014	State of Hawaii	Residential (R-2)	2.813	postal service
43	2-4-5-21-016	State of Hawaii	Residential (R-2)	16.782	Civic Center
44	2-4-5-22-003	State of Hawaii	Agriculture	480	
45	2-4-5-27-001	State of Hawaii	Residential (R-3)	2.213	Park Site
46	2-4-5-28-070	State of Hawaii	Residential (R-3)	1.586	
47	2-4-5-30-016	County of Maui	Residential (R-2)	2.252	
48	2-4-5-30-136	County of Maui	Residential (R-2)	5.081	Street
49	2-4-5-34-047	County of Maui	Residential (R-1)	2.269	
50	2-4-6-01-002	State of Hawaii	Historic	11.076	Small Boat Harbor
51	2-4-6-01-007	State of Hawaii	Historic	0.437	Existing Library Site
52	2-4-6-01-009	County of Maui	Historic	1.94	Court House w/Banyan
53	2-4-6-01-010	County of Maui	Historic	0.23	Adjacent to Existing Library
54	2-4-6-02-010	State of Hawaii	Historic	1.797	Park Site
55	2-4-6-02-011	Pioneer Mill Co.	Historic	1.63	Next to Park Site
56	2-4-6-02-014	State of Hawaii	Historic	4.761	Kam III High School
57	2-4-6-07-001	State of Hawaii	Historic	2.008	
58	2-4-6-07-002	State of Hawaii	Historic	7.5	Malu-Ulu-O-Lele Park
59	2-4-6-12-005	County of Maui	Agriculture	22.219	

TABLE 3.1 cont.
 POTENTIAL LIBRARY SITES BASED ON LAND OWNERSHIP AND PROPERTY SIZE

Site No.	Tax Map Key No.	Owner	Land Use	Size (acres)	Remarks
60	2-4-6-13-001	Pioneer Mill Co.	Agriculture	28.6	
61	2-4-6-13-006	County of Maui	Agriculture	5.471	
62	2-4-6-16-004	Pioneer Mill Co.	Industrial (M-2)	45	
63	2-4-6-18-004	State of Hawaii	Agriculture	162.6	
64	2-4-6-18-005	State of Hawaii	Agriculture	52.517	Lahainaluna High Sch
65	2-4-6-18-006	State of Hawaii	Agriculture	26.709	
66	2-4-6-18-007	State of Hawaii	Agriculture	353	
67	2-4-6-18-010	State of Hawaii	Agriculture	53.89	
68	2-4-6-18-011	State of Hawaii	Agriculture	4.898	
69	2-4-6-18-012	State of Hawaii	Agriculture	29	
70	2-4-6-18-013	State of Hawaii	Agriculture	37.832	
71	2-4-6-18-017	State of Hawaii	Agriculture	4.251	
72	2-4-6-18-019	State of Hawaii	Agriculture	2.07	water tank site
73	2-4-6-18-020	State of Hawaii	Agriculture	32	far away from Hwy
74	2-4-6-18-021	State of Hawaii	Agriculture	35	
75	2-4-6-20-002	State of Hawaii	Agriculture	2.1	far away from Hwy
76	2-4-6-25-002	State of Hawaii	Agriculture	2012.5	
77	2-4-7-01-002	Pioneer Mill Co.	Agriculture/Conservation	5136	
78	2-4-7-01-003	State of Hawaii	Agriculture/Conservation	5.998	
79	2-4-7-01-004	State of Hawaii	Conservation	433.58	
80	2-4-7-01-016	State of Hawaii	Conservation	1.624	
81	2-4-7-01-017	State of Hawaii	Conservation	5.697	
82	2-4-7-02-004	Pioneer Mill Co.	Agriculture	49	
83	2-4-8-02-045	State of Hawaii	Agriculture	14.463	Far away from Hwy
84	2-4-8-03-001	State of Hawaii	Conservation	8	Far away from Hwy

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.

TABLE 3.2

EVALUATION OF POTENTIAL LIBRARY SITES BASED ON

Tax Map Key No.	Minimum Criteria						
	Location	Subdivision	Zoning	Displacement	Planned Development	Wetlands	Flood Area
2-4-4-01-015	+	n/a	+	+	+	+	-
2-4-4-01-016	+	n/a	+	-	+	+	-
2-4-4-01-046	+	n/a	+	-	+	+	-
2-4-4-01-104	+	n/a	+	-	+	+	+
2-4-4-01-106	+	n/a	+	+	+	+	+
2-4-4-02-003	+	n/a	+	+	+	+	+
2-4-4-02-008	-	n/a	+	+	+	+	+
2-4-4-02-009	-	n/a	+	+	+	+	+
2-4-4-02-011	-	n/a	+	+	+	+	+
2-4-4-02-012	-	n/a	+	+	+	+	+
2-4-4-02-014	-	n/a	+	+	+	+	+
2-4-4-02-015	-	n/a	+	+	+	+	+
2-4-4-02-017	-	n/a	+	+	+	+	+
2-4-4-02-018	-	n/a	+	+	+	+	+
2-4-4-02-020	+	n/a	+	+	+	+	+
2-4-4-02-029	+	n/a	+	-	+	+	+
2-4-4-04-002	-	n/a	+	+	+	+	+
2-4-4-04-006	-	n/a	+	+	+	+	+
2-4-4-04-009	-	n/a	+	+	+	+	+
2-4-4-04-010	-	n/a	+	+	+	+	+
2-4-4-04-011	-	n/a	+	+	+	+	+
2-4-4-04-012	-	n/a	+	+	+	+	+
2-4-4-06-002	+	n/a	-	-	+	+	-
2-4-4-06-028	+	+	+	+	+	+	-
2-4-4-06-047	+	n/a	+	-	+	+	-
2-4-4-06-057	+	+	+	+	+	+	+
2-4-4-07-002	-	n/a	+	+	+	+	+
2-4-4-07-004	-	n/a	+	+	+	+	+
2-4-4-07-005	-	n/a	+	+	+	+	+

(+) acceptable, (-) unacceptable

TABLE 3.2 cont.

EVALUATION OF POTENTIAL LIBRARY SITES BASED ON M

Tax Map Key No.	Minimum Criteria						
	Location	Subdivision	Zoning	Displacement	Planned Development	Wetlands	Flood Area
2-4-4-07-011	-	n/a	+	+	+	+	+
2-4-4-07-012	-	n/a	+	+	+	+	+
2-4-5-04-012	+	n/a	-	-	+	+	-
2-4-5-04-013	+	n/a	+	-	+	+	-
2-4-5-05-001	+	n/a	+	-	+	+	-
2-4-5-21-003	+	n/a	+	+	-	+	+
2-4-5-21-004	-	n/a	+	+	+	+	+
2-4-5-21-005	-	n/a	+	+	+	+	+
2-4-5-21-007	-	n/a	+	+	-	+	+
2-4-5-21-009	-	n/a	+	+	-	+	+
2-4-5-21-010	+	n/a	+	-	-	+	-
2-4-5-21-013	+	n/a	+	+	+	+	+
2-4-5-21-014	+	n/a	+	-	-	+	+
2-4-5-21-016	+	n/a	+	-	-	+	+
2-4-5-22-003	-	n/a	+	+	+	+	+
2-4-5-27-001	+	n/a	+	-	+	+	+
2-4-5-28-070	+	n/a	+	+	+	+	+
2-4-5-30-016	+	n/a	+	-	+	+	+
2-4-5-30-136	-	n/a	+	-	+	+	+
2-4-5-34-047	+	n/a	+	-	-	+	+
2-4-6-01-002	-	n/a	+	-	-	+	+
2-4-6-01-007	+	n/a	+	-	+	+	-
2-4-6-01-009	+	n/a	+	-	-	+	-
2-4-6-01-010	+	n/a	+	-	+	+	-
2-4-6-02-010	+	n/a	+	-	+	+	-
2-4-6-02-011	+	+	+	-	-	+	-
2-4-6-02-014	+	n/a	+	-	-	+	-
2-4-6-07-001	+	n/a	+	+	+	+	-
2-4-6-07-002	+	n/a	+	-	+	+	-
2-4-6-12-005	+	n/a	+	+	+	+	+

(+) acceptable, (-) unacceptable

3.2 cont.

SITES BASED ON MINIMUM CRITERIA

nt	Wetlands	Flood Area	Tsunami Area	SMA	Remarks
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	-	-	-	Does not meet all minimum criteria
	+	-	-	-	Does not meet all minimum criteria
	+	-	-	-	Does not meet all minimum criteria
	+	+	+	+	Included by exemption (1)
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	-	+	-	Does not meet all minimum criteria
	+	+	+	+	Meets all minimum criteria
	+	+	+	-	Does not meet all minimum criteria
	+	+	+	-	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Meets all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	-	-	-	Included by exemption (2)
	+	-	-	-	Does not meet all minimum criteria
	+	-	-	-	Included by exemption (3)
	+	-	-	-	Does not meet all minimum criteria
	+	-	-	-	Does not meet all minimum criteria
	+	-	-	-	Does not meet all minimum criteria
	+	-	+	-	Included by exemption (4)
	+	-	-	-	Does not meet all minimum criteria
	+	+	+	+	Meets all minimum criteria

TABLE 3.2 cont.

EVALUATION OF POTENTIAL LIBRARY SITES BASED ON M

Tax Map Key No.	Minimum Criteria						
	Location	Subdivision	Zoning	Displacement	Planned Development	Wetlands	Flood Area
2-4-6-13-001	+	n/a	+	+	+	+	+
2-4-6-13-006	+	n/a	+	+	+	+	+
2-4-6-16-004	+	n/a	+	+	-	+	+
2-4-6-18-004	-	n/a	+	+	+	+	+
2-4-6-18-005	+	n/a	+	+	-	+	+
2-4-6-18-006	-	n/a	+	+	+	+	+
2-4-6-18-007	-	n/a	+	+	+	+	+
2-4-6-18-010	-	n/a	+	+	+	+	+
2-4-6-18-011	-	n/a	+	+	+	+	+
2-4-6-18-012	+	n/a	+	+	-	+	+
2-4-6-18-013	+	n/a	+	+	-	+	+
2-4-6-18-017	+	n/a	+	+	+	+	+
2-4-6-18-019	+	n/a	+	-	+	+	+
2-4-6-18-020	-	n/a	+	+	+	+	+
2-4-6-18-021	-	n/a	+	+	+	+	+
2-4-6-20-002	-	n/a	+	+	+	+	+
2-4-6-25-002	-	n/a	+	+	+	+	+
2-4-7-01-002	-	+	+	+	+	+	+
2-4-7-01-003	+	n/a	+	+	+	+	-
2-4-7-01-004	-	n/a	-	+	+	+	+
2-4-7-01-016	+	n/a	-	+	+	+	-
2-4-7-01-017	+	n/a	-	-	+	+	-
2-4-7-02-004	+	+	+	+	+	+	+
2-4-8-02-045	-	n/a	+	+	+	+	+
2-4-8-03-001	-	n/a	-	+	+	+	+

Footnotes:

Shaded entrys 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 C
2. Does not meet zoning, tenant displacement, flood, tsunami, and SMA criteria, but is considered a "feasible" site due to its lo
3. Does not meet zoning, tenant displacement, flood, tsunami, and SMA criteria, but is considered a "feasible" site due to its lo
4. Does not meet flood and SMA criteria, but is considered a "feasible" site due to its location in downtown Lahaina Town

3.2 cont.

SITES BASED ON MINIMUM CRITERIA

a					Remarks
Site	Wetlands	Flood Area	Tsunami Area	SMA	
	+	+	+	+	Meets all minimum criteria
	+	+	+	+	Meets all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Meets all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	-	-	-	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	-	-	-	Does not meet all minimum criteria
	+	-	-	-	Does not meet all minimum criteria
	+	+	+	+	Meets all minimum criteria
	+	+	+	+	Does not meet all minimum criteria
	+	+	+	+	Does not meet all minimum criteria

g section

tion adjacent to Lahaina Civic Center

nd a "feasible" site due to its location at existing Lahaina library site

nd 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

Site No.	Tax Map Key No.	Land Ownership	County Zoning (District)	No. of Buildings on Site	Size (acres)	Remarks
1	2-4-4-02-003	State of Hawaii	Residential (R-3)	0	165.207	
2	2-4-4-02-020	State of Hawaii	Agriculture	1	212.92	
3	2-4-4-06-057	Pioneer Mill Co.	Residential (R-3)	1	6.257	
4	2-4-5-21-003	State of Hawaii	Residential (R-2)	1	1121.775	
5	2-4-5-21-013	State of Hawaii	Agriculture	0	1.562	
6	2-4-5-28-070	State of Hawaii	Residential (R-3)	0	1.586	
7	2-4-6-01-007	State of Hawaii	Historic	1	0.437	Existing Library Site
	2-4-6-01-010	County of Maui	Historic	0	0.23	Adjacent to Library
8	2-4-6-07-001	State of Hawaii	Historic	0	2.008	
9	2-4-6-12-005	County of Maui	Agriculture	0	22.219	
10	2-4-6-13-001	Pioneer Mill Co.	Agriculture	0	28.6	
11	2-4-6-13-006	County of Maui	Agriculture	0	5.471	
12	2-4-6-18-017	State of Hawaii	Agriculture	0	4.251	
13	2-4-7-02-004	Pioneer Mill Co.	Agriculture	0	49	

WEST MAUI FORES

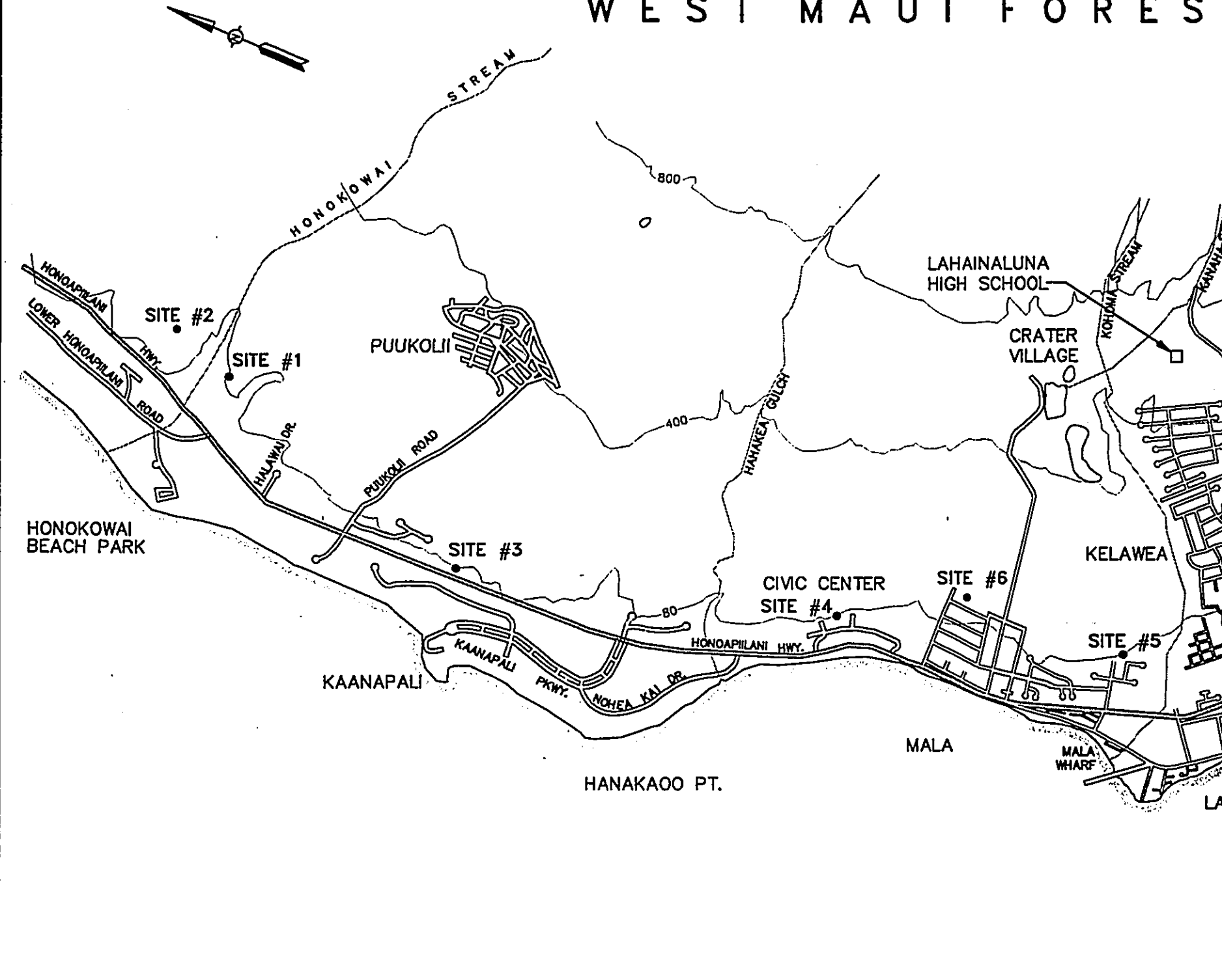
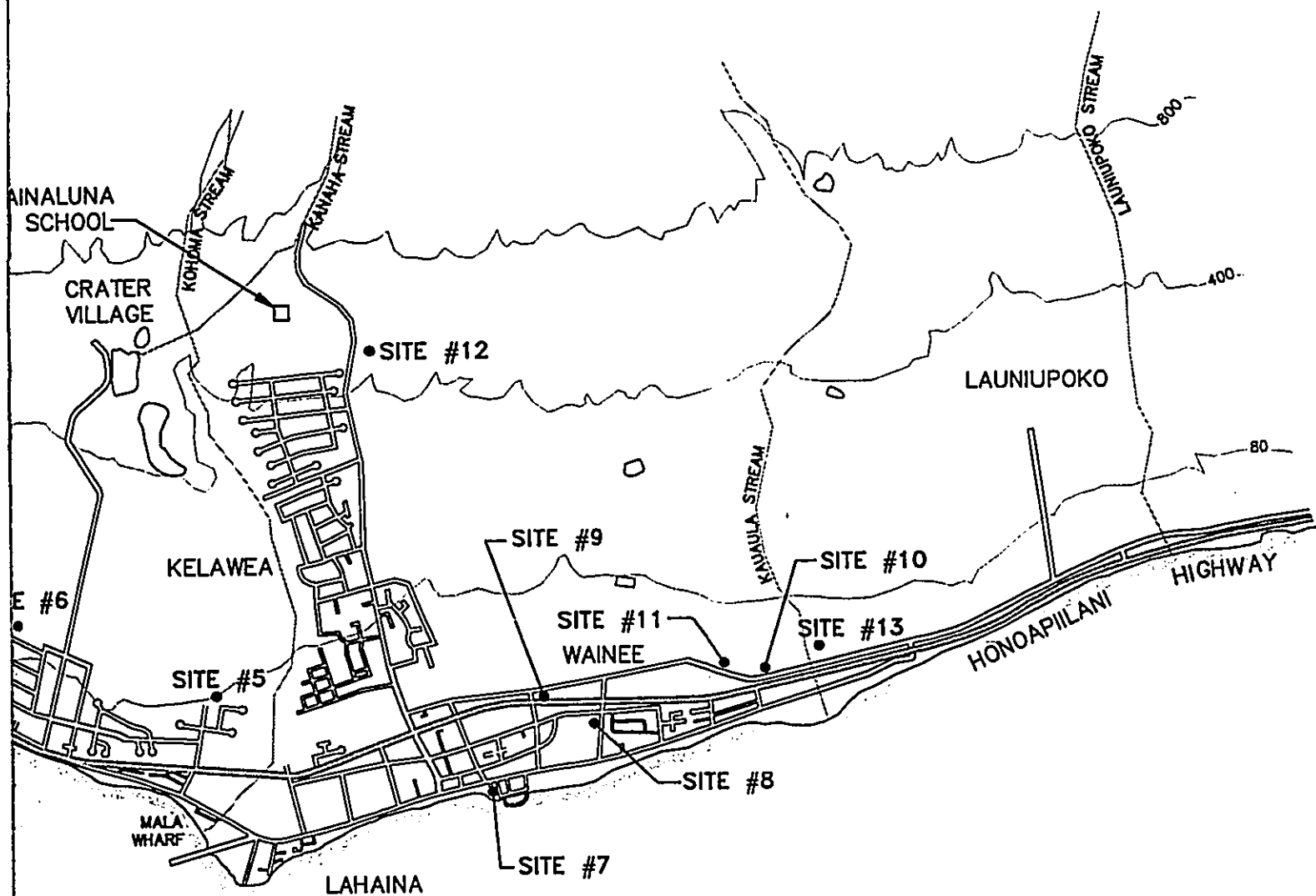


FIGURE 3-3 LOCATIONS OF FEASIBLE SITES FOR PRO
CONTOURS SHOWN IN FEET ABOVE MEAN SEA LEVEL.

SC2258AB

FOREST RESERVE



SITES FOR PROPOSED LAHAINA PUBLIC LIBRARY

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 3.4
EVALUATION OF FEASIBLE LIBRARY SITES BASED ON DESIRED CRITERIA

Site No.	Tax Map Key No.	Desired Criteria											Summary		
		Building Site Criteria					Community Criteria				Cost Criteria		No. of good	No. of fair	No. of poor
		Overall Site Conditions	Accessibility	Aesthetic Value	Presence of Arch./ Historical Resources	Land Ownership	Proximity to Lahaina Town	Proximity to Landmarks	Land Acquisition & Development Cost						
1	2-4-4-02-003	fair	good	fair	good	fair	good	poor	good	poor	good	good	4	2	2
2	2-4-4-02-020	fair	good	fair	good	fair	good	poor	good	poor	good	good	4	2	2
3	2-4-4-08-057	fair	good	fair	good	poor	good	poor	good	fair	good	fair	2	5	1
4	2-4-5-21-003	fair	fair	good	good	fair	good	fair	good	good	good	good	5	3	0
5	2-4-5-21-013	poor	poor	fair	good	fair	good	fair	good	poor	poor	fair	2	3	3
6	2-4-5-28-070	poor	fair	fair	good	fair	good	fair	good	poor	poor	good	3	3	2
7	2-4-6-01-007	good	good	good	poor	fair	poor	excellent	good	good	good	good	7	0	1
8	2-4-6-01-010	good	good	good	poor	good	poor	excellent	good	good	good	good	7	0	1
9	2-4-6-07-001	good	fair	fair	good	fair	good	excellent	good	good	good	good	6	2	0
10	2-4-6-12-005	good	good	fair	good	good	good	excellent	poor	poor	poor	good	4	4	0
11	2-4-6-13-001	good	good	good	good	poor	good	good	poor	poor	poor	fair	4	4	0
12	2-4-6-13-006	fair	fair	fair	good	good	good	good	poor	poor	poor	good	3	4	1
13	2-4-6-18-017	poor	good	fair	good	fair	good	fair	poor	poor	poor	poor	3	2	3
14	2-4-7-02-004	fair	good	fair	good	poor	good	fair	poor	poor	poor	fair	2	5	1

- 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

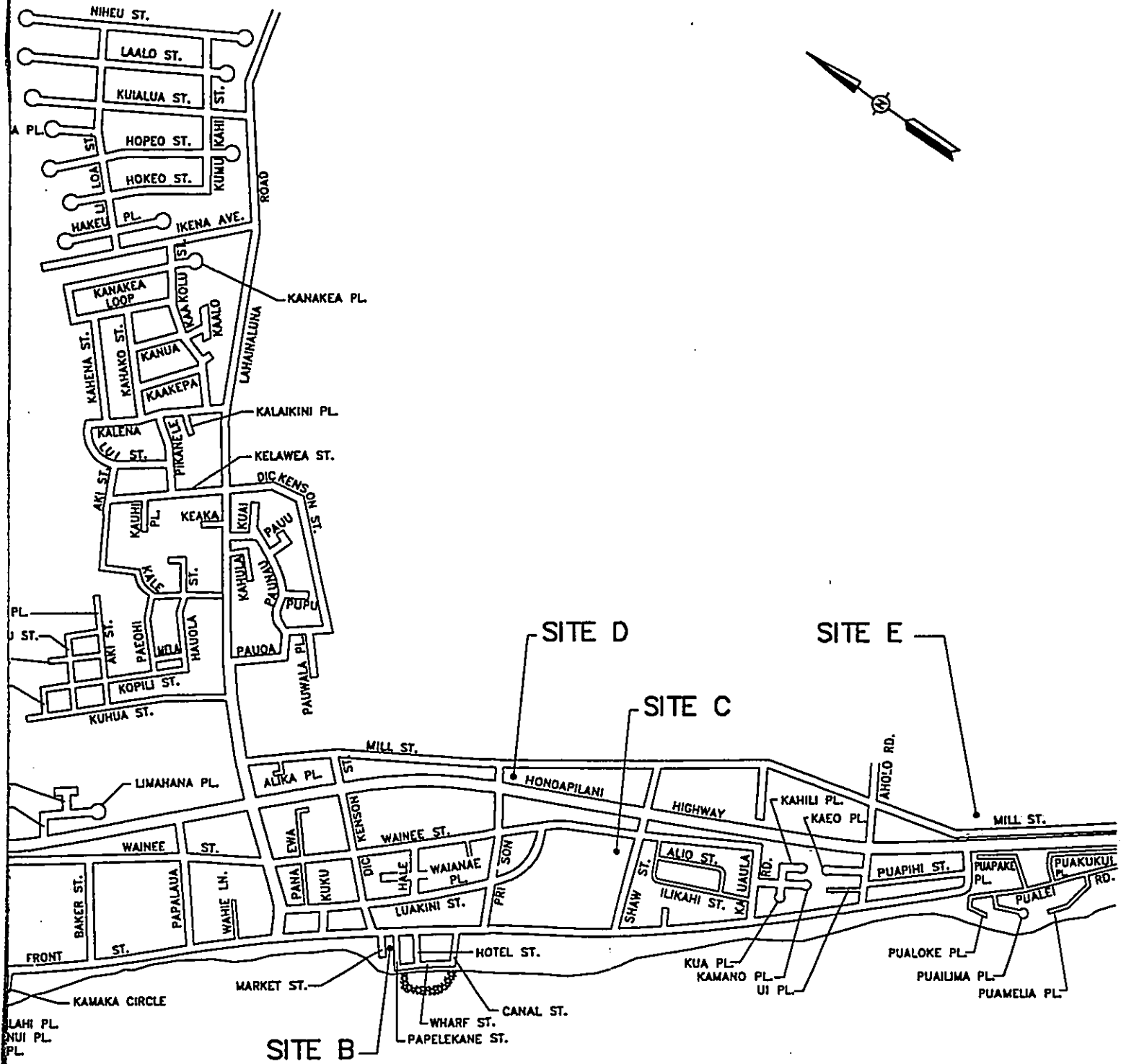
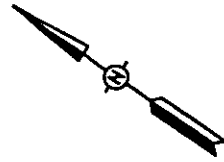
Site	Tax Map Key No.	Land Ownership	County Zoning (District)	No. of Buildings on Site	Size (acres)	Assessed Value	
						(see footnote no. 1)	(see footnote no. 2)
A	2-4-5-21-003	State of Hawaii	Residential (R-2)	1	1121.775	\$342,900	\$44,871,000
B	2-4-6-01-007	State of Hawaii	Historic	1	0.437	\$1,611,300	\$2,093,410
	2-4-6-01-010	County of Maui	Historic	0	0.23	\$802,000	\$1,102,750
C	2-4-6-07-001	State of Hawaii	Historic	0	2.008	\$503,000	\$874,740
D	2-4-6-12-005	County of Maui	Agriculture	1	22.219	\$100	\$888,760
E	2-4-6-13-001	Pioneer Mill Co.	Agriculture	0	28.6	\$10,400	\$1,144,000

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.
2. Estimated actual property cost based on bulk land prices for agricultural land, commercial property along Front Street and unimproved residential property for 1992.

LAHAINALUNA
HIGH SCHOOL

LAHAINALUNA
INTERMEDIATE SCHOOL



SITES FOR PROPOSED LAHAINA PUBLIC LIBRARY

**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

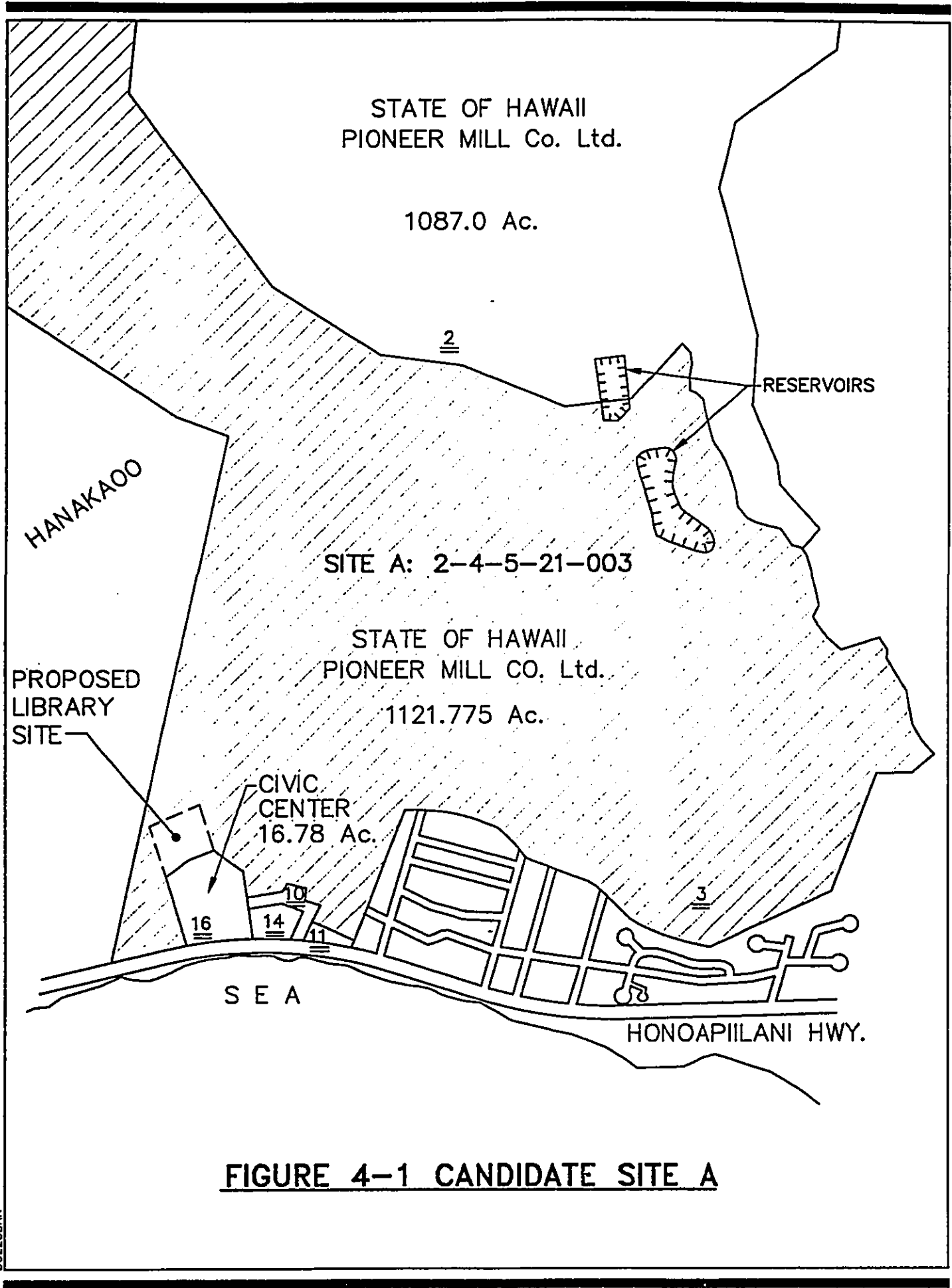


FIGURE 4-1 CANDIDATE SITE A

SC2258AN

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.

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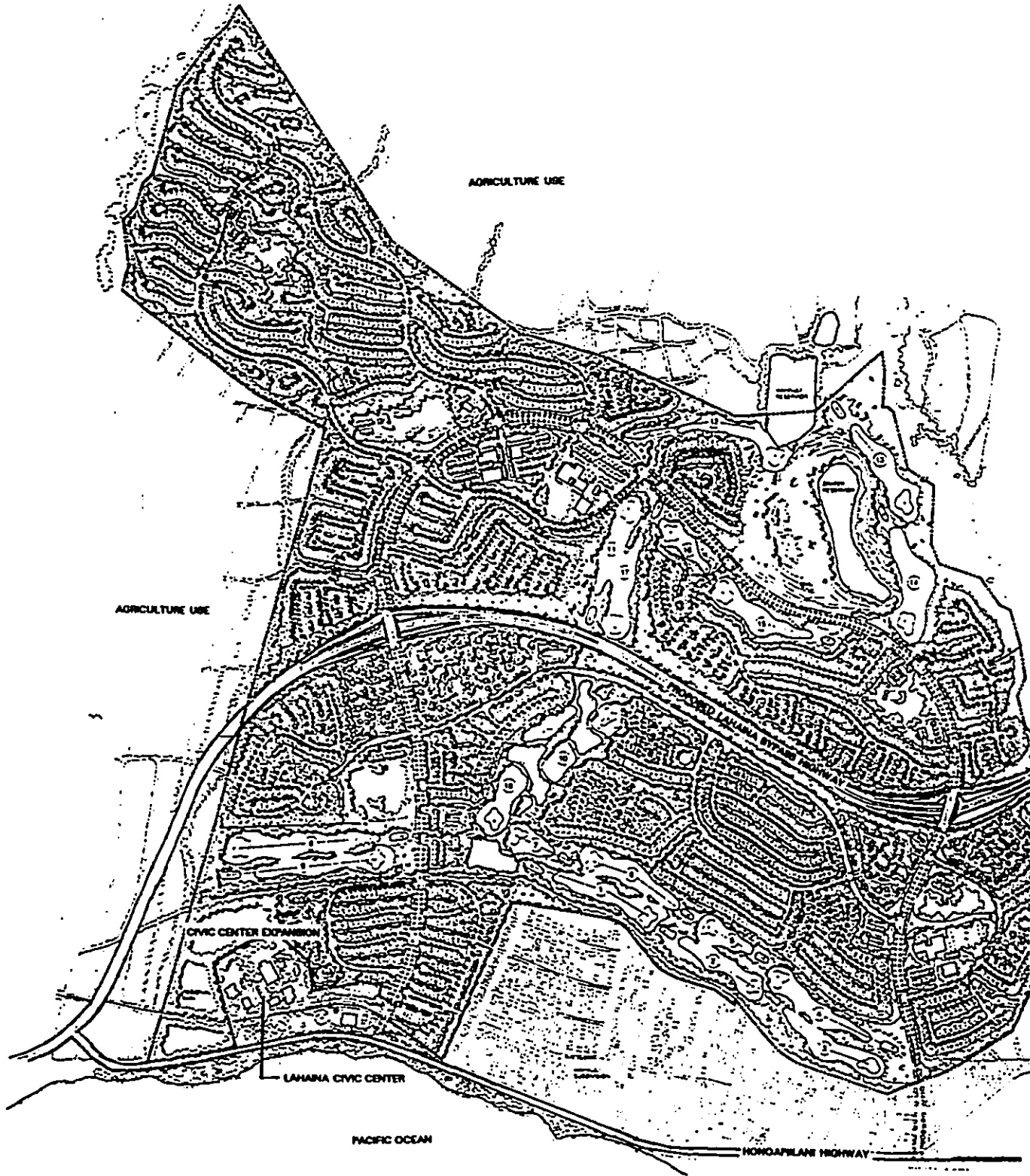


FIGURE 4-2 LAHAINA MASTER PLANNED PROJECT

SC2258AG

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

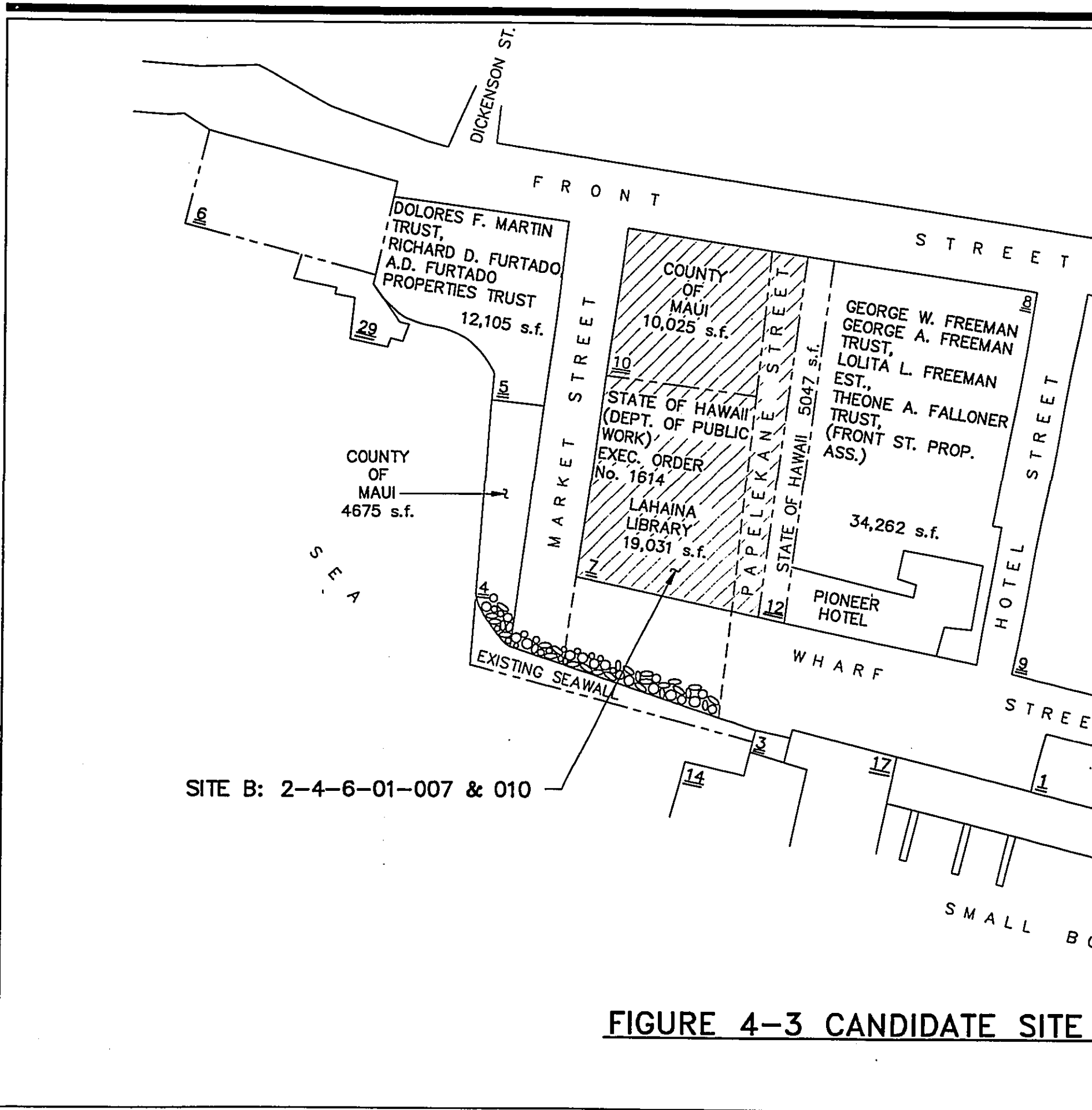
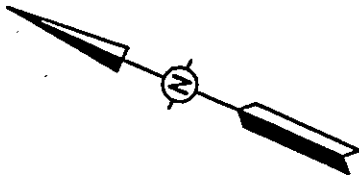


FIGURE 4-3 CANDIDATE SITE

SC2258AK



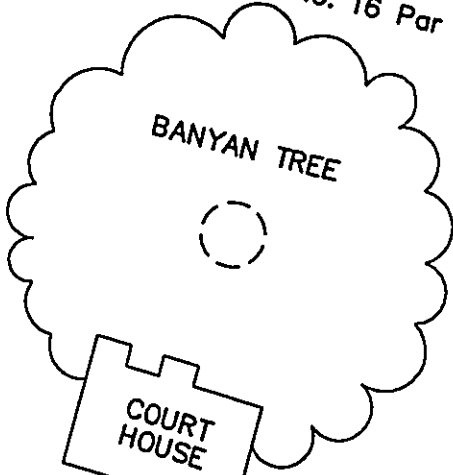
S T R E E T

GEORGE W. FREEMAN
GEORGE A. FREEMAN
ST,
MATA L. FREEMAN
ONE A. FALLONER
ST,
ST. PROP.

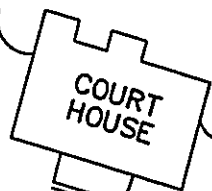
1,262 s.f.

HOTEL STREET

STATE OF HAWAII
(COUNTY OF MAUI)
EXEC. ORDER No. 16 Par 2



BANYAN TREE



COURT HOUSE

CANAL STREET

S T R E E T

17

1



CANNONS

STATE OF HAWAII

SMALL BOAT HARBOR

CANDIDATE SITE B

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,

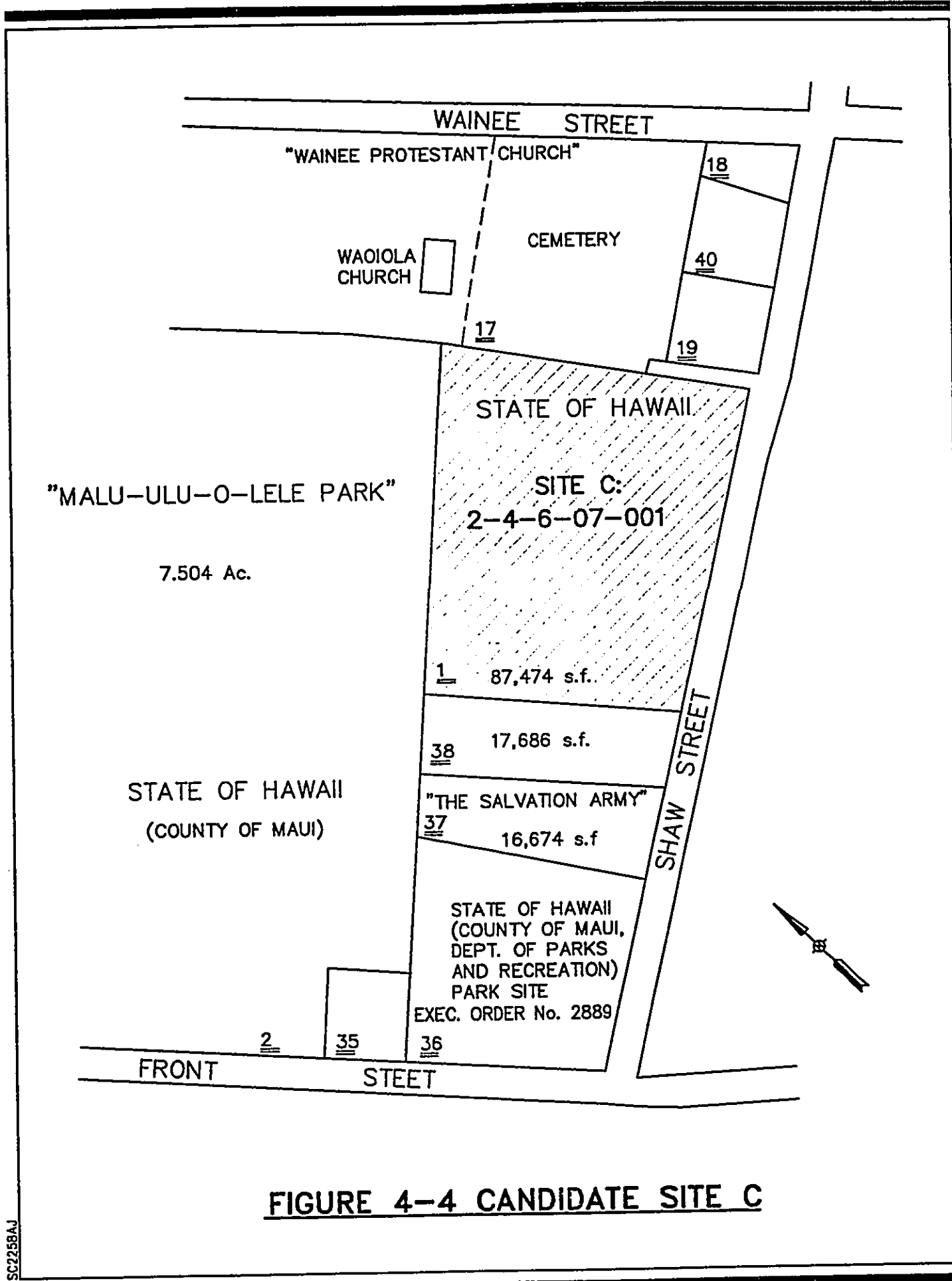


FIGURE 4-4 CANDIDATE SITE C

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

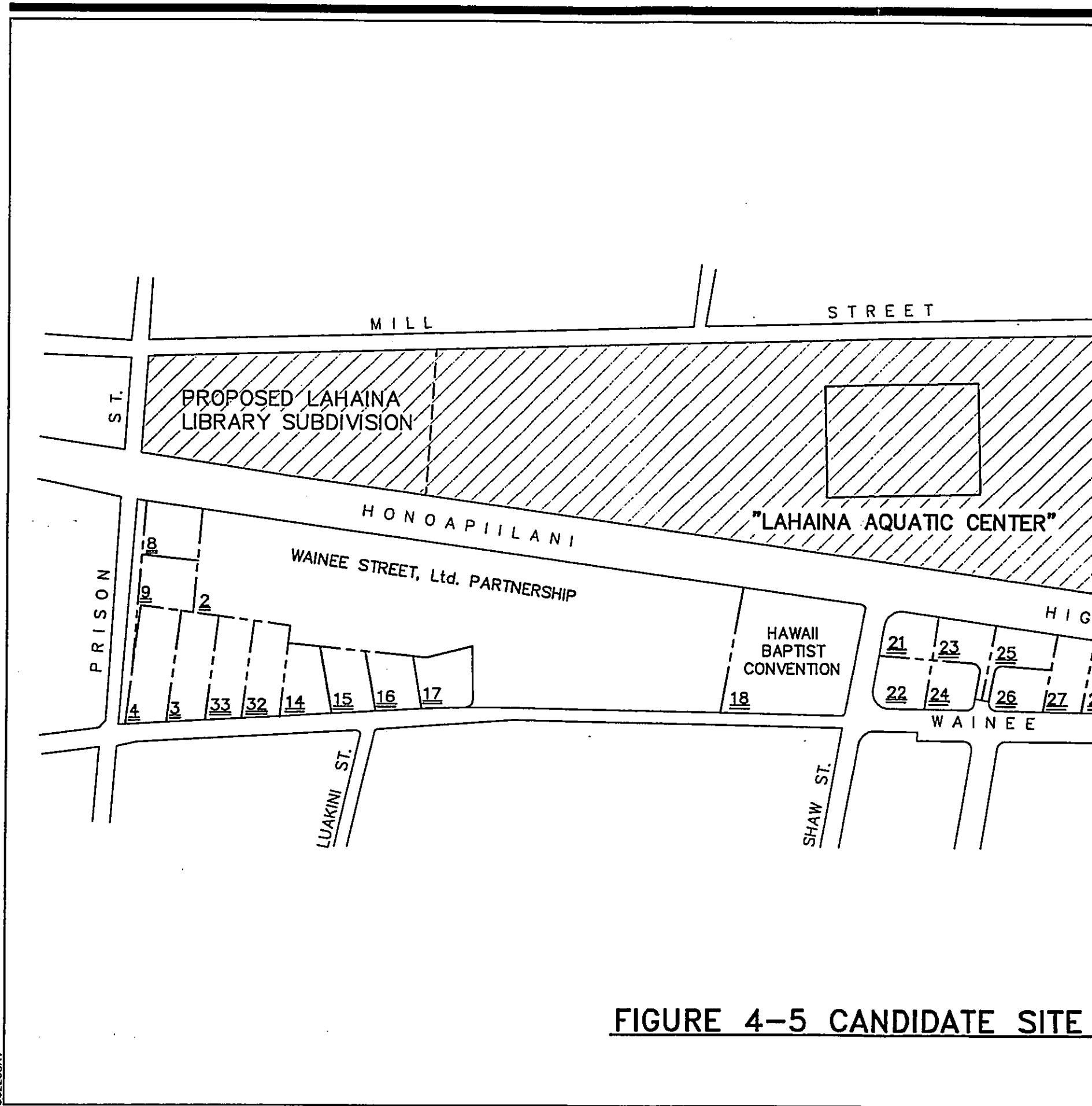
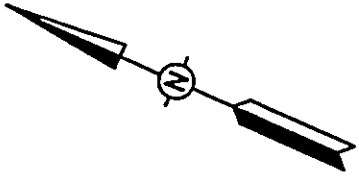


FIGURE 4-5 CANDIDATE SITE

SC2258AY



REET

SITE D: 2-4-6-12-005

AQUATIC CENTER"

LEOLEO ST.

HIGHWAY

<u>21</u>	<u>23</u>	<u>25</u>																	
<u>22</u>	<u>24</u>	<u>26</u>	<u>27</u>	<u>28</u>	<u>29</u>	<u>30</u>	<u>31</u>	<u>20</u>	<u>19</u>	<u>1</u>									

TO WAILUKU

W A I N E E STREET

KAUOLA RD.

CANDIDATE SITE D

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 existing 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 Kahaulaleia 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 Kaulua 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 Kahaula Street. There are no fire hydrants located adjacent to the site. Sewer utilities are not

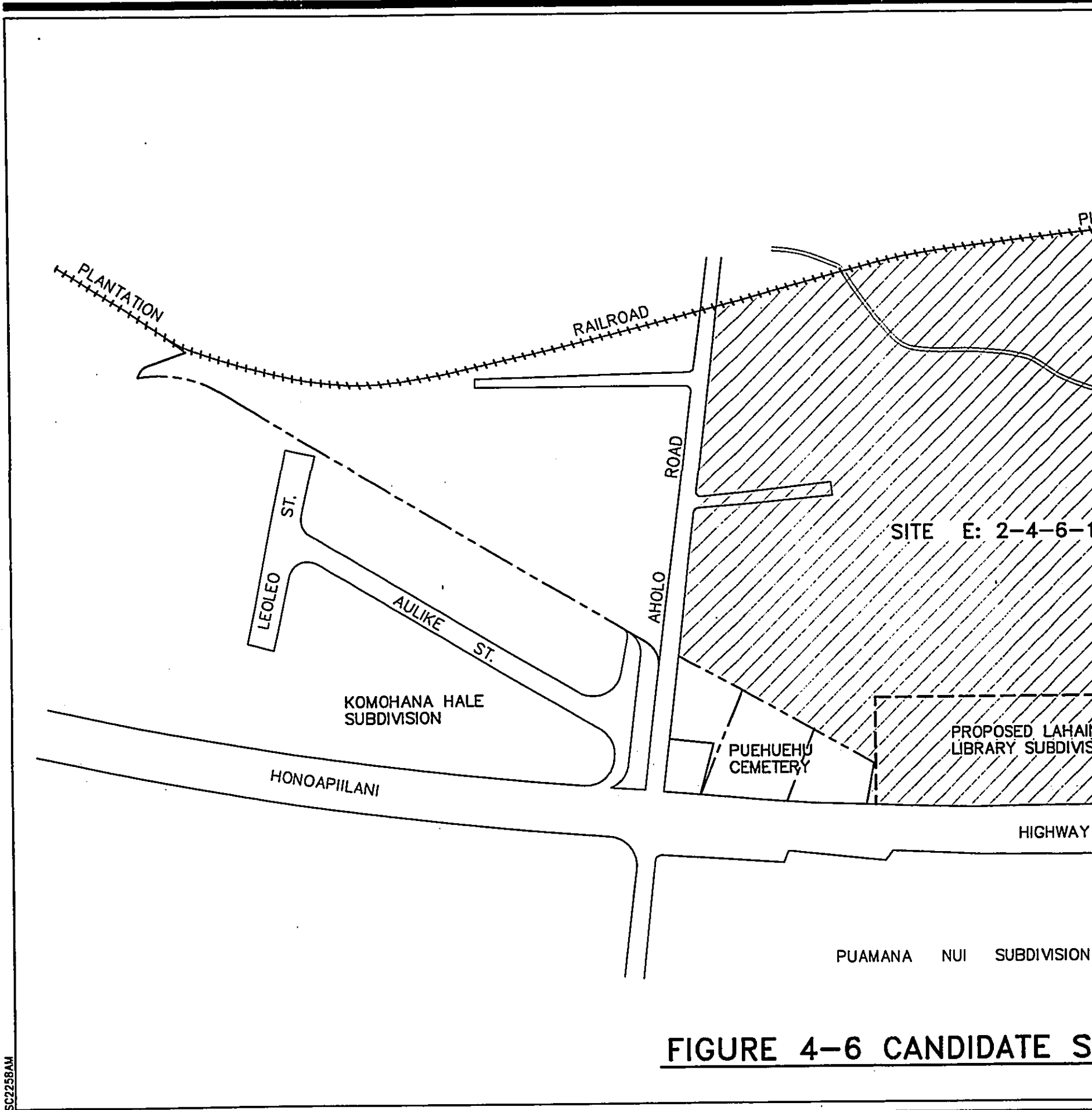
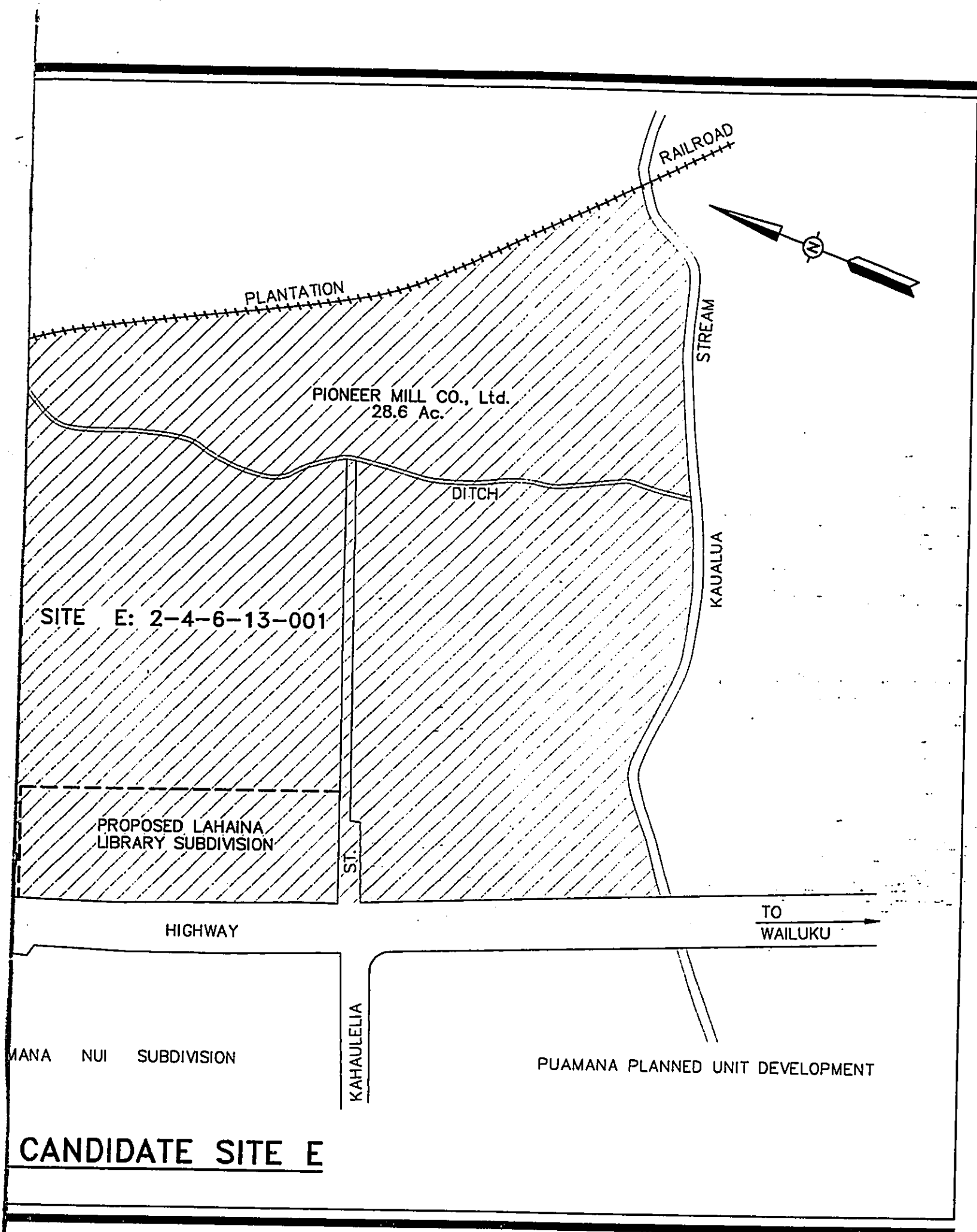


FIGURE 4-6 CANDIDATE S

SC2258AM



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

PIONEER MILL CO., Ltd.
28.6 Ac.

PROPOSED LAHAINA
LIBRARY SUBDIVISION

HIGHWAY

TO
WAILUKU

MANA NUI SUBDIVISION

ST.
KAHAULELIA

PUAMANA PLANNED UNIT DEVELOPMENT

CANDIDATE SITE E

available at the site. The nearest sewer line to the site is an 8-inch line located on Front Street at its intersection with Kahaulelia 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

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 including compressibility, workability, stability, shear strength, erodibility, plasticity and location of water table. Ratings for soil stability 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

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

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.

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 R43, "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**

Building Site Criteria	Candidate Sites				
	Site A TMK No. 2-4-5-21-003	Site B TMK No. 2-4-6-01-007 & 010	Site C TMK No. 2-4-6-07-001	Site D TMK No. 2-4-6-12-005	Site E TMK No. 2-4-6-13-001
A. Environmental Characteristics					
1. Slope	Fair	Good	Good	Good	Fair
2. Shape	Good	Good	Good	Good	Good
3. General Soil Stability	Fair	Good	Good	Good	Fair
4. Soil Depth	Poor	Good	Good	Good	Good
5. Natural Beauty	Good	Good	Fair	Good	Good
B. Roadways and Utilities					
1. Roadways	Poor	Fair	Good	Good	Good
2. Water Service	Fair	Good	Good	Good	Fair
3. Sewer Service	Poor	Good	Good	Good	Poor
4. Drainage System	Poor	Good	Poor	Good	Good
5. Electrical and Telephone Service	Good	Good	Fair	Good	Good
C. Accessibility					
1. Automobile Access	Good	Good	Fair	Good	Good
2. Pedestrian Access	Poor	Good	Poor	Fair	Fair
3. Traffic Flow	Poor	Fair	Fair	Good	Good
Community Criteria					
A. Government					
1. State Land Use Designation	Fair	Good	Good	Fair	Fair
2. Special Management Area	Good	Poor	Poor	Good	Good
3. National Flood Insurance Program	Good	Poor	Fair	Good	Good
4. County Zoning Ordinance	Fair	Fair	Fair	Fair	Fair
5. Leaina Community Plan	Good	Fair	Fair	Fair	Good
B. Community Effects					
1. Existing Use and Community Displacement	Fair	Good	Good	Good	Fair
2. Surrounding Land Use	Fair	Good	Good	Good	Fair
3. Land Ownership	Good	Good	Good	Good	Fair
4. Aesthetic Value	Good	Fair	Good	Good	Good

Although the Shaw Street site is located adjacent to Malu-ulu-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 Kahalelia 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 consists 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 Halakaa 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 5.2
FREQUENCY OF RATINGS FOR CANDIDATE SITES BASED ON BUILDING SITE
AND COMMUNITY CRITERIA**

Building Site Criteria	Candidate Sites				
	Site A TMK No. 2-4-5-21-003	Site B TMK No. 2-4-6-01-007 & 010	Site C TMK No. 2-4-6-07-001	Site D TMK No. 2-4-6-12-005	Site E TMK No. 2-4-6-13-001
A. Environmental Characteristics					
Good	2	6	4	5	3
Fair	2	0	1	0	2
Poor	1	0	0	0	0
B. Roadways and Utilities					
Good	1	4	3	5	3
Fair	1	1	1	0	1
Poor	3	0	1	0	1
C. Accessibility					
Good	1	2	0	2	2
Fair	0	1	2	1	1
Poor	2	0	1	0	0
Community Criteria					
A. Government					
Good	3	1	1	2	3
Fair	2	2	3	3	2
Poor	0	2	1	0	0
B. Community Effects					
Good	2	3	4	4	1
Fair	2	1	0	0	3
Poor	0	0	0	0	0

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

**TABLE 5.3
LAND ACQUISITION AND SITE IMPROVEMENT COSTS**

	Candidate Sites				
	Site A TMK No. 2-4-5-21-003	Site B TMK No. 2-4-6-01-007 & 010	Site C TMK No. 2-4-6-07-001	Site D TMK No. 2-4-6-12-005	Site E TMK No. 2-4-6-13-001
1. Land Acquisition Cost					
Size (acre)	1.2	0.67	2.01	1.2	1.2
Property Value	48000	3195997	875556	48000	48000
a. Land Acquisition	48000	0	875556	48000	48000
b. Cost of Relocating Existing Site Uses	N/A	N/A	N/A	N/A	N/A
2. On-Site Improvements					
a. Demolition	N/A	41400	N/A	N/A	N/A
b. Clearing and Grubbing	792	N/A	13590	N/A	792
c. Earthwork/Grading	33570	21919	52321	N/A	16794
d. Landscaping	27954	7596	76698	27954	27954
e. Roadway/Parking Area/Sidewalk	53550	53550	53550	53550	53550
f. Drainage System Improvements	14400	14400	14400	14400	14400
g. Water System Improvements	15660	8820	8820	15660	15660
h. Sewer System Improvements	31248	7200	7200	7200	31248
i. Electrical/Telephone Service Improvements	13446	13446	13446	13446	13446
3. Off-Site Improvements					
a. Roadway/Sidewalk	29522	N/A	14081	See *	See *
b. Drainage System Improvements	N/A	N/A	N/A	N/A	N/A
c. Water System Improvements	38000	N/A	N/A	10500	10500
d. Sewer System Improvements	N/A	N/A	N/A	N/A	N/A
e. Electrical/Telephone Service Improvements	See **	N/A	See **	N/A	N/A
4. Subtotal	306142	168331	112862	190710	232344
5. Engineering and Contingency (20%)	61228	33666	225932	38142	46469
6. Total	367370	201997	135594	228852	278813

* Cost for roadway is N/A. Cost associated with developing pedestrian access across and along Honoapiʻiani 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 Libarary 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 pueo (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 habits 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.

6.2.2 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 Halakaa sites 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

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 archaeological 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 Waiola 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 Halakaa 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-foot 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 Papelekane 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. Papelekane Street is a small alleyway dedicated to the existing library. Although traffic along Market, Wharf and Papelekane 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, Wainee 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 - Halakaa

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
COMMITMENTS 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

Permit/ Approval	Site A	Site B	Site C	Site D	Site E Halakaa	Approving Agencies	Approximate Processing Time
	Civic Center	Existing Library	Shaw Street	Lahaina Aquatic Center			
Change in Zoning	X	X	X	X	X	Maui Dept. of Planning	6-12 Months
Special Management Area Use Permit		X	X			Maui Dept. of Planning, Planning Commission	4-6 Months
Lahaina Community Plan Amendment	X	X	X	X		Maui Dept. of Planning	4-6 Months
State Land Use Boundary Amendment	X			X	X	State Dept. of Land and Natural Resources	3-6 Months
Subdivision	X				X	Maui Dept. of Public Works and Waste Management, Land Use and Codes Administration	6-18 Months
Plan Approval	X	X	X	X	X	Maui Dept. of Planning, Planning Commission	
Flood Hazard District Boundary Determination		X	X			Maui Dept. of Public Works and Waste Management, Land Use and Codes Administration	2-4 Months
Building Permit	X	X	X	X	X	Maui Dept. of Public Works and Waste Management, Land Use and Codes Administration	6-18 Months

<u>Permit/ Approval</u>	<u>Site A Civic Center</u>	<u>Site B Existing Library</u>	<u>Site C Shaw Street</u>	<u>Site D Lahaina Aquatic Center</u>	<u>Site E Halakaa</u>	<u>Approving Agencies</u>	<u>Approximate Processing Time</u>
Sewer Connec- tion		X	X	X		Maui Dept. of Public Works and Waste Man- agement, Land Use and Codes Administration	1 Month
Work within State Right- of-Way		X				State Dept. of Trans- portation - Highways Division	2-4 Weeks
Work within County Right- of-way"						Maui Dept. of Public Works and Waste Man- agement	2-4 Week
Grading Permit	X	X	X	X	X	Maui Dept. of Public Works and Waste Man- agement, Land Use and Codes Administration	4 Weeks

**SECTION 11
AGENCIES, ORGANIZATIONS
AND INDIVIDUALS CONSULTED
IN THE PREPARATION OF THIS EIS
AND THE LIST OF PREPARERS**

DISTRIBUTION LIST

<u>NO.</u>	<u>ADDRESSEES/AGENCIES</u>
<u>FEDERAL AGENCIES</u>	
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
<u>STATE AGENCIES</u>	
8	Department of Accounting and General Services 1151 Punchbowl Street Honolulu, Hawaii 96813
9	Department of Agriculture 1428 South King Street Honolulu, Hawaii 96814

NO.

ADDRESSEES/AGENCIES

STATE AGENCIES (Cont'd.)

- 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
Honolulu, Hawaii 96813
- 19 Department of Human Services
1390 Miller Street
honolulu, Hawaii 96813

NO.

ADDRESSEES/AGENCIES

STATE AGENCIES (Cont'd.)

- 20 Department of Transportation
869 Punchbowl Street
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

- 28 County of Maui
Planning Department
200 South High Street
Wailuku, Hawaii 96793

NO.

ADDRESSEES/AGENCIES

COUNTY ADMINISTRATION/AGENCIES (Cont'd.)

- 29 County of Maui
Department of Parks and Recreation
200 South High Street
Wailuku, Hawaii 96793
- 30 County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawaii 96793
- 31 County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
- 32 County of Maui
Economic Development Agency
200 South High Street
Wailuku, Hawaii 96793
- 33 The Honorable Goro Hokama
County Council Chairman
200 South High Street
Wailuku, Hawaii 96793
- 34 The Honorable Linda Crockett Lingle
Mayor
200 South High Street
Wailuku, Hawaii 96793

UTILITIES/INDIVIDUALS

- 35 Maui Electric Company, Ltd.
210 W. Kam Avenue
Kahului, Hawaii 96732
- 36 Hawaiian Telephone Co.
P.O. Box 370
60 South Church Street
Wailuku, Hawaii 96793
- 37 The Gas Co.
Maui Division
70 Hana Highway
Kahului, Hawaii 96732

NO.

ADDRESSEES/AGENCIES

UTILITIES/INDIVIDUALS (Cont'd.)

- 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

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.

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Received</u>	<u>DAGS Response</u>
<u>FEDERAL AGENCIES</u>		
• U.S. Department of Agriculture Soil Conservation Service P.O. Box 50004 300 Ala Moana Boulevard Honolulu, Hawaii 96850	11/15/93	6/6/94
• U.S. Army Corps of Engineers Pacific Ocean Division, Building 230 Fort Shafter, Hawaii 96858	11/12/93	1/28/94
• U.S. Department of the Interior Fish and Wildlife Services P.O. Box 50156 300 Ala Moana Boulevard Honolulu, Hawaii 96850	4/1/94	5/5/94
• U.S. Department of the Interior National Park Service P.O. Box 50165 300 Ala Moana Boulevard Honolulu, Hawaii 96850		
• U.S. Department of Commerce National Marine Fisheries Service 2570 Dole Street Honolulu, Hawaii 96822		
• U.S. Department of Transportation Federal Aviation Administration P.O. Box 50109 300 Ala Moana Boulevard Honolulu, Hawaii 96825		

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Received</u>	<u>DAGS Response</u>
<ul style="list-style-type: none"> American Lung Association 245 North Kukui Street Honolulu, Hawaii 96817 		
<u>STATE AGENCIES</u>		
<ul style="list-style-type: none"> Department of Accounting and General Services 1151 Punchbowl Street Honolulu, Hawaii 96813 	8/2/93	8/27/93
<ul style="list-style-type: none"> Department of Agriculture 1428 South King Street Honolulu, Hawaii 96814 		
<ul style="list-style-type: none"> Department of Business, Economic Development and Tourism 220 South King Street, 11th Floor Honolulu, Hawaii 96813-4541 		
<ul style="list-style-type: none"> Department of Business, Economic Development and Tourism State Energy Office 355 Merchant Street, Room 110 Honolulu, Hawaii 96813 		
<ul style="list-style-type: none"> Department of Defense 3949 Diamond Head Road Honolulu, Hawaii 96816 		
<ul style="list-style-type: none"> Department of Education 1390 Miller Street Honolulu, Hawaii 96813 		
<ul style="list-style-type: none"> Department of Hawaiian Home Lands 335 Merchant Street Honolulu, Hawaii 96813 		
<ul style="list-style-type: none"> Department of Land and Natural Resources 1151 Punchbowl Street Honolulu, Hawaii 96813 	12/9/93	1/14/94
<ul style="list-style-type: none"> 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

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Received</u>	<u>DAGS Response</u>
• Department of Health 1250 Punchbowl Street Honolulu, Hawaii 96813	12/30/93	2/16/94
• Department of Health Environmental Management Division 500 Ala Moana Boulevard Five Waterfront Plaza, Suite 250 Honolulu, Hawaii 96813		
• Department of Human Services 1390 Miller Street Honolulu, Hawaii 96813		
• Department of Transportation 869 Punchbowl Street Honolulu, Hawaii 96813	1/18/93	1/20/94
• Hawaii State Public Library System 478 South King Street Honolulu, Hawaii 96813		
• The Honorable Joseph M. Souki House of Representative Hawaii State Capital 415 South Beretania Street Honolulu, Hawaii 96813		
• The Honorable Russell Blair State Senator Hawaii State Capital 415 South Beretania Street Honolulu, Hawaii 96813		
• Office of State Planning 250 South Hotel Street, 4th Floor Honolulu, Hawaii 96813		
• Office of Hawaiian Affairs 711 Kapiolani Boulevard, Suite 500 Honolulu, Hawaii 96813		
• University of Hawaii Water Resources Research Center 2540 Dole Street, Holmes Hall 283 Honolulu, Hawaii 96822		

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Received</u>	<u>DAGS Response</u>
<ul style="list-style-type: none"> University of Hawaii Environmental Center 2550 Campus Road, Crawford 317 Honolulu, Hawaii 96822 		
<u>COUNTY ADMINISTRATION/AGENCIES</u>		
<ul style="list-style-type: none"> County of Maui Planning Department 200 South High Street Wailuku, Hawaii 96793 	12/7/93	1/20/94
<ul style="list-style-type: none"> County of Maui Department of Parks and Recreation 200 South High Street Wailuku, Hawaii 96793 	3/1/94	6/6/94
<ul style="list-style-type: none"> County of Maui Department of Public Works 200 South High Street Wailuku, Hawaii 96793 	1/28/94	3/3/94
<ul style="list-style-type: none"> County of Maui Department of Water Supply 200 South High Street Wailuku, Hawaii 96793 	1/14/94	3/3/94
<ul style="list-style-type: none"> County of Maui Economic Development Agency 200 South High Street Wailuku, Hawaii 96793 		
<ul style="list-style-type: none"> The Honorable Goro Hokama County Council Chairman 200 South High Street Wailuku, Hawaii 96793 		
<ul style="list-style-type: none"> The Honorable Linda Crockett Lingle Mayor 200 South High Street Wailuku, Hawaii 96793 		
<u>UTILITIES</u>		
<ul style="list-style-type: none"> Maui Electric Company, Ltd. 210 W. Kam Avenue Kahului, Hawaii 96732 	11/4/93	1/14/94

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Received</u>	<u>DAGS Response</u>
• 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 Lucky Lahaina Restoration Foundation Front Street Lahaina, Hawaii 96761		
• Mark Percell West Maui Taxpayers Association Kaanapali Lahaina, Hawaii 96761		

Maui Electric Company, Ltd. • 210 West Kahehameha Avenue • PO Box 398 • Kahului, Maui, HI 96732-0398 • (808) 871-8461

Rafiki

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NOV - 8 1993
COMPTROLLER'S OFFICE
STATE OF HAWAII



November 4, 1993

Mr. Robert P. Takushi
State Comptroller
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 MECO when the site is finalized. At that time, we encourage the State's electrical consultant to coordinate with MECO 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

Edward Reinhardt
Manager, Engineering

DT:rt

STATE OF HAWAII	_____
GOVERNOR	_____
COMPTROLLER	_____
STATE ENGINEER	_____
STATE ARCHITECT	_____
STATE HISTORIC PRESERVATION	_____
STATE LAND & NATURAL RESOURCES	_____
STATE PLANNING	_____
STATE PUBLIC WORKS	_____
STATE TRANSPORTATION	_____
STATE WATER	_____
STATE ZONING	_____
STATE AGENCIES	_____
OTHER	_____

An HEI Company

JOHN WALKER
COMPTROLLER



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

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD UNDERBUSH
DEPUTY COMPTROLLER
LETTER NO. (P)1028.4

JAN 14 1994

*7/15/93
M 19/93*

Mr. Edward Reinhardt
Manager, Engineering
Maui 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 MECO during the next phase of our project.

We appreciate your input for this project.

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

AY:jk
cc: Dr. Marc M. Siah, GMP Associates, Inc.

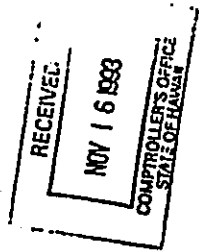


DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

November 12, 1993

Planning Division



Kisuk

Mr. Robert P. Takushi, State Comptroller
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,

Kisuk Cheung
Kisuk Cheung, P.E.
Director of Engineering

SEARCHED	INDEXED
SERIALIZED	FILED
NOV 16 1993	NOV 16 1993
NOV 16 1993	NOV 16 1993
NOV 16 1993	NOV 16 1993
NOV 16 1993	NOV 16 1993
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NOV 16 1993	NOV 16 1993
NOV 16 1993	NOV 16 1993



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GMP ASSOCIATES,
'94 FEB 1 AM 9 30

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

JOHN WAMBE
COMPTROLLER

JAN 28 1994

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

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.

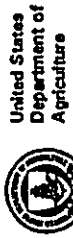
We appreciate your input for this project.

Very truly yours,

Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

AY:jk
cc: Dr. Marc M. Siah, GMP Associates, Inc.

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD UMEBAYASHI
DEPUTY COMPTROLLER
LETTER NO. (P)1047.4



United States
Department of
Agriculture

Soil
Conservation
Service

P. O. Box 50004
Honolulu, HI
96850-0001

PM

NOV 22 10 01 AM '93
DIVISION OF SOIL CONSERVATION

November 15, 1993

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

Dear Mr. Takushi:

Subject: Draft Environmental Impact Statement - New Lahaina Public Library

No response necessary at this time

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 comment, should you have any questions, please contact Mr. Michael C. Tusing at (808) 541-2606 or Mr. Neal Fujiwara at (808) 244-3729.

Sincerely,

Nathaniel R. Conner
NATHANIEL R. CONNER
State Conservationist

cc: Neal Fujiwara, District Conservationist, Waialuku Field Office.

SEARCHED	INDEXED
SERIALIZED	FILED
NOV 22 1993	
DIVISION OF SOIL CONSERVATION	
HONOLULU, HAWAII	

U.S. Department of Agriculture logo and tagline: "To lead the way in helping our customers conserve, sustain, and enhance Hawaii's natural resources."

JOHN WALKER
GOVERNOR

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STATE OF HAWAII



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STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
800 PUNAHONUA STREET
HONOLULU, HAWAII 96813-5000

HORTA
REID D. JOHNSON
DIRECTOR

DEPUTY DIRECTOR
KAMAHU HOLY
JOYCE L. GARDNER
CALVIN W. TELIDA
IN REPLY REFER TO:
STP 8.5.618



JOHN WALKER
GOVERNOR
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JMP ASSOCIATES, INC.
'94 JAN 24 10 08 AM '94

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 114, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD LUNDGABAJAN
DEPUTY COMPTROLLER
LETTER NO. (P) 1030.4

November 18, 1993

JAN 20 1994

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

FROM: Rex D. Johnson
Director of Transportation

SUBJECT: New Lahaina Public Library, EIS Consultation Phase

TMK: Site A 4-5-21: 03
Site B 4-6-01: 07, 10
Site C 4-6-07: 01
Site D 4-6-12: 05
Site E 4-6-13: 01

For Sites D and E, we recommend that consideration be given to providing access to the proposed library be from Prison or Mill Streets and Kahauleiia 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 18, 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

TO: DIVISION OF PUBLIC WORKS
INTERNAL USE ONLY

State P.W. Eng.	Approval	_____
P.W. Supv.	Sign	_____
Staff Serv. Dir.	Info	_____
Planning Dir.	File	_____
Proj. Mgmt. Dir.	Site Map	_____
Design Dir.	Comments	_____
Inst. Dir.	Issued	_____
Qual. Cont. Eng.	Rec'd	_____
Director's Sec'y	File	_____

Robert Takushi
Page 2

- 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, D and E, 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 D: This site has been extensively altered by grading and landscaping. Historic sites are not likely to be present.
 - c) Candidate site E: 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.

AG:jen

c: Steve Tagawa, OCEA (File No.: 94-328)

LINDA CROCKETT LINGLE
Mayor

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DIV. OF PUBLIC WORKS
DAS



COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

December 7, 1993

Mr. Robert Takushi
Department of Accounting and General Services
P.O. Box 119
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 E are all on the mauka side of Honopailani 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 system 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.

Marta

BRIAN W. MISKAE
Director
CUREN Y. CHALMERS
Deputy Director

DIVISION OF PUBLIC WORKS
PLANNING DEPARTMENT

IN

250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

Approved

250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

Info

250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

Design B

250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

Oral Cost Est

250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793



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

JAN 20 1994

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

Dear Mr. Miskae:

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.

ROBERT P. TARKISH
COMPTROLLER
LLOYD L. NEBESJIAN
DEPUTY COMPTROLLER
(P) 1027.4
LETTER NO.

Robert Takushi
December 7, 1993
page 2

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

Very truly yours,


BRIAN MISKAE
Director of Planning

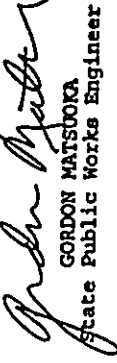
cc: C. Suyama
A. Cua
Project file

Mr. Brian Miskae
Page 2

Ltr. No. (P)1027.4

We appreciate your input for this project.

Very truly yours,


GORDON MATSUOKA
State Public Works Engineer

AY:jk
cc: Marc M. Siah, Ph.D., GMP Associates, Inc.

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STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
A. O. BOX 21
HONOLULU, HAWAII 96820

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John P. Keppeler, II
Donna L. Hanaike
PLANNING DEVELOPMENT
PERMITS DIVISION
CONSTRUCTION AND
RECONSTRUCTION DIVISION
LAND MANAGEMENT
COMPLIANCE
PLANNING AND DEVELOPMENT
PERMITS DIVISION

Keith W. Ahue, Chairperson
Board of Land and Natural Resources

JOHN WILMSE
COMPTROLLER



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
A. O. BOX 111, HONOLULU, HAWAII 96819

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD L. BASSAM
DEPUTY COMPTROLLER
(P) 1022.4
LETTER NO.

File No.: 94-328a
DOC. NO.: 3842

DEC 9 1993

JAN 14 1994

MEMORANDUM

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

ATTN: Allen Yamanaka, Project Coordinator
Department of Accounting and General Services

FROM: Keith W. Ahue, Chairperson
Board of Land and Natural Resources

SUBJECT: Environmental Impact Statement Preparation Notice (EISFN) and
Site Selection Study: New Lahaina Public Library, Lahaina, Maui,
TRM: 4-5-21; 3; 4-6-01; 7-10; 4-6-07; 1; 4-6-12; 5; 4-6-13; 1

Thank you for the additional time to comment on this matter. The following
are our comments on the EISFN for the proposed library project first
transmitted by your letter dated November 1, 1993:

Division of Water and Land Development

The Division of Water and Land Development (DOWLD) comments that Site B,
the present library site, is located in Flood Insurance Rate Map Zone MA.
The base Flood elevation is about eight feet, meaning that the elevation of
the first floor must be at least eight feet above mean sea level. Other
conditions of the County Flood Ordinance are also required. The study is in
compliance with Executive Order 11988 which requires that other sites be
considered before locating in a flood hazard zone.

Commission on Water Resource Management

The Commission on Water Resource Management's (CWRM) staff comments that the
EISFN for the subject project does not present sufficient information to
adequately describe how this project may have an impact on streams. Stream
Channel Alteration Permits (SCAP) are required when the bed or banks of
stream channels are altered, pursuant to Section 169-50, Hawaii
Administrative Rules (HAR).

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

Dear Mr. Ahue:

Subject: New Lahaina Public Library
EIS Consultation Phase

Thank you for your December 9, 1993 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 (DLM)

We acknowledge that direct coordination and communication among DLNR, DAGS and HSPUS should occur prior to and during the site selection process.

Memo to R. Takushi

-2-

File No.: 94-328a

Honorable Keith Ahue
Page 2

Ltr. No. (P)1022.4

Sites A, D, and C do not appear to be located near streams. However, Sites B and E appear to be located near drainage channels which may be characterized as streams as defined in Section 13-169-2, HAR. The EIS should provide an assessment of each site as it may relate to the requirements for SCAPs.

Division of Land Management

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

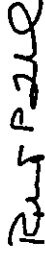
We will forward our Historic Preservation Division comments as they become available.

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 Tagawa 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,



ROBERT P. TAKUSHI
State Comptroller

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STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 229
HONOLULU, HAWAII 96810

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DIV. OF PUBLIC WORKS
DAGS

JOHN W. WEAVER
GOVERNOR

White

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SMP ASSOCIATES, INC.



'94 FEB 18 AM 8 19
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII
P. O. BOX 118, HONOLULU, HAWAII 96810

LETTER NO. (P) 1072.4
UNEBASAM
INPUT/COMPTROLLER
T. TAKUSHI
TROLLER

To: Dr. Marc Siah

December 30, 1993 93-314/EDP

FEB 16 1994

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

FROM: John C. Lewin, M.D. *John C. Lewin*
Director of Health

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

Dear Dr. Lewin:

SUBJECT: Request for Comments
Site Selection Study and Environmental Impact Statement
Preparation Notice (EISP)

Subject: New Lahaina Public Library
EIS Consultation Phase

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:

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

Noise

Noise:

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

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.

In Section 6.1.1.1, Construction Noise of the EISP, there is reference to compliance with the Department of Health's Administrative Rules, Title 11, 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.

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.

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

We appreciate your input for this project.

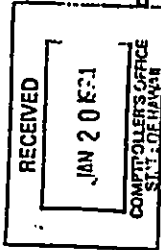
cc: Noise & Rad. Br.

Very truly yours,

JCL:AB:sy

Robert P. Takushi
ROBERT P. TAKUSHI
State Comptroller

RECEIVED
JAN 11 1994
STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 229
HONOLULU, HAWAII 96810



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109

January 14, 1994

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 TRK:4-5-21:003, 4-6-01:007 & 010, 4-6-07:001, 4-6-
12:005 and 4-6-13:001, 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, D and E are not
adequate and will require off-site improvements. Further, fire
protection to Site E would likely require improvement from the
direction of Aholo 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
requirements will be based on the zoning at the time of subdivision
of the lot or on 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. Craddick

David R. Craddick, Director

DDS
enclosure

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JAN 24 8 20 AM '94
DIV. OF PUBLIC WORKS
5403

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, WAILUKU, MAUI 96793

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DIV. OF PUBLIC WORKS
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GMP ASSOCIATES, INC
'94 MAR 7 AM 8 32

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, WAILUKU, MAUI 96793

MAR 3 1994

Mr. David R. Craddick
Director
Department of Water Supply
County Of Maui
P. O. Box 1109
Wailuku, Maui, Hawaii 96793

Dear Mr. Craddick:

Subject: New Lahaina Public Library
EIS Consultation Phase

Thank you for your January 14, 1994 comments regarding the
subject project. Our responses to your comments are as follows:

1. We acknowledge that no determination of water avail-
ability 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.
2. Thank you for the information regarding the adequacy
of the existing fire protection systems at Sites A, C,
D and E. The EIS will be revised in accordance with
the information provided. Fire, domestic and irriga-
tion calculations will be submitted during the design
phase of the project.
3. We support your views on water conservation. Accord-
ingly, we will work with the Hawaii State Public
Library System on water conservation measures that may
be implemented at the library.

We appreciate your input for this project.

Very truly yours,

Gordon Matsuoaka
GORDON MATSUOKA
State Public Works Engineer

AY:jk
CC: Dr. Marc Siah, GMP Associates, Inc.

"By Water All Things Find Life"

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

The applicant is requested to contact the Land Use and Codes
Administration at 243-7373 for additional information.

Very truly yours,



GEORGE M. KAYA
Director of Public Works

RMH:cy
1365f:page 8-10

cc: LUCA
Engineering Division
Solid Waste Division
Wastewater Reclamation Division

JOHN WALKER
COUNCILLOR

RECEIVED
GMP ASSOCIATES, INC.

'94 MAR 4 AM 9 40



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 110, HONOLULU, HAWAII 96810

ROBERT A. TAOUSH
COUNCILLOR

LLOYD L. UMBASALA
DEPUTY COUNCILLOR

LETTER NO. (P) 1142.4

MAR 3 1994

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

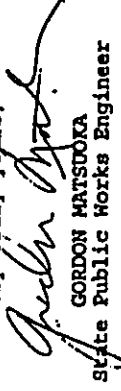
Dear Mr. Kaya:

Subject: New Lahaina Public Library
EIS 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 MATSUOKA
State Public Works Engineer

AY:jk

cc: Dr. Marc Siah, GMP Associates, Inc.



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

110 KAAROMANU AVENUE, WAILORU, HAWAII 96793

Mylonik
LYNDA CROCKETT LINGLE
Mayor
CHARMAINE TAVARES
Director
LUCIE DAVIS
Deputy Director

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MAR 3 7 55 AM '94

(808) 243-7200

OFFICE OF PUBLIC WORKS
COUNTY OF MAUI
405

March 1, 1994

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

Attention: Allen Yamanoha

Subject: New Lahaina Public Library
EIS Consultation Phase

OFFICE OF PUBLIC WORKS
COUNTY OF MAUI
405
State P.W. Eng. Dept.
243
Dist. Serv. Bldg.
405
County Bldg.
174
Post. Bldg.
Dist. Bldg.
Dist. Bldg.
Dist. Bldg.
Dist. Bldg.
Dist. Bldg.

No response necessary at this time

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,

Charmaine Tavares
CHARMAINE TAVARES
Director

CT/rt

Enclosure



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Office
P.O. Box 50167
Honolulu, Hawaii 96850

Marta



JOHN WALKER
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 114, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD L. MEBAGAMA
COUNTY COMPTROLLER
LETTER NO. (P) 1316.4

In Reply Refer To: AAP

RECEIVED
APR 01 1994
JAMES M. MATSUDA
JAMES M. MATSUDA

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

MAY 5 1994

Re: The New Lahaina Public Library, 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 Lahaina Public Library facility located in Old Lahaina 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. If 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.

DEPARTMENT OF FISH AND WILDLIFE SERVICE
STATE OF HAWAII
APPROVED
- P.M. Secy -
- State P.W. Eng -
- Fish Serv. Dir. -
- Planning Dir. -
- Proj. Dir. -
- Design -
- Insp. -
- Vert. Cont. Eng. -
- Lic. Serv. Dir. -

Sincerely,
Robert P. Smith

Robert P. Smith
Field Supervisor
Pacific Islands Office

Mr. Robert P. Smith
Field Supervisor
Pacific Islands Office
Fish and Wildlife Service
U. S. Department of the Interior
P. O. Box 50167
Honolulu, Hawaii 96850

Dear Mr. Smith:

Subject: New Lahaina Public Library
EIS Consultation Phase

Thank you for your April 1, 1994 comments regarding the subject project. We concur with all your comments and will take appropriate action as required.

We appreciate your input for this project.

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

AY:jk
cc: Dr. Marc Siah

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.

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Received</u>	<u>DAGS Response</u>
<u>STATE AGENCIES</u>		
• Department of Agriculture Soil Conservation Service P.O. Box 50004 300 Ala Moana Boulevard Honolulu, Hawaii 96850		
• Department of Accounting and General Services 1151 Punchbowl Street Honolulu, Hawaii 96813		
• Department of Defense 3949 Diamond Head Road Honolulu, Hawaii 96816		
• Department of Education 1390 Miller Street Honolulu, Hawaii 96813	7/21/94	not necessary
• Department of Hawaiian Home Lands 335 Merchant Street Honolulu, Hawaii 96813	7/13/94	9/26/94
• Department of Health 1250 Punchbowl Street Honolulu, Hawaii 96813		
• Department of Land and Natural Resources (DLNR) 1151 Punchbowl Street Honolulu, Hawaii 96813	8/9/94	9/23/94

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Received</u>	<u>DAGS Response</u>
• DLNR State Historic Preservation Office 33 South King Street, 6th Floor Honolulu, Hawaii 96813	8/3/94	9/23/94
• Department of Business, Economic Development and Tourism (DBEDT) 220 South King Street, 11th Floor Honolulu, Hawaii 96813	7/7/94	9/20/94
• DBEDT Library 220 South King Street, 4th Floor Honolulu, Hawaii 96813		
• Housing Finance and Development Corporation 677 Queen Street Honolulu, Hawaii 96813	8/11/94	not necessary
• Department of Transportation 869 Punchbowl Street Honolulu, Hawaii 96813		
• State Archives Iolani Palace Grounds Honolulu, Hawaii 96813		
• DBEDT State Energy Office 355 Merchant Street, Room 110 Honolulu, Hawaii 96813	7/5/94	not necessary
• Office of Environmental Quality Control 220 South King Street, 4th Floor Honolulu, Hawaii 96813	8/9/94	9/23/94
• Office of State Planning 250 South Hotel Street, 4th Floor Honolulu, Hawaii 96813	7/21/94	9/21/94
• University of Hawaii Environmental Center 2550 Campus Road, Crawford 317 Honolulu, Hawaii 96822	8/8/94	12/13/94
• University of Hawaii Water Resources Research Center 2540 Dole Street, Holmes Hall 283 Honolulu, Hawaii 96822		

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Received</u>	<u>DAGS Response</u>
<u>FEDERAL AGENCIES</u>		
• Regional Administrator, USEPA Region IX 75 Hawthorne Street San Francisco, CA 94105		
• Army Directorate of Facilities Engineer United States Army Support Command Hawaii Fort Shafter, Hawaii 96858-5000 Attn: Environmental Mgt. Office	7/15/94	not necessary
• Commander, Naval Base Pearl Harbor Box 110 Pearl Harbor, Hawaii 96860-5020 Attn: Base Civil Engineer	7/18/94	not necessary
• U.S. Department of Agriculture Soil Conservation Service P.O. Box 50004 300 Ala Moana Boulevard Honolulu, Hawaii 96850		
• U.S. Army Corps of Engineers Pacific Ocean Division, Building 230 Fort Shafter, Hawaii 96858		
• U.S. Coast Guard 14th Coast Guard District 300 Ala Moana Blvd. Honolulu, Hawaii 96850		
• U.S. Department of the Interior Fish and Wildlife Services P.O. Box 50156 300 Ala Moana Boulevard Honolulu, Hawaii 96850	8/8/94	9/16/94
• U.S. Geological Survey 677 Ala Moana, Suite 415 Honolulu, Hawaii 96813-5412	7/6/94	not necessary
<u>NEWS MEDIA</u>		
• City Editor, Honolulu Star Bulletin P.O. Box 3080 Honolulu, Hawaii 96813		

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Received</u>	<u>DAGS Response</u>
• Editor, Honolulu Advertiser 605 Kapiolani Blvd. Honolulu, Hawaii 96813		
• Editor, Sun Press 45-525 Luluku Road Kaneohe, Hawaii 96744		
• Editor, Maui News P.O. Box 550 Wailuku, Hawaii 96793		
 <u>COUNTY OF MAUI</u>		
• Planning Department 200 South High Street Wailuku, Hawaii 96793	7/14/94	9/19/94
• Department of Parks and Recreation 200 South High Street Wailuku, Hawaii 96793	8/5/94	9/3/94
• Department of Public Works 200 South High Street Wailuku, Hawaii 96793		
• Department of Water Supply 200 South High Street Wailuku, Hawaii 96793	8/11/94	9/22/94
• Economic Development Agency 200 South High Street Wailuku, Hawaii 96793		
• Maui Community College Library 310 Kaahumanu Avenue Kahului, Hawaii 96732		
 <u>NON-GOVERNMENTAL AGENCIES</u>		
• American Lung Association 245 North Kukui Street Honolulu, Hawaii 96817		
• Hawaiian Electric Company P.O. Box 2750 Honolulu, Hawaii 96740		

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Received</u>	<u>DAGS Response</u>
<ul style="list-style-type: none"> • 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

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Received</u>	<u>DAGS Response</u>

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
7/25/84 9/26/94
- Hawaiian Telephone Company
P.O. Box 370
60 South Church Street
Wailuku, Hawaii 96793

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Received</u>	<u>DAGS Response</u>
• The Gas Company Maui Division 70 Hana Highway Kahului, Hawaii 96732		
• Albert C. Maslin 3559 Lower Honoapiilani Road Lahaina, Hawaii 96761	8/1/94	9/22/94
• Sally Keen 717-3559 Lower Honoapiilani Road Lahaina, Hawaii 96761	7/31/94	9/22/94
• Jane Riggs c/o Lahaina Public Library 680 Wharf Street Lahaina, Hawaii 96761	8/8/94	9/20/94



RECEIVED
DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

ENERGY DIVISION, 325 MARCHEMART ST., 9TH FLOOR, HONOLULU, HAWAII 96813 PHONE: 808-587-3000 FAX: 808-587-3000

JOHN HANAUSS
Director
LEWIS BROWN
Deputy Director
BOB FORD
Deputy Director
SUZUKI YOSHIMASA
Deputy Director

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: New Lahaina Public Library
Site Selection Study and Draft EIS
Island of Maui, District of Lahaina
Tax Map Key Numbers: Site A: 2-4-5-21-003
Site B: 2-4-6-01-007/010
Site C: 2-4-6-07-001
Site D: 2-5-6-12-005
Site E: 2-4-6-13-001

No response necessary at this time

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,

Maurice H. Kaya
Energy Program Administrator

HRK:hkafs114

cc: DAGS-Mr. Allen Yamanoha
✓ GNP Associates, Inc-Mr. Marc Stah



United States Department of the Interior

U.S. 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
220 South King Street, Suite 400
Honolulu, Hawaii 96813

Dear Governor Waiahe:

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

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,

William Meyer
District Chief

Enclosure

cc: Mr. Allen Yamamoto
Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

Mr. Marc Siah
GMP Associates, Inc.
841 Bishop Street, Suite 1501
Honolulu, Hawaii 96813

RECEIVED
GMP ASSOCIATES, INC.
JUL 7 1994 8 53

No response necessary at this time

COPY

DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

Commerce Building, 220 South King Street, 4th Floor, Honolulu, Hawaii 96813
Telephone: (808) 548-1000 Fax: (808) 548-1277



RECEIVED
JOHN WAINES' MP ASSOCIATES, INC.
'94 SEP 21 AM 9 50



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 174, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD L. MORGAN
DEPUTY COMPTROLLER
LETTER NO. (P) 1815.4

July 7, 1994

RECEIVED
JOHN WAINES' MP ASSOCIATES, INC.
'94 JUL 14 AM 9 51

SEP 20 1994

Mr. Brian J.J. Choy
Director
Office of Environmental Quality Control
220 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 587-3826.

Thank you for the opportunity to comment.

Sincerely,

Mufi Hahnemann
Mufi Hahnemann

Enclosure

cc: Mr. Allen Yamanoha
Mr. Marc Siah

Ms. Jerry Schultz
Active

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

Dear Ms. Schultz:

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. Takushi
ROBERT P. TAKUSHI
State Comptroller



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 164, Old Federal Building
210 Merchant Street
Honolulu, Hawaii 96813
Telephone: 571-3121

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 1,097.765
acres that were reclassified by the Commission under
LUC Docket No. A89-652/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 M-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.

EU:BS:th
att.

JOHN WALKER
COMPTROLLER
STATE OF HAWAII

RECEIVED

GMP ASSOCIATES, INC.
'94 JUL 14 09 52 AM '94
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96818

HOALIUKU DRAKE
CHAIRPERSON
HAWAIIAN HOME LANDS COMMISSION

JOHN WALKER
COMPTROLLER

RECEIVED
GMP ASSOCIATES, INC.
'94 SEP 27 08 09 AM '94

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 174, HONOLULU, HAWAII 96818

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD LUMBAGAAU
DEPUTY COMPTROLLER
(P) 1824.4
LETTER NO.

SEP 26 1994

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 (TKM 2-4-5-21-003) which under the State Constitution requires that 30% of any receipts derived be deposited into the Native Hawaiian Rehabilitation Fund (NHRF). Consequently, the Department of Hawaiian Home Lands (DHHL) generally supports land uses which will generate payments into the NHRF.

Further, the DHHL 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 DHHL 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

HLD:DY:JC/3351L3

cc: DAGS
GMP Associates Inc.

Honorable Hoaliku Drake
Chairperson
Department of Hawaiian Home Lands
State of Hawaii
Honolulu, Hawaii

Dear Ms. Drake:

Subject: New Lahaina Public Library
EIS Public Review Phase

Thank you for your July 13, 1994 comments regarding the subject project. Your comments are noted and will be considered in the selection of the final site.

We appreciate your input for this project.

Very truly yours,

Robert P. Takushi

ROBERT P. TAKUSHI
State Comptroller

UNDA
Mayor



COUNTY OF MAUI
PLANNING DEPARTMENT
400 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RECEIVED
GMP ASSOCIATES, INC.
'94 JUL 20 AM 9 1

July 14, 1994

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

Dear Governor Waheae,

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

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 Miskae
BRIAN MISKAЕ
Director of Planning

cc: Mayor Linda Crockett-Lingle
Allen Yamanoha - DAGS
Marc Siah - GMP Associates Inc.
Colleen Suyama
Ann Cua
Project file

OWEN Y. CHUGH
Deputy Director

JOHN WALKER, JR.
DIRECTOR



RECEIVED
GMP ASSOCIATES, INC.
'94 SEP 21 AM 9 51

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

LETTER NO. (P)1817.4

SEP 19 1994

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

Dear Mr. Miskae:

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)1027.4 dated January 20,
1994 and were incorporated in the appropriate section in the
EIS.

We appreciate your input for this project.

Very truly yours,

Gordon Matsujka
GORDON MATSUJKA
State Public Works Engineer

AY:jk
cc: Dr. Marc Siah

ROBERT P. TADUCHA
COMPTROLLER

LLOYD L. WERBAJAK
DEPUTY COMPTROLLER

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

Mayor



COUNTY OF MAUI
PLANNING DEPARTMENT
188 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

July 14, 1994

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

Dear Governor Waheae,

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

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 Miskae

BRIAN MISKAE
Director of Planning

cc: Mayor Linda Crockett-Lingle
Allen Yamanoha - DAGS
Marc Siah - GMP Associates Inc.
Colleen Suyama
Ann Cua
Project file

Director

Deputy Director

Director

Deputy Director

JOHN WAHEAE, J.M.P. ASSOCIATES, INC.
GOVERNOR

'94 SEP 21 AM 9 51



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P. O. BOX 115, HONOLULU, HAWAII 96819

SEP 19 1994

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

Dear Mr. Miskae:

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)1027.4 dated January 20,
1994 and were incorporated in the appropriate section in the
EIS.

We appreciate your input for this project.

Very truly yours,

Gordon Matsudoka
GORDON MATSUOKA
State Public Works Engineer

AY:jk
cc: Dr. Marc Siah

ROBERT P. TAKUSHI
COMPTROLLER
LLOYD LUNEBASAM
DEPUTY COMPTROLLER
LETTER NO. (P)1817.4



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER CONTRACT, HONOLULU
FT. SHAPER, HAWAII 96813-440

MAIL TO
ATTENTION OF

July 15, 1994

Planning Division

RECEIVED
GMP ASSOCIATES, INC
194 JUL 21 AM 9 42

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 Yamanoha
Department of Accounting and General Services
1151 Funchbowl Street, Room 430
Honolulu, Hawaii 96813

Mr. Marc Siah
GMP Associates, Inc.
841 Bishop Street, Suite 1501
Honolulu, Hawaii 96813

No response necessary at this time



DEPARTMENT OF THE NAVY

RECEIVED
U/M P ASSOCIATES, INC
NAVAL BASE PEARL HARBOR
BOX 110
PEARL HARBOR, HAWAII 96822-0011

'84 JUL 20 AM 9 11

11010
Ser M4(231)/7350
18 JUL 1994

Office of the Governor
Office of Environmental Quality Control
220 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 Yuen at 474-0439.

Sincerely,

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

Mr. Marc Siah
GMP Associates, Inc.
841 Bishop Street, Suite 1501
Honolulu, HI 96813

No response necessary at this time

JOHN L. ... CONTINUED

FACILITIES
NATIONAL ARCHIVES, P.O.
BETHESDA, MARYLAND 20814



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GMP ASSOCIATES, INC.
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bc
2/25/94

STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2108
HONOLULU, HAWAII 96810

OFFICE OF THE SUPERINTENDENT

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 Iahaina 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 M. Aizawa

Herman M. Aizawa, Ph.D.
Superintendent

HMA:hy(pu)

cc: A. Suga, OBS
R. Murakami, MDO

No response necessary at this time

7

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

OFFICE OF STATE PLANNING

Office of the Governor

HAWAII ADDRESS: 500 SOUTH KOWALIK AVENUE, SUITE 200
HONOLULU, HAWAII 96819
TELEPHONE: (808) 541-2000



FOR THE GOVERNOR
PLANNING DIVISION

RECEIVED
GMP ASSOCIATES, INC.
'94 JUL 27 11M 8 42

Ref. No. C-744

July 21, 1994

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 205A, 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 587-2882.

Harold S. Masumoto
Harold S. Masumoto
Director

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

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GMP ASSOCIATES, INC.
'94 SEP 23 AM 7 47



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 114, HONOLULU, HAWAII 96810

LETTER #R11821_A

SEP 21 1994

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

Dear Ms. Wong:

Subject: New Lahaina Public Library
EIS Public Review Phase

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

We appreciate the input for this project.

Very truly yours,

Gordon Matsudoka
GORDON MATSUOKA
State Public Works Engineer

AY:jnt
cc: Dr. Marc Siah, GMP Associates

14x
from and
copy to DAGS
and other
appropriate parties
in write

RECEIVED

AUG 2 10 30 AM '94
DIV. OF PUBLIC WORKS
DAGS

94 JUL 29 11:21

QUALITY...



JOHN WAIHE
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 176, HONOLULU, HAWAII 96840

ROBERT P. TACHIBANA
COMPTROLLER
LLOYD L. UMEBAYASHI
DEPUTY COMPTROLLER
LETTER NO. (P) 1843.4

July 25, 1984

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, 1983, a services 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,

Neal Szymon
Edward L. Reinhardt
Manager, Engineering

DT:rt

DIVISION OF PUBLIC WORKS
INITIAL FOR FILE
State P.W. Engng. Approved
P.W. Secy Sign
State Secy. Br. Info
Planning Br. File
Pub. Aff. Br. See me
Design Br. Comment
Insp. Br. Invest &
Qual. Cont. Eng. Rept
Licensing Serv. Br.

An H&I Company

SEP 26 1994

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

Dear Mr. Reinhardt:

Subject: New Lahaina Public Library
EIS 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 electrical requirements so that service can be provided on a timely basis.

We appreciate your input for this project.

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

AY:jk
cc: Dr. Marc M. Siab, GMP Associates, Inc.

XEROX COPY

Please choose the Present Site

For a new library when making
your decision

20 year

resident

JUL 28 1994

RECEIVED
AUG 9 1 24 PM '94
DIV. OF PUBLIC WORKS

Return address is unknown.

XEROX COPY

JOHN WAREE
COORDINATOR

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GMP ASSOCIATES, INC.
'94 SEP 26 PM 8 38

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 17, HONOLULU, HAWAII 96761

LETTER NO. (P)1831.4

ROBERT P. TARUSH
COMPTROLLER

LLOYD LUMBAGAMA
DEPUTY COMPTROLLER

RECEIVED.
AUG 1 2 35 PM '94
DIV. OF PUBLIC WORKS

July 31, 1994

To: Mr. Yamaoka -

I wish to express building to
Mr. Robert's library at its present
site. There is space, accessibility
and remaining a central part of
the building would be a big
plus. It is my first, a delightful
site and grounds for entry & study
and enjoy the nearby activities, with
reference building study identified
location and other. I would like
to see a presentation for meeting
and children's activities in adjacent
rooms & the main library. I do not
agree available, too. Please keep
us AD. Sincerely,
Tally Ren
717 B.S.E. Honolulu
Hawaii HI 96761.

SEP 22 1994

Ms. Sally Keen
717-3559 Lower Honoapiilani Road
Lahaina, Maui, Hawaii 96761

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 Matsuo
GORDON MATSUOKA
State Public Works Engineer

AY:jk
cc: Dr. Marc Siah

717 B.S.E. Honolulu
Hawaii HI 96761

XEROX COPY

FOR MR. YAMANONA
RECEIVED August 1, 1994

AUG 2 10 41 AM '94

RE: LAHAINA LIBRARY

AT ALL OF THE UNIVERSITIES THAT MY CHILDREN
I HAVE ATTENDED, AS WELL AS AT THE COLLEGE, THE
LOCAL POINT AS THESE CAMPUSES, AS AT MOST CAMPUSES,
THE LIBRARY.

LIBRARIES ARE SO SITUATED BECAUSE THEY ARE
THE MOST IMPORTANT BUILDING AT THEIR INSTITUTIONS,
REPRESENTING THE ENJOYMENT OF LITERATURE, THE
LIFT OF KNOWLEDGE AND UPLIFTING, AND THE SIGNIFICANCE
OF HISTORY AND REFERENCE.

THIS IS ESPECIALLY TRUE OF THE MANY SMALL
TOWNS AND VILLAGES ON THE MAINLAND, WHERE THE
FOCAL POINT OF THE SQUARE, OR CENTER, OR DOWNTOWN,
IS INvariably THE COURTHOUSE, THE BANK, AND THE
LIBRARY.

LAHAINA IS SUCH A SMALL TOWN, WHOSE FOCUS
POINT IS THE VILLAGE, THE BANYAN TREE, THE PIONEER
TOWN AND THE LIBRARY. WE HAVE READ AND HEARD
MUCH ABOUT THE URGENT BY AND FOR RESIDENTS
AND VISITORS TO KURE NAUWAU, LOMOLILOA, NO OHTA
APART FROM ANY TOWN ON ANY OF OUR ISLANDS BEING
TO RESIDENTS AND VISITORS TO THESE ISLANDS OF NAUWAU
THAN A SHIP-BOARDING IN LAHAINA HARBOR OR A
DRIVE OR WALK DOWN FARMER STREET TO THESE FOCUS
POINTS.

JOHN WANEKE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 174, HONOLULU, HAWAII 96841

ROBERT P. TARDISH
COMPTROLLER
LLOYD LUKELAKUA
DEPUTY COMPTROLLER
LETTER NO. (P) 1836.4

SEP 22 1994

Mr. Albert C. Maslin
3559 Lower Honoapiilani Road
Lahaina, Maui, Hawaii 96761

Dear Mr. Maslin:

Subject: New Lahaina Public Library
EIS Public Review Phase

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 Matsudoka
GORDON MATSUOKA
State Public Works Engineer

AY:jk
cc: Dr. Marc Stah

XEROX COPY

A DRIVE TO A GARAGE IS NOT A NECESSITY, AS
MOST OF THE NEED ON ANY FUEL, SHOP FOR CLOTHING,
OR GET GAS. IT'S A PLASSAGE TALK, A DRILLING
RIDE ON FRONT STREET, TO SPEND MUCH TIME FOR
INFORMATION, AROUNDING THEM OUT-REACHING NEIGHBORHOODS,
OR MOSTLY LESSURARY SETTING OUT THOSE PARKS FOR
ANY KINDS OF ENTERTAINMENT AT HOME.

ALL OF THIS WARRANTS A SOFT, GENTLE
ATMOSPHERE AND ENVIRONMENT — OF AN OCEAN VIEW,
IMMEDIATE PARKS, THE QUIET WALKS OF BEACHES,
A SEAWALK, AND THE ALMOST NON-EXISTENT CITY
TRAFFIC.

IT DOES NOT WARRANT A STRUCTURE ON AN
PRESENTLY BUSY HIGHWAY, OR ON A SEASIDE
OR IN THE HILLTOP, ARCHITECTURALLY SITUATED SO THAT
IT'S ONLY MAJOR ATTRACTION COVERED BY A FUTURE
DRIVE-BY WINDOW. WE ALREADY HAVE KNOWLEDGE OF
THOSE. A TEMPORARY CLOSING OR RE-LOCATION DURING
EXTENSIVE CONSTRUCTION ON THE CURRENT SITE WILL
BE AS NEARLY AS PARTICIPATED AS A NEW HOME OR
CONDO.

PLEASE DON'T CHANGE LAKEVIEW'S FOCAL POINT.
PLEASE DON'T MOVE OUR LIBRARY. THANK YOU.

Sincerely yours,

Albert C. Minkin



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI RECEIVED
150 KAUNAHOU AVENUE, SUITE 400
MAUI, HAWAII 96731

SEP 13 AM 10 55

94 AUG -9 P 2:14

QUALITY



CHARMINE TAVARES
Director

MOSES DAVIS
Deputy Director

JOHN WAIHEE
Governor



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

LETTER NO. (P) 1835.4

ROBERT P. TAYLOR
COMPTROLLER

LLOYD L. UNDERHILL
DEPUTY COMPTROLLER

SEP 23 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 OEQC

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 Malu-ulu-o-lele Park and baseball field in Lahaina. Future Mokuula 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 Tavares
CHARMAINE TAVARES
Director

CT/it

copy to: DAGS
GEP Associates

Ms. Charmaine Tavares
Director
Department of Parks and Recreation
County Of Maui
1580 Kaahumanu Avenue
Mailuku, 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 Malu-ulu-o-lele Park and baseball field and that the future Mokuula 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 Matsuo
GORDON MATSUOKA
State Public Works Engineer

AY:jk
cc: Dr. Marc Siah

XEROX COPY

Thank you for the library when it is! So many of us work in
libraries and are able to utilize the library on Front
Street - it's convenient on lunch hours, and walkable for
those of us who live here. It's also beautiful.

Thanks,
Jennifer

RECEIVED
AUG 9 1 24 PM '94
DIV. OF PUBLIC MEALS

8-5-94

Return address is unknown.



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Ecoregion
300 Ala Moana Blvd, Room 6307
P.O. Box 50167
Honolulu, Hawaii 96850

RECEIVED
GMP ASSOCIATES, INC.
34 AUG 10 AM 9 43

In Reply Refer To: AAP

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

AUG 08 1994

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

Dear Governor Waihee:

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 descriptions 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 Fish and Wildlife Biologist Arlene Pangelinan at 808/541-3441.

Sincerely,

Brooks Harper
Field Supervisor
Ecological Services

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

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GMP ASSOCIATES, INC.
JOHN WAIHEE
GOVERNOR
34 SEP 21 AM 9 49



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 111, HONOLULU, HAWAII 96818

SEP 16 1994

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 MATSUOKA
State Public Works Engineer

AY:jk
cc: Dr. Marc Siah

ROBERT P. YALUSH
COMPTROLLER
LLOYD L. NEASEBAM
DEPUTY COMPTROLLER
LETTER NO. (P) 1816.4

XEROX COPY

Aug. 8, 1994

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AUG 9 1 24 PM '94
DIV. OF PUBLIC WORKS

JOHN WARRICK
COORDINATOR
GMP ASSOCIATES, INC.
'94 SEP 21 RECEIVED
DIV. OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII
P. O. BOX 114, HONOLULU, HAWAII 96814



ROBERT P. YARDEN
COMPTROLLER
LLOYD LUMBASAM
DEPUTY COMPTROLLER
(P) 1825-4
LETTER NO.

SEP 20 1994

To Thom & May Concern:
We love our library and
it is! There it is! Perhaps
expand a bit if needed &
paint, remodel a little. But
the building itself is so
Hawaiian, Maui, & ahaina,
historical, comfortable, open,
full of fresh air & aloha
spirit! Please do not destroy
all of this in the name of
progress."

aloha & mahalo,

Jane Riggs
Randy A. Riggs

GARDNER ASSOCIATES
680 Wharf Street
Lahaina, Hawaii 96761

Ms. Jane Riggs
c/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 Matsudoka
GORDON MATSUOKA
State Public Works Engineer

AY:jnt
cc: Dr. Marc Siah, GMP Associates

THE HAWAII
DIVISION



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY
400 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE: 551-2600
FACSIMILE: 551-2600

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GMP ASSOCIATES, INC.

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BRUCE S. ANDERSON, P.A.
OWNER'S ENGINEER

JOHN WASSER
GOVERNOR

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GMP ASSOCIATES, INC.
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STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 116, HONOLULU, HAWAII 96810

ROBERT A. YAMASHIRO
COMPTROLLER
LLOYD L. LUMBAGAM
DEPUTY COMPTROLLER
LETTER NO. (P) 1841.4

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
586-4185. Thank you.

Sincerely,

Bruce S. Anderson

BRUCE S. ANDERSON, Ph.D.
Interim Director

BSA/UT:kk

c: GMP 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,

Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

AY:jk

cc: Dr. Marc Siab, GMP Associates, Inc.

RECEIVED
GMP ASSOCIATES, INC.
'94 AUG 10 AM 9 42
P.O. BOX 621
HONOLULU, HAWAII 96809

DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE OF HAWAII
P.O. BOX 621
HONOLULU, HAWAII 96809

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GMP ASSOCIATES, INC.
'94 SEP 26 AM 6 39
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII
P.O. BOX 116, HONOLULU, HAWAII 96819

JOHN WASSER
GOVERNOR

ROBERT P. TAOUSH
COMPTROLLER
LLOYD L. UMBASJUM
DEPUTY COMPTROLLER
LETTER NO. (P) 1818.4

AUG 9 1994
File No.: 95-001
DOC. NO.: 4784

MEMORANDUM

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

FROM: Keith W. Ahue, Chairperson
Board of Land and Natural Resources

SUBJECT: Draft Environmental Impact Statement (DEIS) and Site Selection
Study: New Lahaina Public Library, Lahaina, Maui, TRMs: 4-5-21;
3; 4-6-01; 7, 10; 4-6-07; 1; 4-6-13; 1; 5-6-12; 5

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

Division of Land Management

The Division of Land Management (DLM) comments that the existing Lahaina Public Library site, identified by Tax Map Key: 4-6-01; 7, 10, was set aside for library purposes through Executive Order No. 1614. 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 forwarded by their memorandum 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 Tegawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

cc: Allen Yamanaka, DACS
Marc Siah, GMP Associates, Inc.

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

Dear Mr. Ahue:

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 DENR.
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 Malu-Ulu-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.

JOHN WAIKAI
GOVERNOR OF HAWAII

DEPT. OF LAND AND NATURAL RESOURCES

RECEIVED



4 AM 11:04

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
315 SOUTH KING STREET, 4TH FLOOR
HONOLULU, HAWAII 96813

RECEIVED
96 AUG 4 AM 11:05

OCEA
OCEA

August 3, 1994

MEMORANDUM

LOG NO: 12201
DOC NO: 9408KD03

TO: Roger C. Evans, Administrator
Office of Conservation and Environmental Affairs

FROM: Don Hibbard, Administrator
State Historic Preservation Division

SUBJECT: Historic Preservation Review of the Draft Environmental
Impact Statement - The New Lahaina Public Library
Wahikuli, Paunau, Kula, Puquehunu, Waie'e, and
Waiokama, Lahaina District, Maui (OCEA File No. 95-001)
TAK: 4-5-21; 3; 4-6-01; 7, 10; 4-6-07; 1; 4-6-13; 1;
4-6-12; 5

The Site Selection Study and Draft Environmental Impact Statement (DIES) for the new Lahaina Public Library considers five alternative sites for construction of the proposed library. The DIES document addresses historic preservation concerns for each of these five sites in Section 4 of the document. The historic sites information is summarized in Appendix B.

Our office has previously reviewed and commented on this document (letter to Robert Takushi, December 6, 1993). In the December 6 letter, we recommended that the document include reference information on the archaeological inventory surveys that have been conducted within the respective library sites, and the sources used for the discussion in Section 6:1.9 (Archaeological/Historical Impacts.) The primary references are not included in the Reference Section (14), or in Appendix B of this updated draft. For purposes of clarification, the references should include author, title and date of completion. References for the surveys completed at alternate Sites A and C are given below.

Honorable Keith Ahue
Page 2

Ltr. No. (P)1818.4

We appreciate your input for this project.

Very truly yours,

Robert P. Takushi
ROBERT P. TAKUSHI
State Comptroller

523

The discussion of the Shaw Street Site (C) in Section 6.1.9 should be revised to reflect findings of a recent archaeological study conducted in the Malu-Ulu-O-Iele Park. See discussion below on Site C.

Figure 2-10 identifies the Lahaina Historic District as "Inventory No. 3002"; the correct SHIP 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 Mahikuli, Lahaina District, Island of Maui, P.M. 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 1992). 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 #1, 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. Fredericksen and D.L. Fredericksen, 1965). 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: Shaw Street - This site is within the boundaries of the Moku'ula/Mokuhinia Royal Complex (SIHP Site 50-50-03-2967), as well as the Maui County Lahaina Historic District #1 and the Lahaina National Historic Landmark District. 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 Library Site C (An Archaeological Inventory Survey of a Parcel of Land Adjacent to Malu-Ulu-O-Iele Park, Lahaina, Maui, Hawaii, W.M. Frederickson et al. 1989). 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; 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 Moku'ula 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.

RD:jen

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1-800-451-1234

RECEIVED

JMP ASSOCIATES, INC.

'94 AUG 17 AM 8:40

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE

HOUSING FINANCE AND DEVELOPMENT CORPORATION

477 OAKEN STREET, SUITE 200
HONOLULU, HAWAII 96813

FAX (808) 587-4488



JOSEPH K. CHAMBERLAIN
Executive Director

BY MARY KEVIN YOC
94:PPE/4390

August 11, 1994

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

FROM: Joseph K. Chamberlain
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 Yamanoha, DAGS
Marc Siah, GHP Associates, Inc.

No response necessary at this time





RECEIVED
BOARD OF WATER SUPPLY
COUNTY OF MAUI
404 488 1000
WAILUKU, MAUI, HAWAII 96793

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 Madames:

Re: Comments on Draft EIS for the New Lahaina Public Library
Candidates Sites A: TRK:4-5-21:003; Site B: 4-6-01:007 & 010; Site
C: 4-6-07:001; Site D: 4-6-12:005; and Site E: 4-6-13:001, Lahaina

We found that the submitted document addresses 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 to Site B would likely require improvement from the
direction of Aholo 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;
2. Fire, domestic, mechanical, irrigation and fixture count
calculations will be required during the building permit process.
The applicant will be required to provide upgrades to the existing
fire protection and water service, if the calculations demonstrate
that the demands are greater than what the existing system and
meters can provide. Fire protection requirements will be based on
the zoning 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 Find Life"



RECEIVED
MP ASSOCIATES, INC.
'94 SEP 23 AM 7 47



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 114, HONOLULU, HAWAII 96841

SEP 22 1994

Mr. David R. Craddick
Director
Department of Water Supply
County Of Maui
P.O. Box 1109
Wailuku, Maui, Hawaii 96793

Dear Mr. Craddick:

Subject: New Lahaina Public Library
EIS Public Review Phase

Thank you for your August 11, 1994 comments regarding the
subject project. Our response to your comments are as follows:

1. Thank you for the information regarding the adequacy of
the existing fire protection systems at Sites A, C, D
and E. The EIS will be revised in accordance with the
information provided.
2. Fire, domestic, mechanical, irrigation and fixture
count calculations will be submitted during the build-
ing permit process. We acknowledge that an upgrade to
the existing fire protection and water service system
will be required if the calculations demonstrate that
the demands are greater than what the existing system
and the meters can provide. The demands and fire
protection requirements will be based on the zoning at
the time of subdivision of the lot or on the actual
fire protection requirements calculated for the pro-
posed structure(s), whichever is greater.
3. We acknowledge that no determination of water avail-
ability 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.

August 11, 1994
Governor, State of Hawaii
Draft EIS New Lahaina Public Library Candidates Sites
page 2

Mr. David R. Craddock
Page 2

Ltr. No. (P)1823.4

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

6. Full, attractive plantings are encouraged, yet should be designed to survive on the site's natural rainfall, be irrigated with reclaimed water, if possible, and/or use low amounts of drinking water as supplemental irrigation water.

The subject sites are located in what is naturally part of the acid strand and coastal vegetation zones. Native plants characteristic of this vegetation zone include, but are not limited to the following species: Kahe - Williwili (Rytidaria sandwicensis, 20'ht.), Hao (Rauvolfia sandwicensis, 20'ht.); shrubs - Alahe'e (Cantium odoratum, 12' ht.), Maio (Myoporum sandwicense, 10'ht.), Kulu (Nototrichum sandwicense, 8'ht.), Hao hau hele (state flower 6'ht.), 'A'alii'i (Dodonaea viscosa, 6'ht.), 'U'ulei (Osteospermum anthyllifolia, 4'ht.); and groundcovers - 'Aki'a (Wikstroemia uva-ursi and Wikstroemia species, 2'ht.), 'Ohai (Sesbania tomentosa, 1'ht.); 'Ilima papa (Sida fallax .5'), Pa'uohiaka (Jacquemonia ovalifolia, .5'ht.), Mau'u 'Aki'aki (Fimbristylis cymosa, .5'ht.)

Planting with these or similar species saves drinking water. The plants survive on the sites' rainfall supplemented with low amounts of irrigation during the first year and summers. Turf species with low water use requirements are, for example, Buffalo grass (18"-28"/year), Common Bermuda and 'No Mow' Bermuda.

Further guidance in water conservation in landscaping may be found in the attached document or in the Maui County Planting Plan.

Sincerely,



David R. Craddock, Director

DDSC:www:4
enclosure

cc: Allen Yamacha, DAGS
Marc Siah, GMP Associates, Inc.

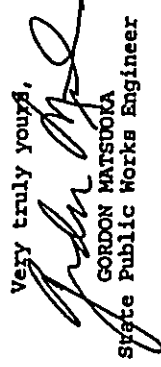
4. We acknowledge that no guarantee of water for the project is granted or implied as a result of the comments or the acceptance of the subject study.

5. Mechanical equipment, including but not limited to air conditioning, 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,



GORDON MATSUOKA
State Public Works Engineer

AY:jnt

cc: Dr. Marc Siah, GMP Associates



University of Hawaii at Mānoa

Environmental Consultants
A Unit of Water Resources Research Center, Inc.
Crawford 317 • 2550 Campus Road • Honolulu, Hawaii 96822
Telephone: (808) 956-7261 • Facsimile: (808) 956-3800



BENJAMIN J. CAYREANO
GOVERNOR ELECTED
GMP ASSOCIATES, INC.

'94 DEC 14 AM 8:04 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 111, HONOLULU, HAWAII 96818

170 x 4

ROBERT P. FARJUSH
COMPTROLLER

LETTER NO. (P) 2046.4

October 8, 1994
RE:00653

DEC 13 1994

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

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

Dear Governor Waihee:

Dear Dr. Harrison:

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

Subject: New Lahaina Public Library
EIS Public Review Phase

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, Kapaha, 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 13,580 square foot facility would replace the existing Lahaina library. The DEIS explores five candidate sites for the siting of the proposed library.

Thank you for your October 8, 1994 comments on the subject project. Attached are our responses to your comments in the order of their reference in your letter.

We appreciate your input for this project.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

AY:jk
Attachment

CC: Dr. Marc Siab, GMP Associates, Inc. w/attachment

The DEIS was reviewed with the assistance of Peter Rappa, Sea Grant; Jean Ehrhorn, 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 reorganization. Finally, the document includes statements that are clearly untrue and that need revision. The following specifics need to be addressed in the Final EIS.

Honorable John Waithe
October 8, 1994
Page 2

SUMMARY OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE NEW LAHAINA PUBLIC LIBRARY.
I. 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 "[t]his 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.

I. 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 13-169-2, HAR. No where does the DEIS refute 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 I

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 21,882 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.

Attachment to Ltr. No. (P) 2046.4

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

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

I. 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.

I. 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 erection 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 I. 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.

Honorable John Waitce
October 8, 1994
Page 3

1.5.4 Utility Requirements

The DEIS states that the estimated power requirements for the proposed library will be on the order of 262 kVA. Our reviewers questioned the use 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 superfluous. First, the recitation given in the second paragraph regarding land acquisition is unnecessary. Any description of land transactions should be discussed on a site by site basis. Second, the document states "[a]n environmental review and an EIS are mandatory for all government projects." This is patently false. Many government projects are granted exemption from Chapter 343 as stipulated by section 11-200-8 HAR. Also, most government projects never reach the EIS stage once Chapter 343 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.

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

Page 2

1.5.4 Utility Requirements

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

1.5.5 Staff Requirements

We concur that the number of additional staff positions is relevant in light of the socioeconomic 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 EIS. 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.

1.5.7 Development Schedule

- o The acquisition of a suitable parcel for the development of the new library should be considered a significant step in any facility schedule.
- o We concur with your remarks regarding the Environmental Review Process. Our discussion has been revised on Pages 1-10 and 1-11.
- o 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 SETTING

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 3 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 wordy and poorly written. The first sentence states, "[t]he Land Use Commission regulates the use of lands by classifying regions." In the next sentence, the State's regulatory regime is referred to as zoning (which, incidentally, is incorrect; counties zone 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 "[p]ublic 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 candidate 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

Page 3

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 6-7.

2.4.5 Wetlands

The wetland in question is located in the Lunaville 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 refers more to the physical accessibility of the site in the form of sidewalks and ramps from other area. 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 Waibce
October 8, 1994
Page 5

Atlas of Hawaii, the atlas was published in 1983, 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 Lunaville which is located above Lahaina Town. This wetland should be identified on the included wetlands map (Figure 2-9).

2.5 SOCIO-ECONOMIC CHARACTERISTICS

2.5.1 Population

The discussion of population begins with the concepts of defacto 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 "[m]ixed 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 5

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 American Disabilities Act regulations requires access to the building for all members of the community. This criteria should be explicitly worked into the calculations for accessibility.

SECTION 6

PROBABLE IMPACTS AND MITIGATIVE MEASURES

6.6.1 Construction Noise

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

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

Page 4

SECTION 6 PROBABLE IMPACTS AND MITIGATIVE MEASURES.

6.1.1.1 Construction Noise

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

6.1.1.2 Air Quality

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

6.1.1.4 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.

6.1.1.5 Flora/Fauna

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

6.1.1.6 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.

6.1.1.8 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 the this section to be confusing. The second to the last sentence in the section reads "[i]t is recommended that rather than disposal at the County landfills, alternative means of disposal grubbed material and rocks, be investigated and 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 "[a]pproximately 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. Asio flammeus sandwichensis). 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 then Lahaina residents would not benefit from the project. What ensures that the Lahaina construction industry will reap the benefits from this venture?

nor is the amount of revenues 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 eating places and construction material suppliers is worth noting.

SECTION 9 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS 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 first, pre-screening a number of sites based on minimum 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 on-line programs and services, information on the future implementation of these services may be loosely addressed in the Hawaii State Public Library System Master Plan 1991-2000 (Ref. 6). However, this information is more of a HSPLS' program planning issue rather than an issue affecting the environmental impacts of a new library at a particular site.

Honorable John Wahee
October 8, 1994
Page 7

**SECTION 9
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,



John T. Harrison, Ph.D.
Environmental Coordinator

cc:

DAGS, Accounting Branch
GMP Associates, Inc.
Roger Fujjoka
Jean Ehrborn
Peter Rappa
Chris Welch

LEWIS CROCKETT LINDSEY
MAYOR
COUNTY OF MAUI
PLANNING DEPARTMENT
HONOLULU, HAWAII 96813
RECEIVED
30 AUG 10 12:59
STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
HONOLULU, HAWAII 96825
MARTY PATRICK, MAINTENANCE
DIRECTOR
STATE OF HAWAII
LETTER NO. (P) 1144.5

AUGUST 5, 1994

Dr. Brian Choy
Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii 96813

Dear Dr. Choy:

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

Pursuant to Section 2.88 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 pond and royal residence, Mokuina and Moku'ula, strongly 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 Kamehameha I'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 the state propose 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:

MAR 1 1995

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

Dear Mr. Miskae:

Subject: New Lahaina Public Library
EIS 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 Kamehameha I'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 comment letter from DIANR dated August 9, 1994, see Chapter 13).
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.

Dr. Choy
CSQC
Lahaina Library
8/5/94

Mr. Brian Miskae
Page 2

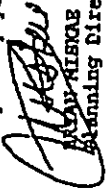
Ltr. No. (P)1144.5

1. What is the status of the Department of Transportation, Highways Division, plans for development of the Lahaina bypass, which may relieve traffic on the Honopiihoni Highway?

2. What are the Department of Education/DAGS 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 Elisabeth Anderson of this office.

Very truly yours,


BRIAN MISKAЕ
Planning Director

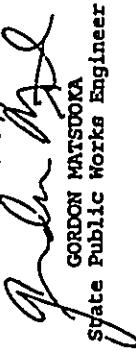
cc: MCCRC
DOT Highways
DRGS
DOE
A. Cua
E. Anderson
file

5. A bypass corridor of Honopiihoni Highway is proposed by the State Department of Transportation, Highway Division. This corridor is designed as a two-lane rural arterial highway between Puamana and Lahainaluna Road and as a four-lane urban arterial highway from Lahainaluna Road to Kaanapali Highway. It would connect to a widened, four-lane divided portion of the Honopiihoni Highway to Honokowai. The traffic congestion in this area will be alleviated significantly. Construction work is planned to start in 1999 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,


GORDON MATSUDOKA
State Public Works Engineer

GC:jk
cc: Dr. Marc Siab, GMP Associates, Inc.

GEORGE N. KAYA
Director
CHUCKLE JONES
County Engineer
ALAN B. BARNETT, P.E.
Chief Staff Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CONSTRUCTION QUALITY
281 SOUTH HIGH STREET
MAUI, HAWAII 96703

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Merita 470

DAVID WELLS, P.E.
Wastewater Reclamation Division
LUDWIG P.O. BOX 128, P.O.
Engineering Division
DANIEL HANAUSS, P.E.
Water Works Division
BRIAN J. CHOY, P.E.
Highways Division

Mr. Brian J. Choy, Director
State of Hawaii
Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Impact Statement and Site Selection
Study
NEW LAHAINA PUBLIC LIBRARY
TRK: 4-5-21:3; 4-6-1:17 and 10; 4-6-7:1; 4-6-12:5; 4-6-
13:1

Dear Mr. Choy:

We reviewed the subject draft environmental impact statement and site selection study and have the following comments:

- Comments from the Engineering Division:
 - 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 information.
- Comments from the Wastewater Reclamation Division:
 - The developer should be informed that Wastewater Reclamation Division cannot insure that wastewater system capacity will be available.
 - Wastewater contribution calculations are required before building permit is issued.
 - Developer may be assessed impact fees for treatment plant expansion costs.
 - Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

late
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WILLIAM J. CAVELAND
Governor



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

LETTER NO. (P) 1145-5

MAR 1 1995

Mr. George N. Kaya
Director
Department Public Works
and Waste Management
County Of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Kaya:

Subject: New Lahaina 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 MATSUOKA
State Public Works Engineer

AY:jk
cc: Dr. Marc Siah, GMP Associates, Inc.

Mr. Brian Choy
Page 2 of 3
August 22, 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,



GEORGE H. KAYA
Public Works & Waste Management
Director

RCM:cy
xc: Engineering Division
Solid Waste Division
Wastewater Reclamation Division

g:\luca\ell\cm\lanlibrary.sis

**SECTION 14
REFERENCES**

SECTION 14

REFERENCES

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- 2 Austin, Tsutsumi, and Associates, Inc., *Maui Long-Range Highway Planning Study Lahaina Traffic Circulation Plan*, prepared for State of Hawaii, Department of Transportation, County of Maui, Department of Public Works, County of Maui Department of Planning, May 1991.
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- 9* Fukunaga and Associates, Inc. *Final Environmental Impact Statement for the Site Selection for the New Kihei Public Library*, prepared for the State of Hawaii, Department of Accounting and General Services, June 1991.
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APPENDICES

APPENDIX A
UTILITY AND
BUILDING REQUIREMENTS



GMP ASSOCIATES, INC.
ENGINEERS/ARCHITECTS

BY JEB DATE _____ SUBJECT LAHANA PUBLIC LIBRARY SHEET NO. _____ OF _____
CHKD. BY _____ DATE _____ POTABLE WATER REQUIREMENTS JOB NO. _____

POTABLE WATER REQUIREMENTS:

FOR COMMERCIAL/RESIDENTIAL AREAS:

$$\Rightarrow 140 \text{ gpd} / 1000 \text{ s.f. OF FACILITY}$$

$$\Rightarrow \frac{13,580 \text{ s.f.}}{1000 \text{ s.f.}} \times 140 \text{ gpd} \approx \boxed{1900 \text{ gpd}}$$

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 acre IRRIGATED
LANDSCAPING

- ASSUME TURF GRASS AND IRRIGATION
DEMAND ACCOUNTING FOR RAINFALL = 3880 $\frac{\text{gpd}}{\text{acre}}$

$$\text{DEMAND} = 3880 \times 0.5 = \boxed{1940 \text{ gpd}}$$

$$\begin{aligned} \text{TOTAL AVERAGE DAY DEMAND} &= 1900 + 1940 \\ &= 3840 \text{ gpd} \\ &\approx \boxed{3900 \text{ gpd}} \end{aligned}$$

$$\text{FIRE FLOW REQUIREMENTS} = \boxed{2000 \text{ gpm}}$$



GMP ASSOCIATES, INC.
ENGINEERS/ARCHITECTS

BY JEB DATE _____ SUBJECT LAHAINA PUBLIC LIBRARY SHEET NO. _____ OF _____
CHKD. BY _____ DATE _____ WASTEWATER GENERATION JOB NO. _____

FROM PUBLIC AND LIBRARY STAFF:

- ASSUME WASTEWATER GENERATED IS 80% OF POTABLE WATER REQUIREMENT

$$\Rightarrow 0.8 \times 1900 = \boxed{1520 \text{ gpd}}$$

FROM AIR CONDITIONING CONDENSANT DRAINAGE:

- ASSUME TYPICAL HUMIDITY REMOVAL, AIR CONDITIONING RUNS 12 HOURS/DAY
- ASSUME .5 gpm CONDENSANT

$$\Rightarrow .5 \text{ gpm} \times \frac{60 \text{ min}}{\text{hr}} \times 12 \text{ hr}$$

$$= \boxed{360 \text{ gpd}}$$

TOTAL AVERAGE WASTEWATER GENERATED

$$= 1520 + 360 = \boxed{1880 \text{ gpd}}$$



GMP ASSOCIATES, INC.
ENGINEERS/ARCHITECTS

BY JEB DATE _____ SUBJECT LAHAINA PUBLIC LIBRARY SHEET NO. _____ OF _____
CHKD. BY _____ DATE _____ POWER REQUIREMENTS JOB NO. _____

POWER REQUIREMENTS

$$\begin{aligned} \text{GENERAL LIGHTING} &\Rightarrow 3 \text{ VA/s.f.} \times 13,580 \text{ s.f.} \\ &= \boxed{40,740 \text{ VA}} \end{aligned}$$

$$\begin{aligned} \text{GENERAL RECEPTABLE} &\Rightarrow 1 \text{ VA/sf.} \times 13,580 \text{ s.f.} \\ \text{OUTLETS} &= \boxed{13,580 \text{ VA}} \end{aligned}$$

$$\begin{aligned} \text{AIR CONDITIONING} &\Rightarrow 50 \text{ BTU/s.f.} \times 13,580 \text{ s.f.} \\ &= 679,000 \text{ BTU} \times \frac{1 \text{ VA (watt)}}{3.4 \text{ BTU}} \\ &= \boxed{199,706 \text{ VA}} \end{aligned}$$

$$\begin{aligned} \text{PARKING LIGHTING} &= \frac{1}{2} \text{ VA/s.f.} \times 16,350 \text{ s.f.} \\ &= \boxed{8,175 \text{ VA}} \end{aligned}$$

$$\begin{aligned} \text{TOTAL MAXIMUM LOAD} &= 40,740 + 13,580 + \\ &\quad 199,706 + 8175 \\ &= \boxed{262,201 \text{ VA}} \end{aligned}$$



GMP ASSOCIATES, INC.
ENGINEERS/ARCHITECTS

BY JEB DATE _____ SUBJECT LAHAINA PUBLIC LIBRARY SHEET NO. _____ OF _____
CHKD. BY _____ DATE _____ SOLID WASTE GENERATION JOB NO. _____

- ASSUME : YEAR 2010 POPULATION \Rightarrow 22,633
ANNUAL VISITS PER CAPITA \Rightarrow 3.03
ANNUAL VISITORS \Rightarrow 68,578
VISITS PER DAY \Rightarrow 190

$$\Rightarrow 190 \text{ VISITORS/DAY} \times .02 \text{ lb WASTE/VISITOR} \\ = \boxed{3.8 \text{ lbs/day}}$$

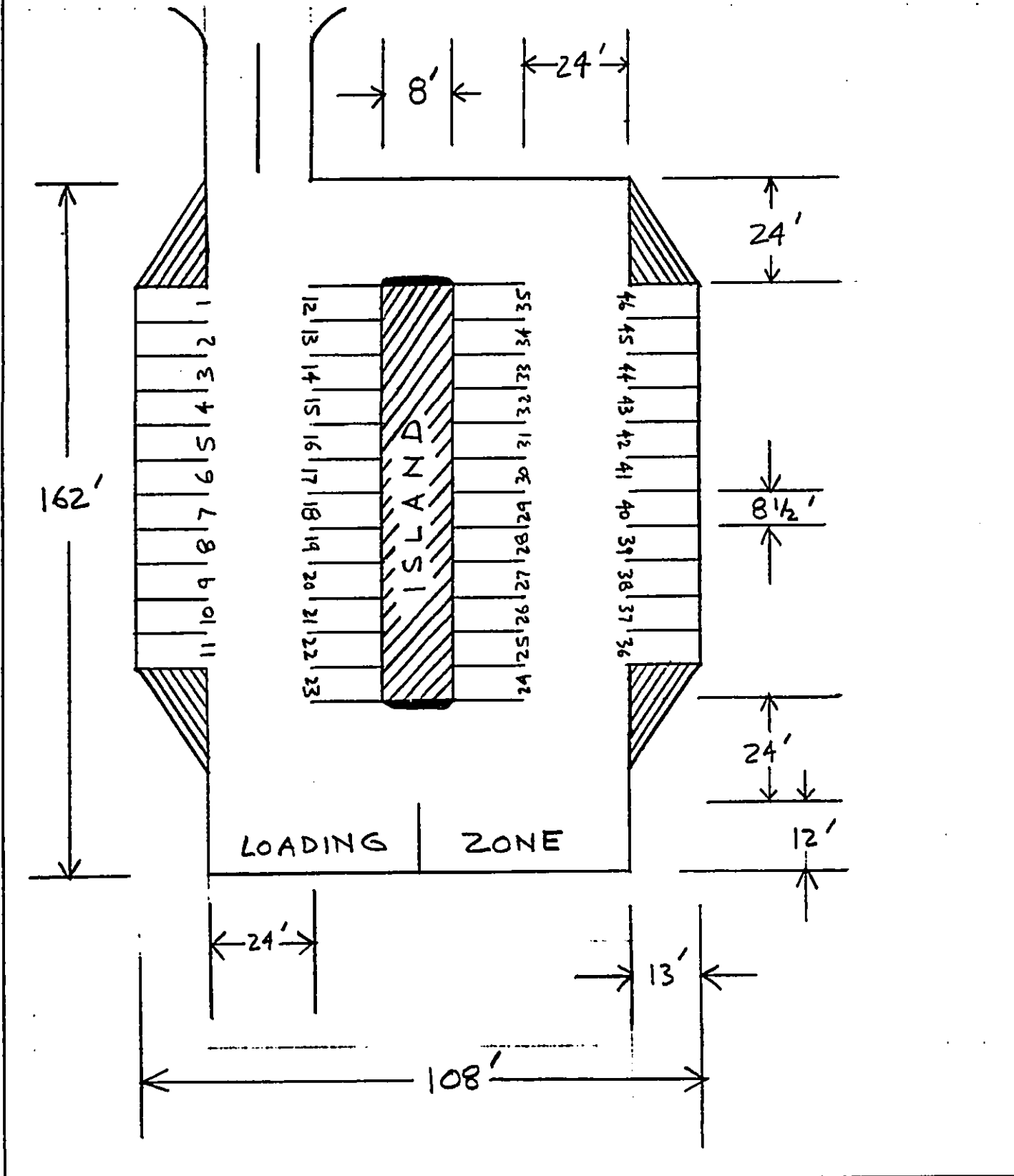
- ASSUME 8 LIBRARY STAFF
 \Rightarrow 8 STAFF \times 1.5 lb WASTE/STAFF-DAY
= 12 lbs./day

TOTAL AVERAGE SOLID WASTE GENERATED
 \approx 16 lbs./day



GMP ASSOCIATES, INC.
ENGINEERS/ARCHITECTS

BY JEB DATE 9/2/92 SUBJECT PARKING REQUIREMENTS SHEET NO. 1 OF 1
CHKD. BY _____ DATE _____ FOR THE PROPOSED LAHAINA PUBLIC LIBRARY JOB NO. _____



19.36.010

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

(Supp. 1)

from the hotel parking area, and shall be physically bounded and marked for "U-Drive Vehicles Only";

10. Taxistand 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;

XEROX COPY

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 restaurant, bar, 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.

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:

Parking Angle (In Degrees)	Aisle Width (In Feet)	
	Standard Cars	Compact Cars
0 — 40	12	12
41 — 50	13	13
51 — 70	18.5	18
71 — 80	21.5	20
81 — 90	24	22

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-R 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-M 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; and 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 of 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.

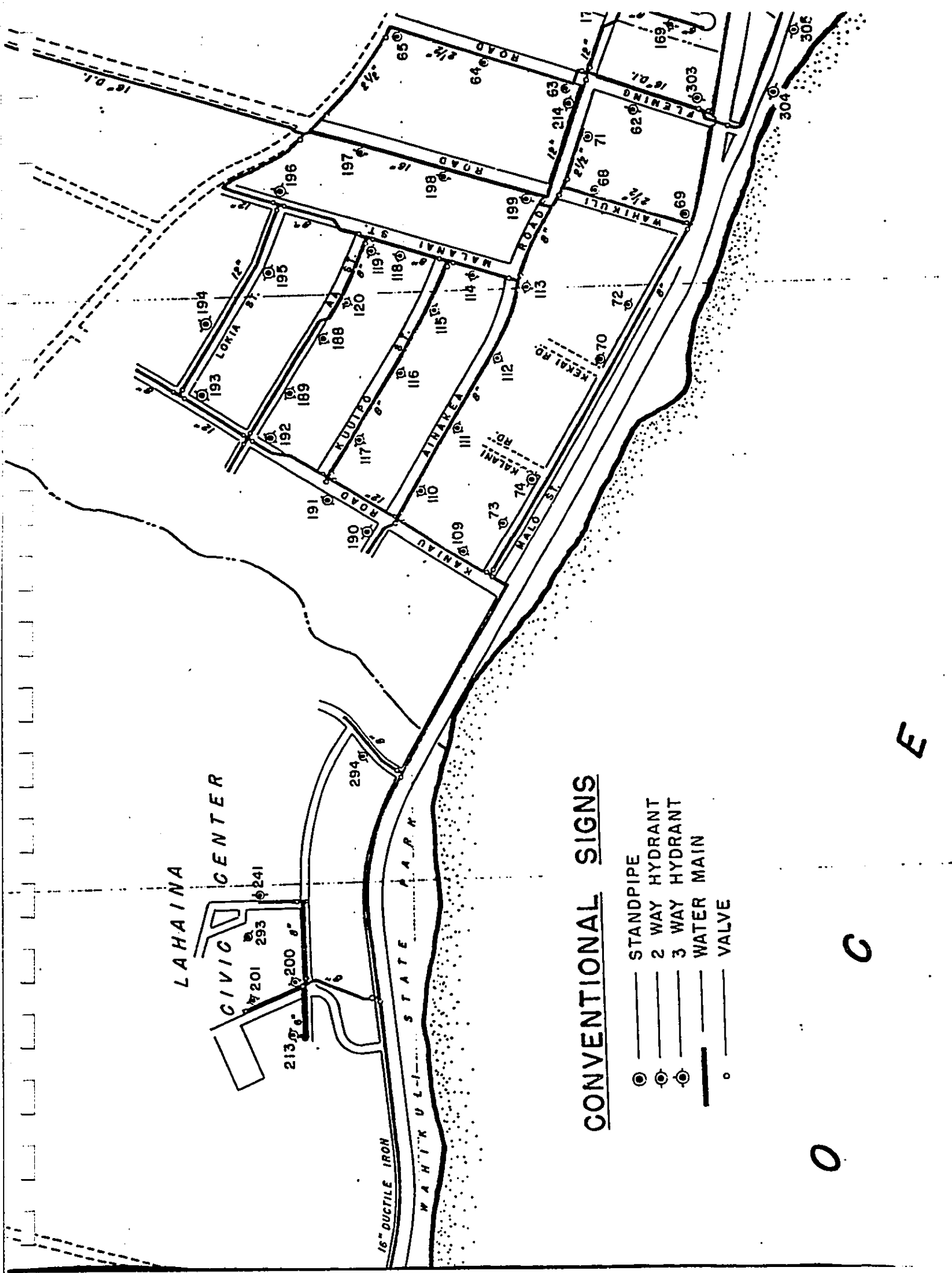
C. Upon approval of the director of public works, the requirement for asphalt or concrete surface of parking spaces may be modified whereby up to twenty-five percent of the required spaces may be located on a grassed area, or concrete masonry grid pavers, which are designed to permit grass growth in 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)

(Supp. 1)

WATER UTILITIES



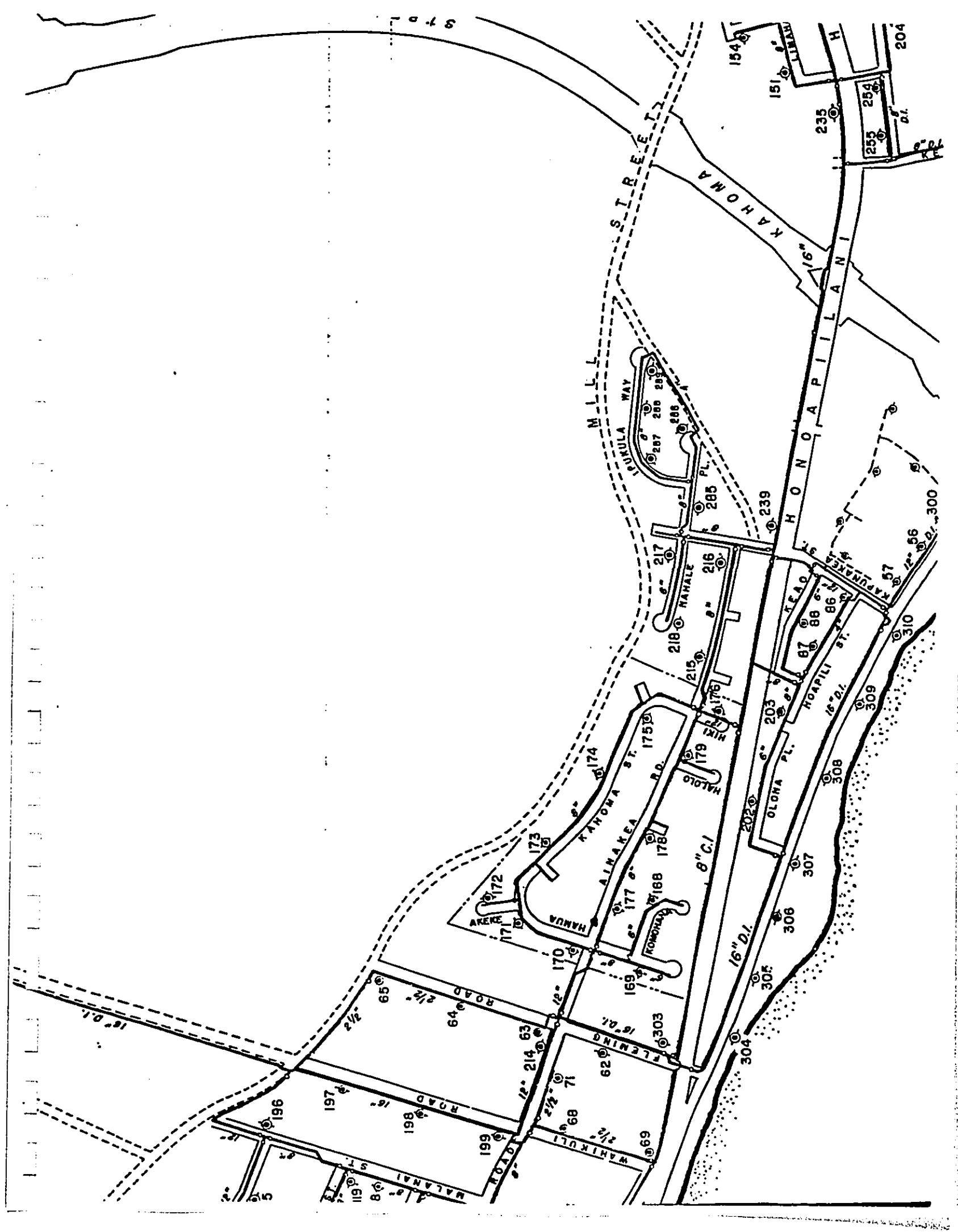
CONVENTIONAL SIGNS

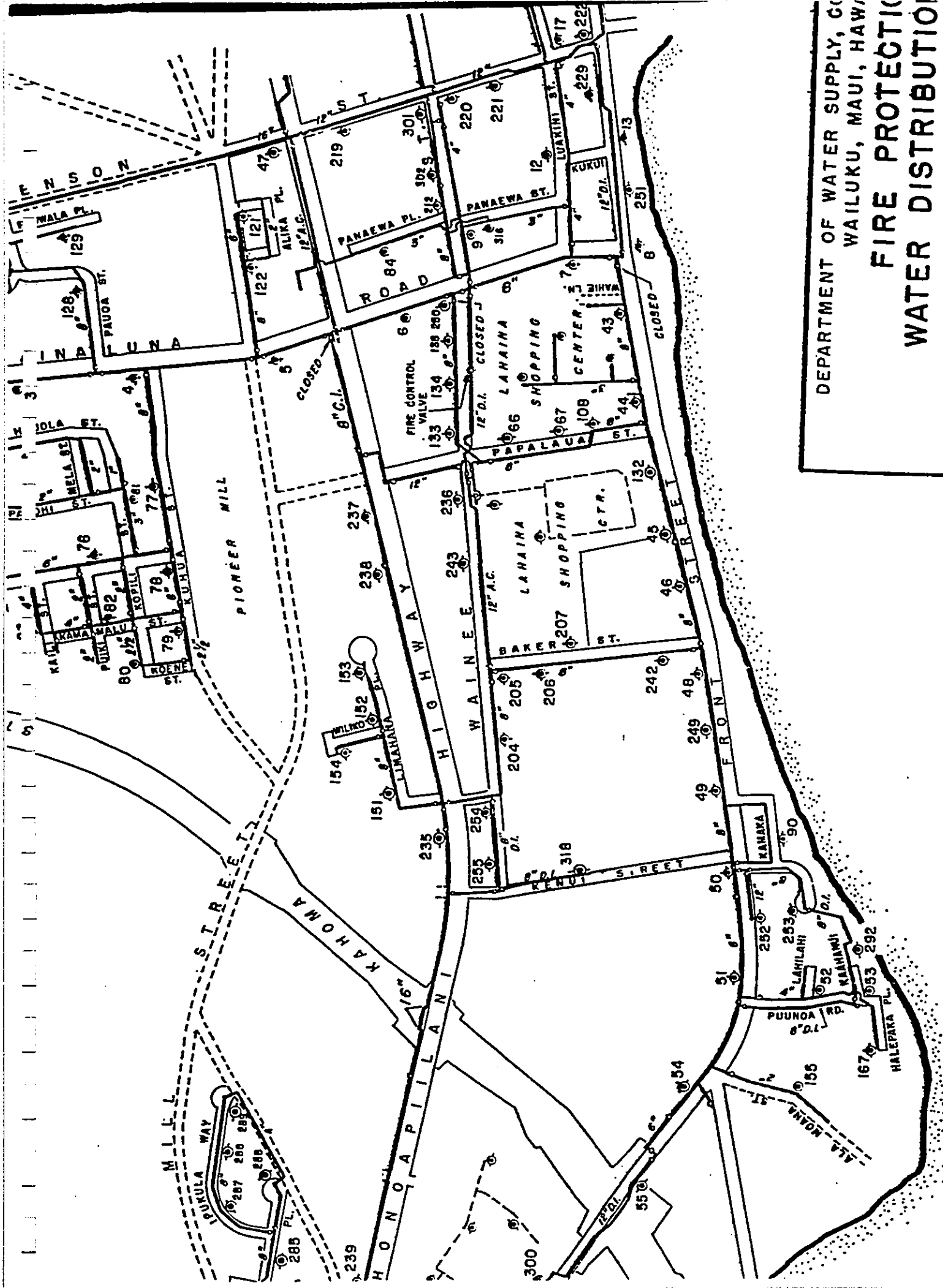
- STANDPIPE
- ⊙ 2 WAY HYDRANT
- ⊕ 3 WAY HYDRANT
- WATER MAIN
- VALVE

0

C

E





DEPARTMENT OF WATER SUPPLY, CO
 WAILUKU, MAUI, HAWAII
 FIRE PROTECTION
 WATER DISTRIBUTION
 LAHAINA TOV

500,000 Gal. Co
Bottom Elev. 456.
Top Elev. 474.33

50,000 Gal. Conc. Tar
2 Wells Elev. Appr
1- 55 H.P. Layne
1- 50 H.P. Layne

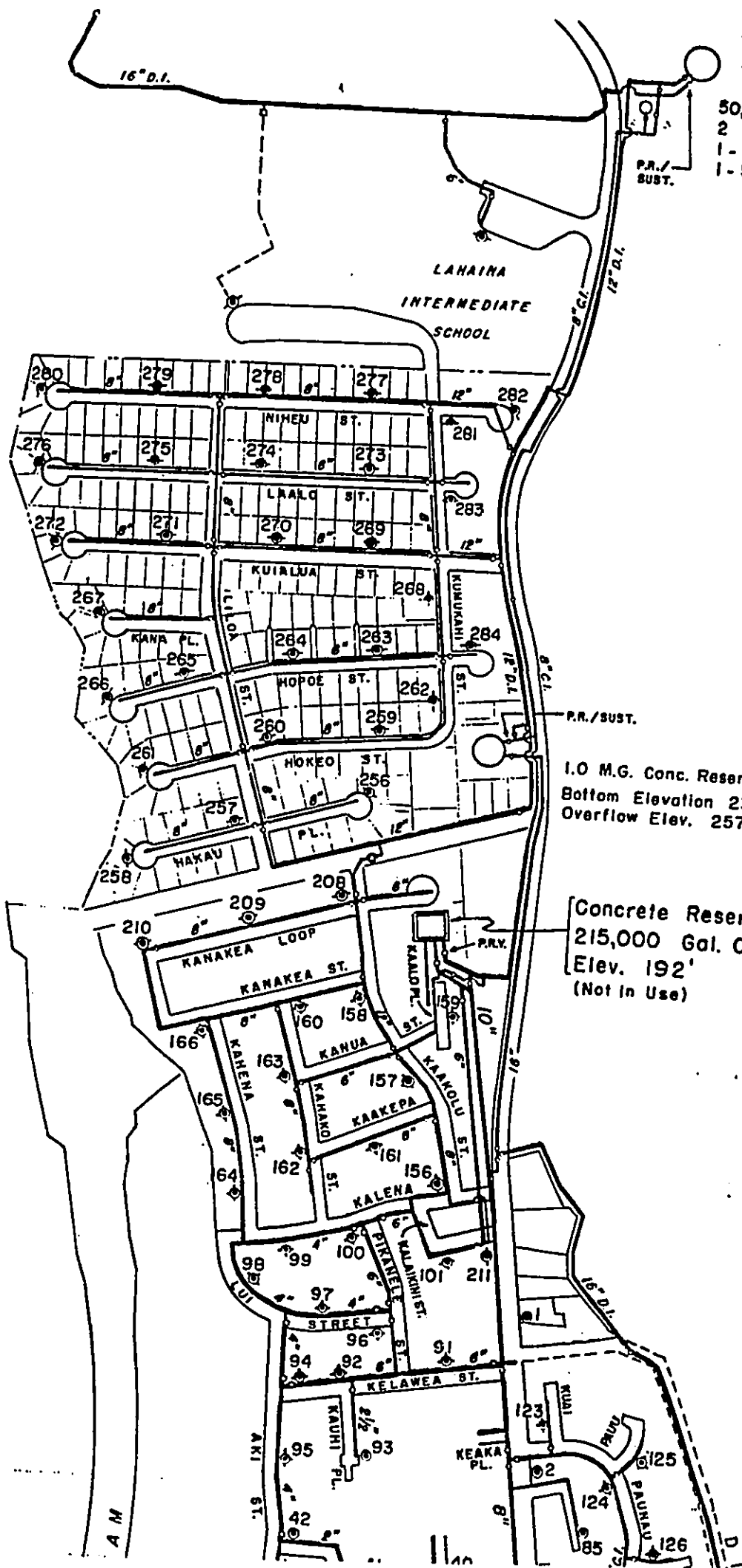
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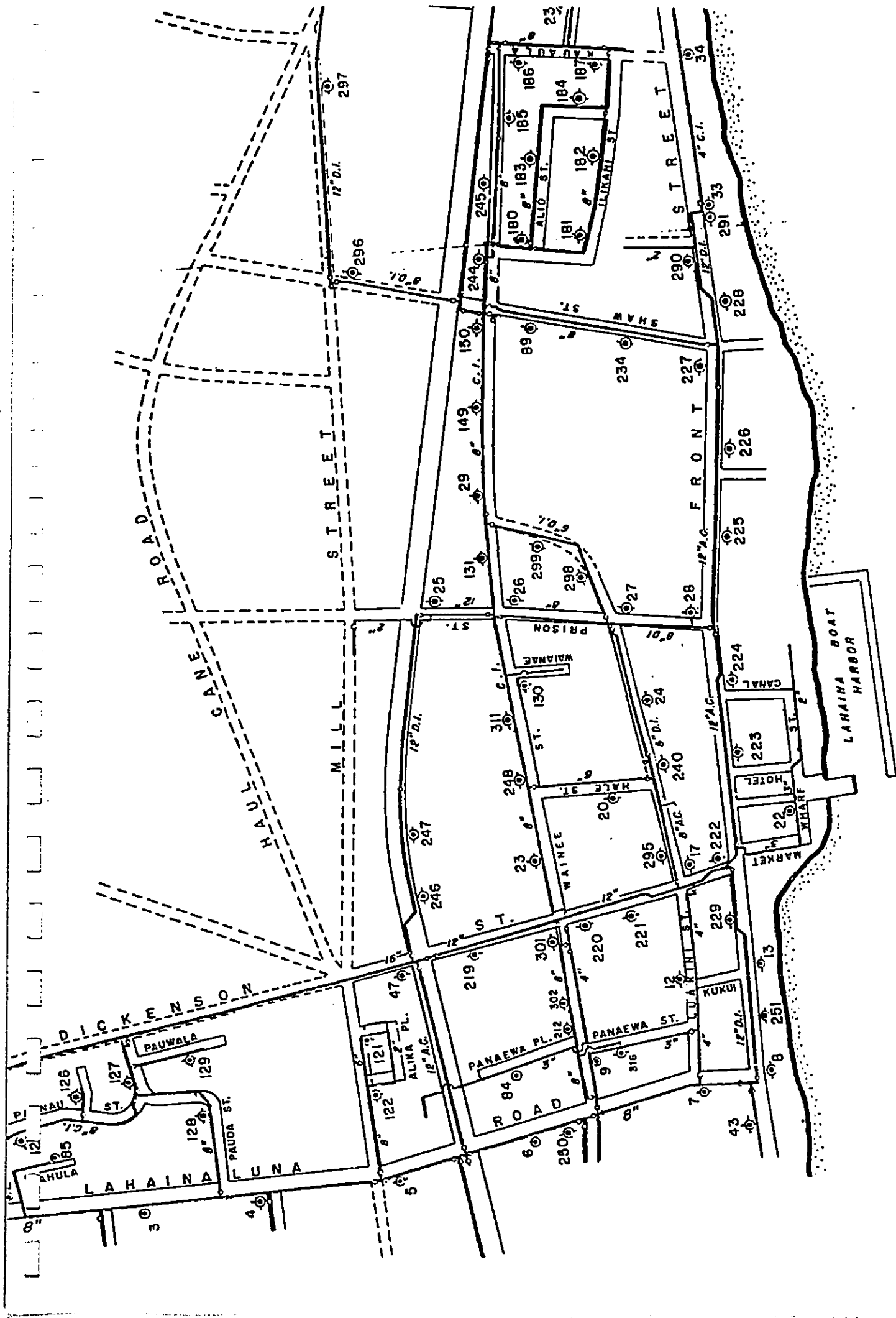
LAHAINA
INTERMEDIATE
SCHOOL

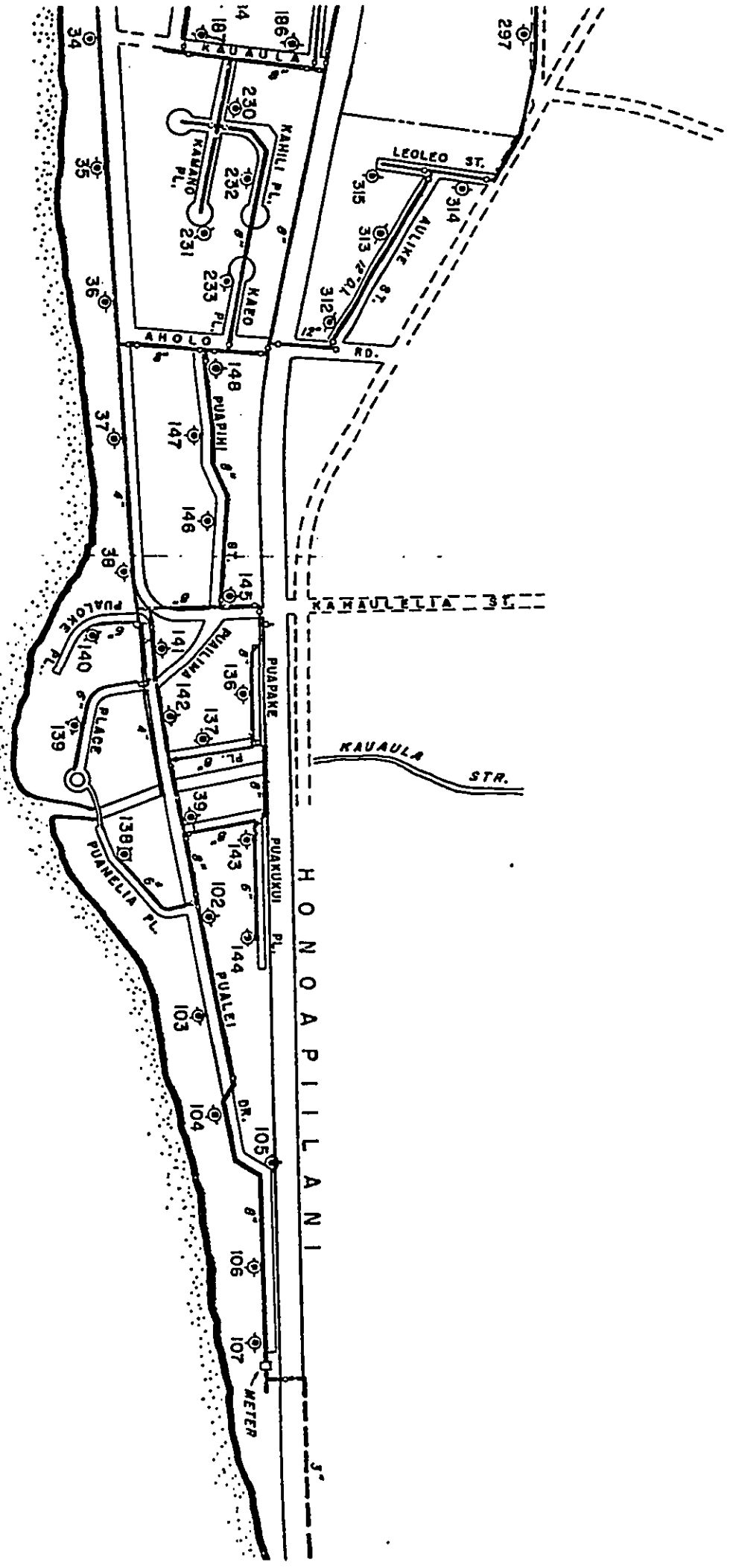
All pipe within
Kelawea Mauka III Subd.
are ductile iron.

1.0 M.G. Conc. Reservoir
Bottom Elevation 237.0
Overflow Elev. 257.0

Concrete Reservoir
215,000 Gal. Cap.
Elev. 192'
(Not in Use)

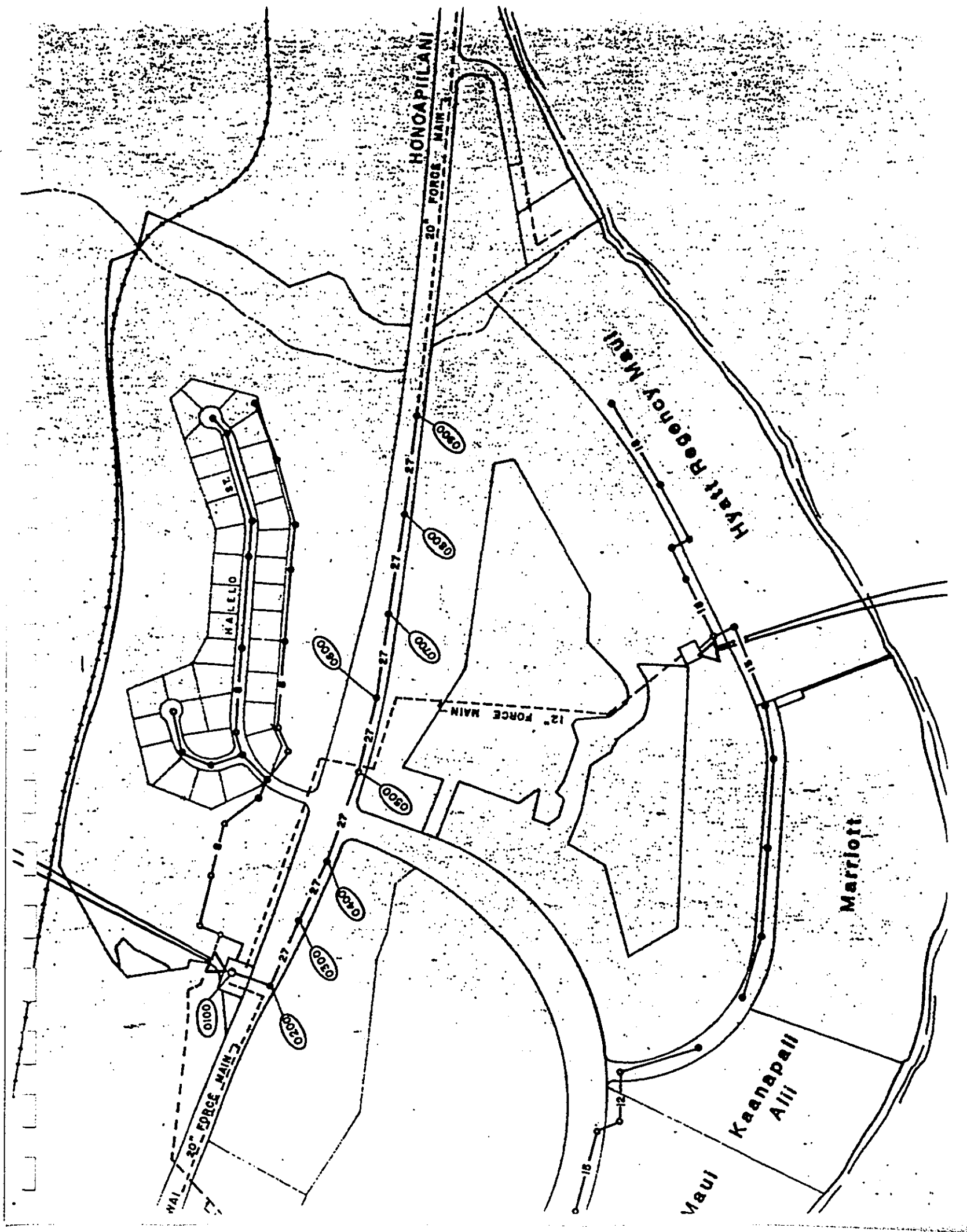




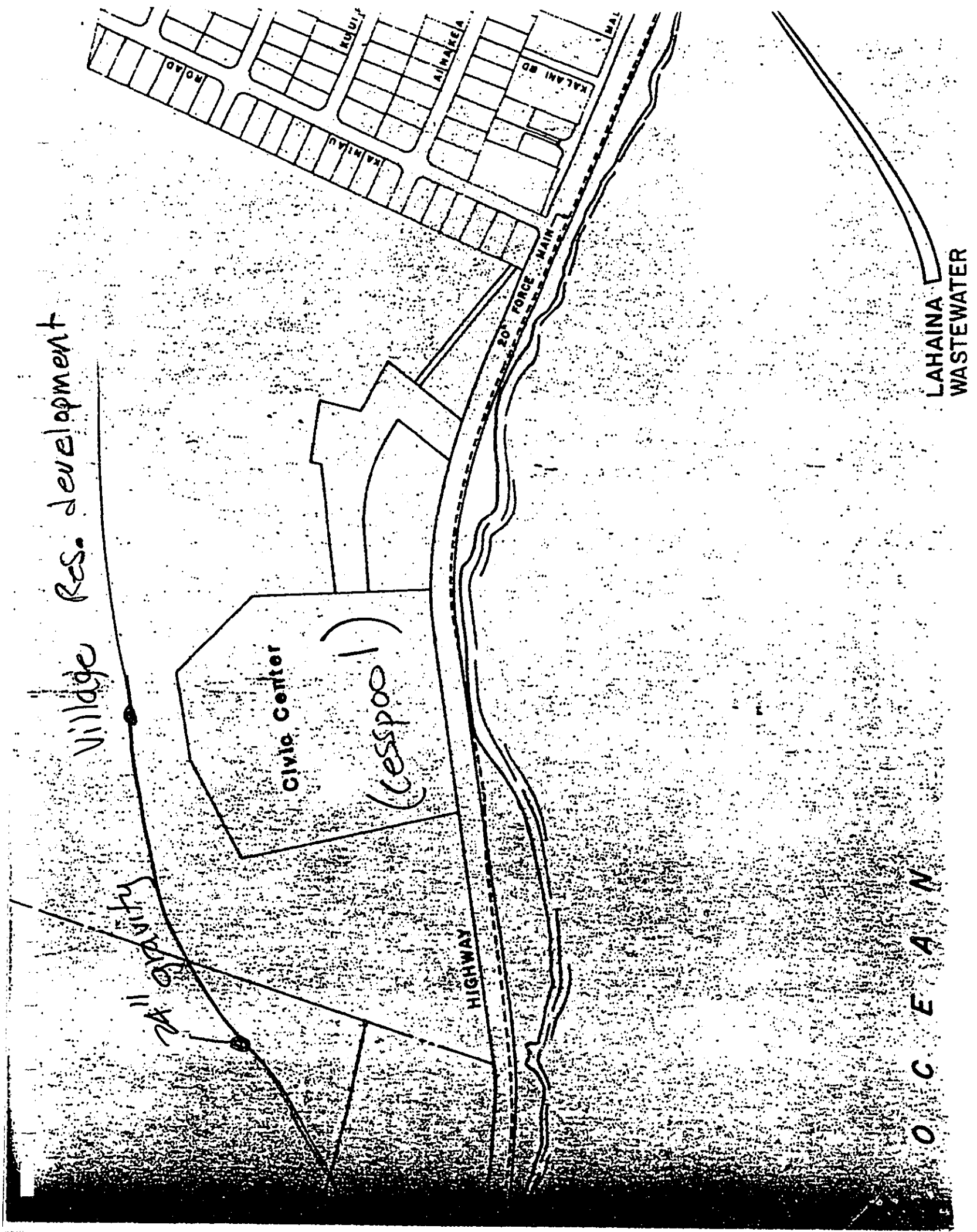


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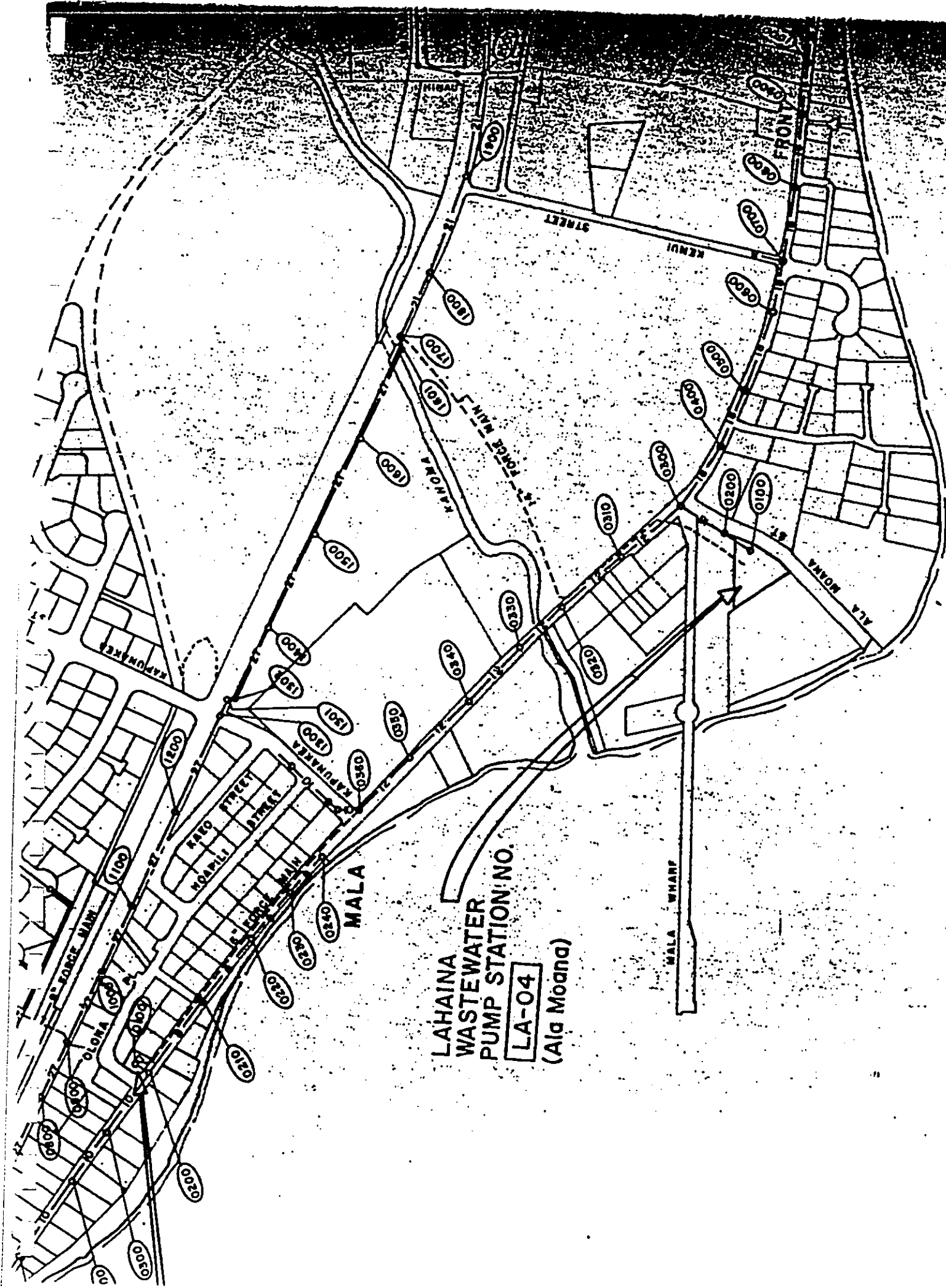
SEWER UTILITIES



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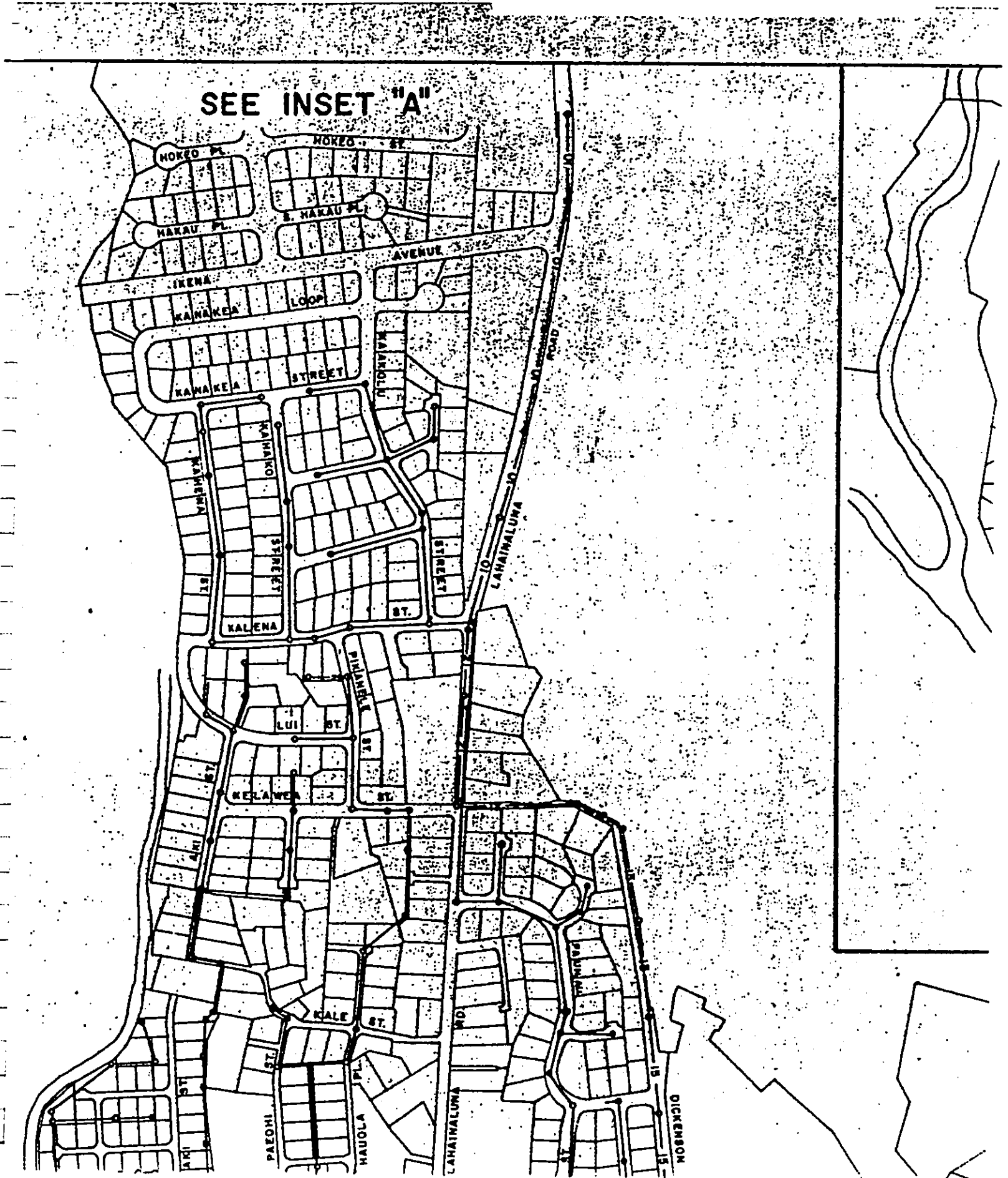


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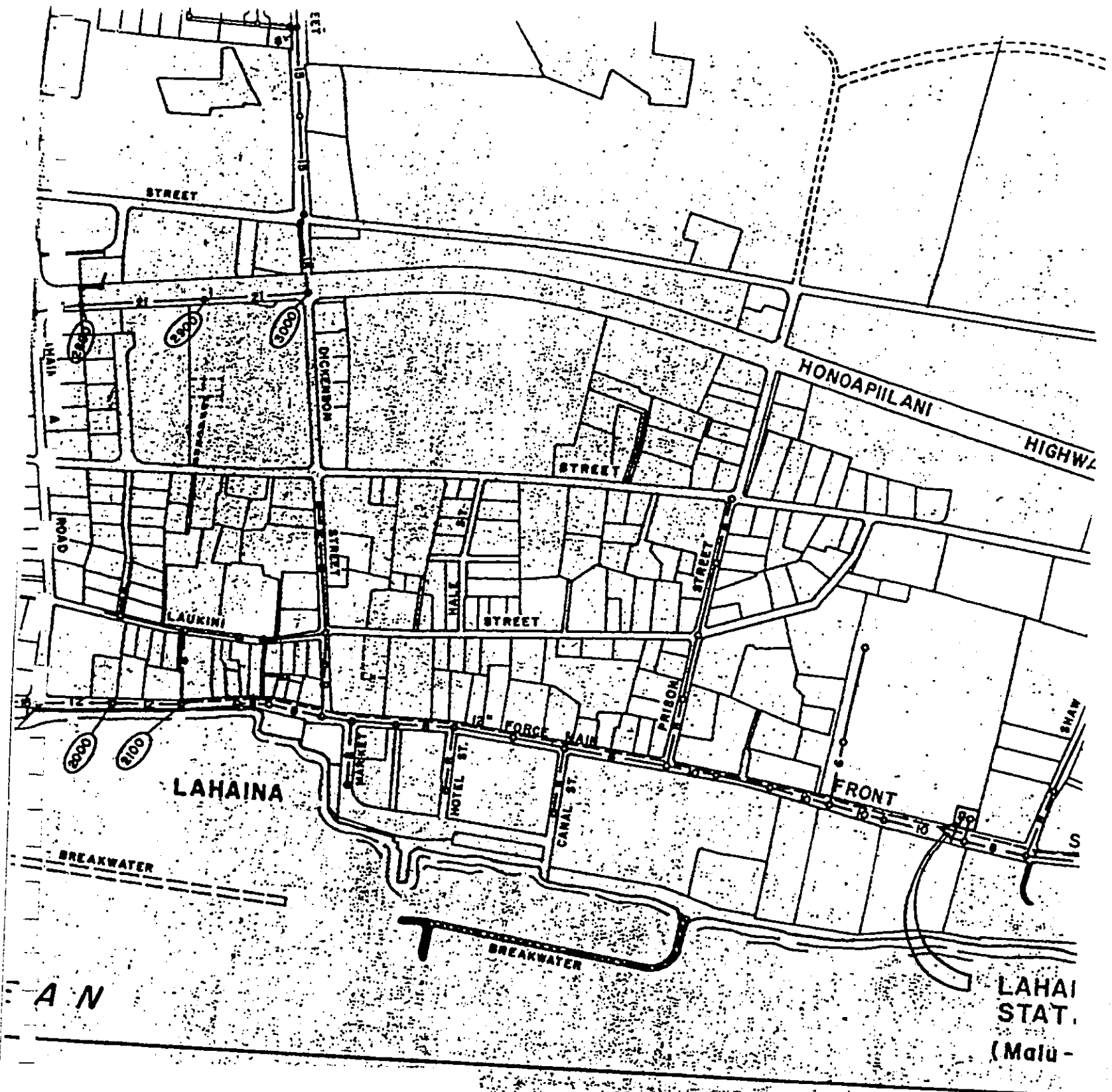


LAHAINA
WASTEWATER
PUMP STATION NO.
LA-04
(Ala Moana)

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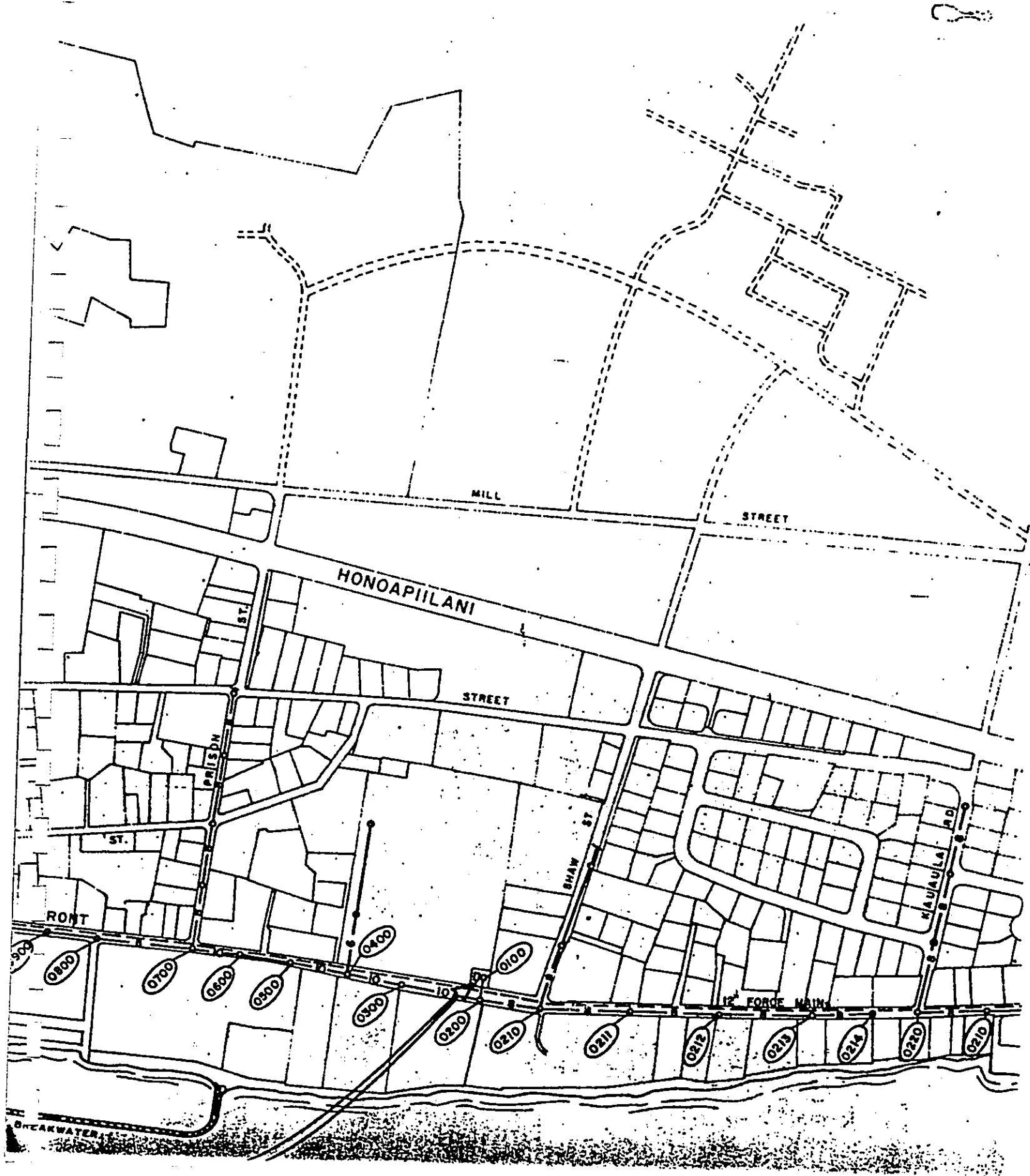
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SEWER SYSTEM MAP SECTION 2

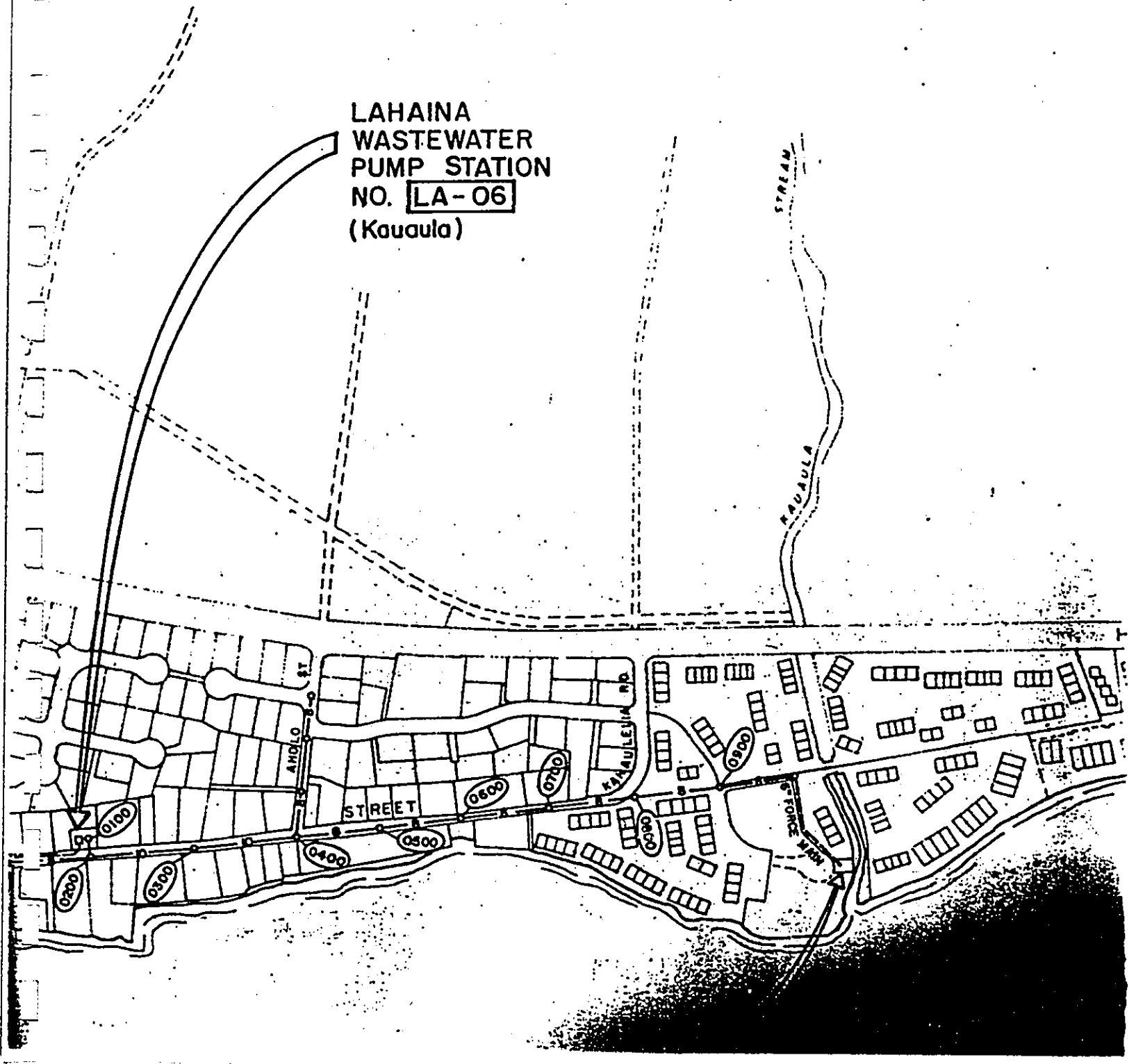


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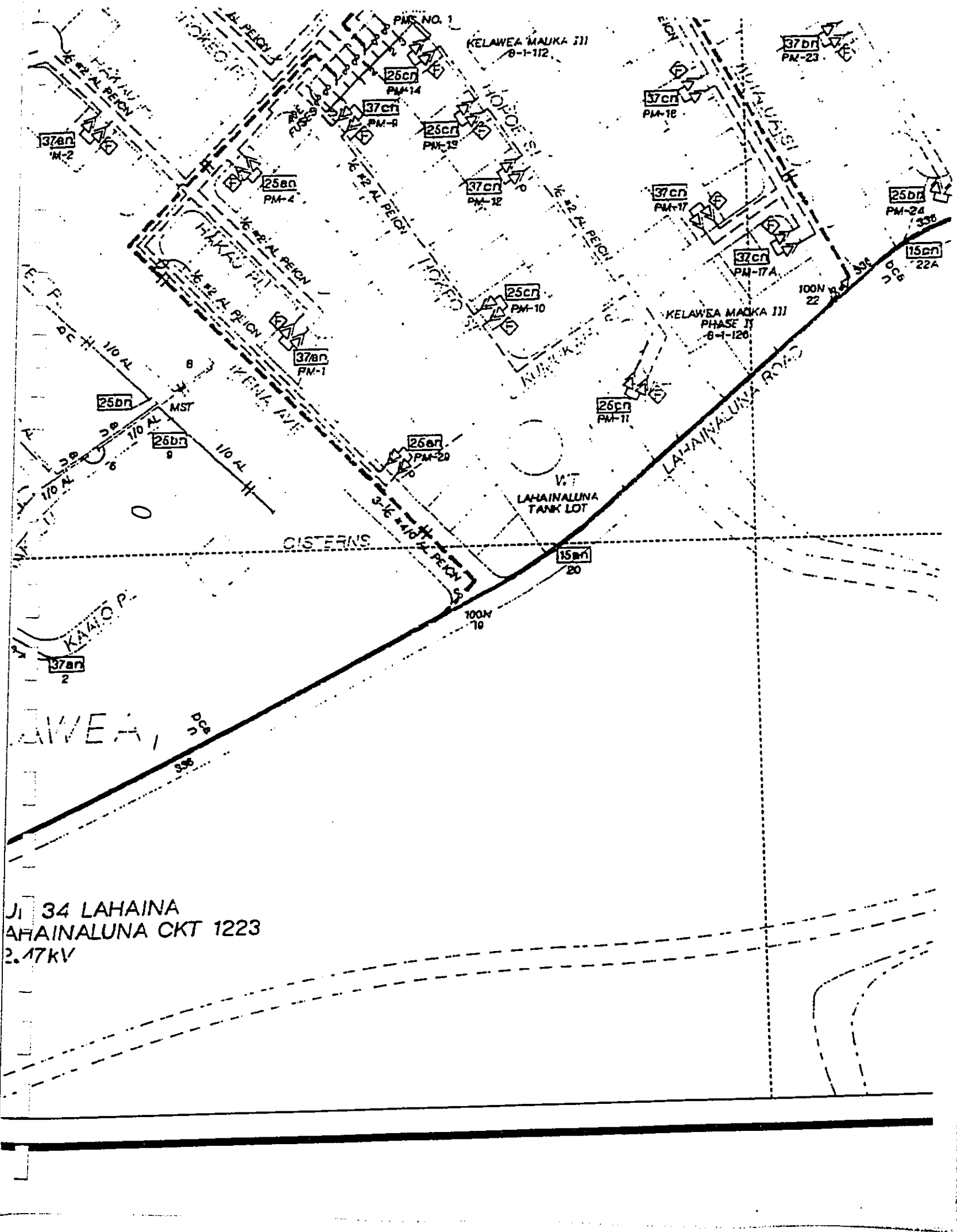
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LAHAINA
WASTEWATER
PUMP STATION
NO. LA-06
(Kaua'ula)

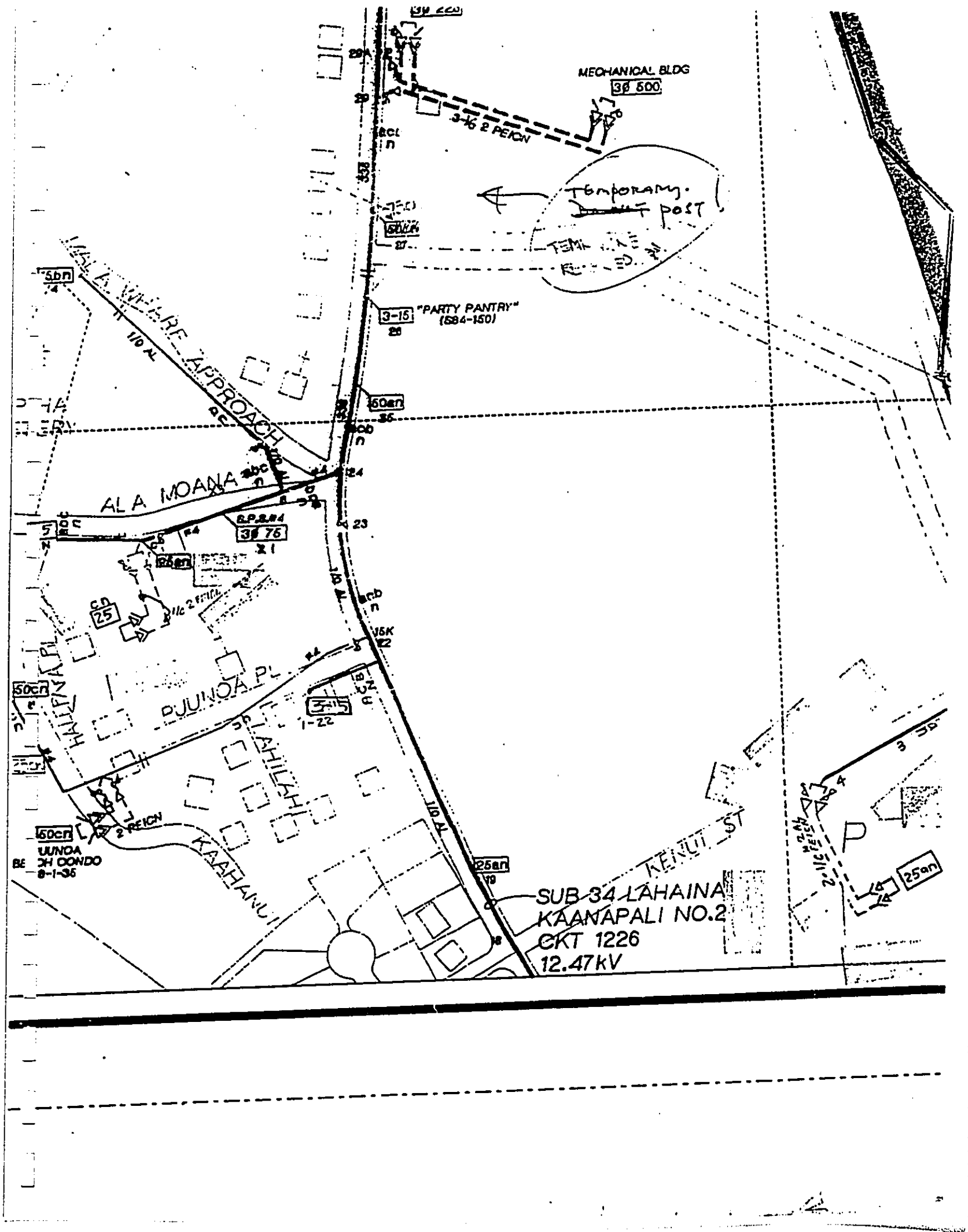


POWER UTILITIES

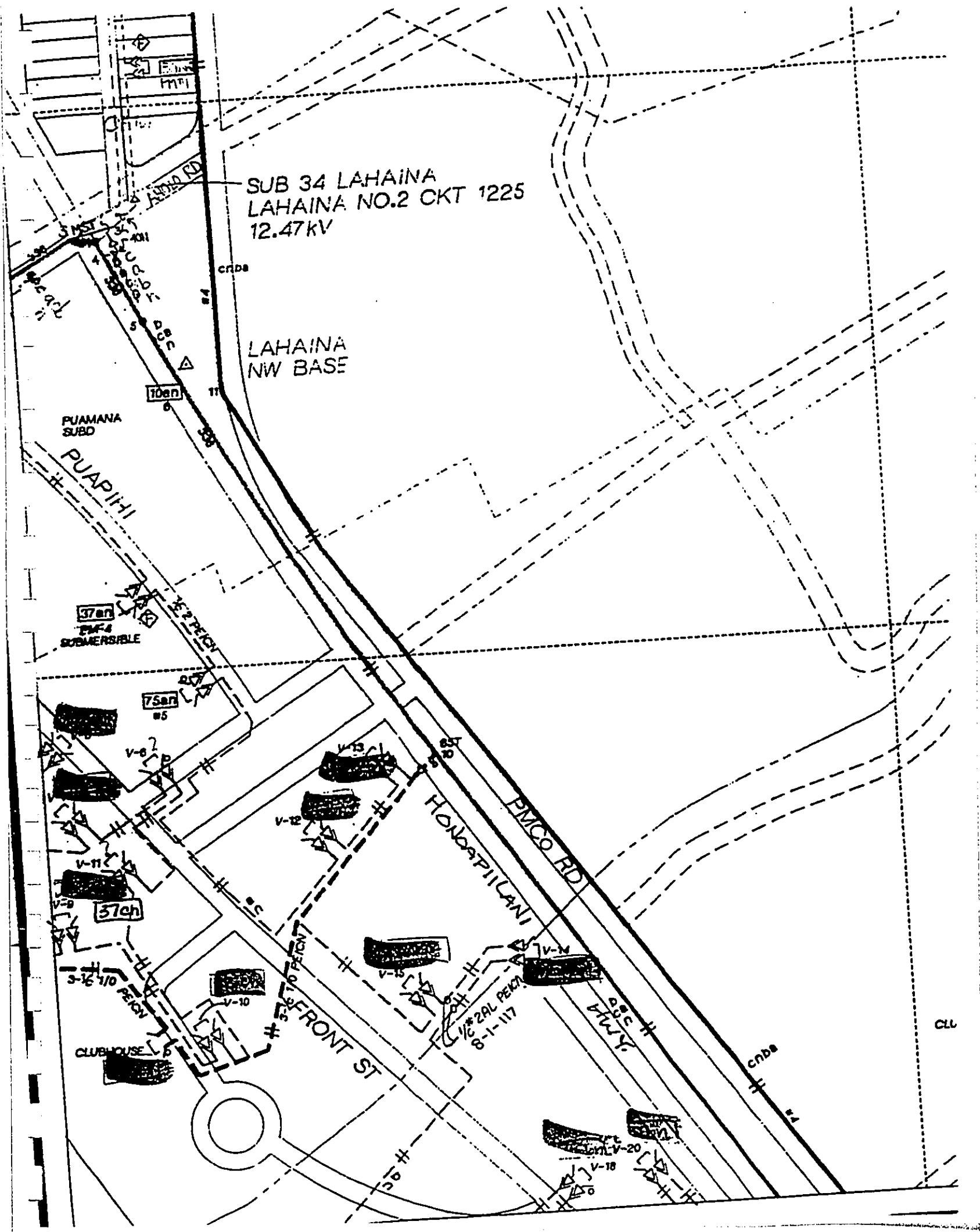
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MATCH TO SHEET 1648

3

SUB 34 LAHAIN,
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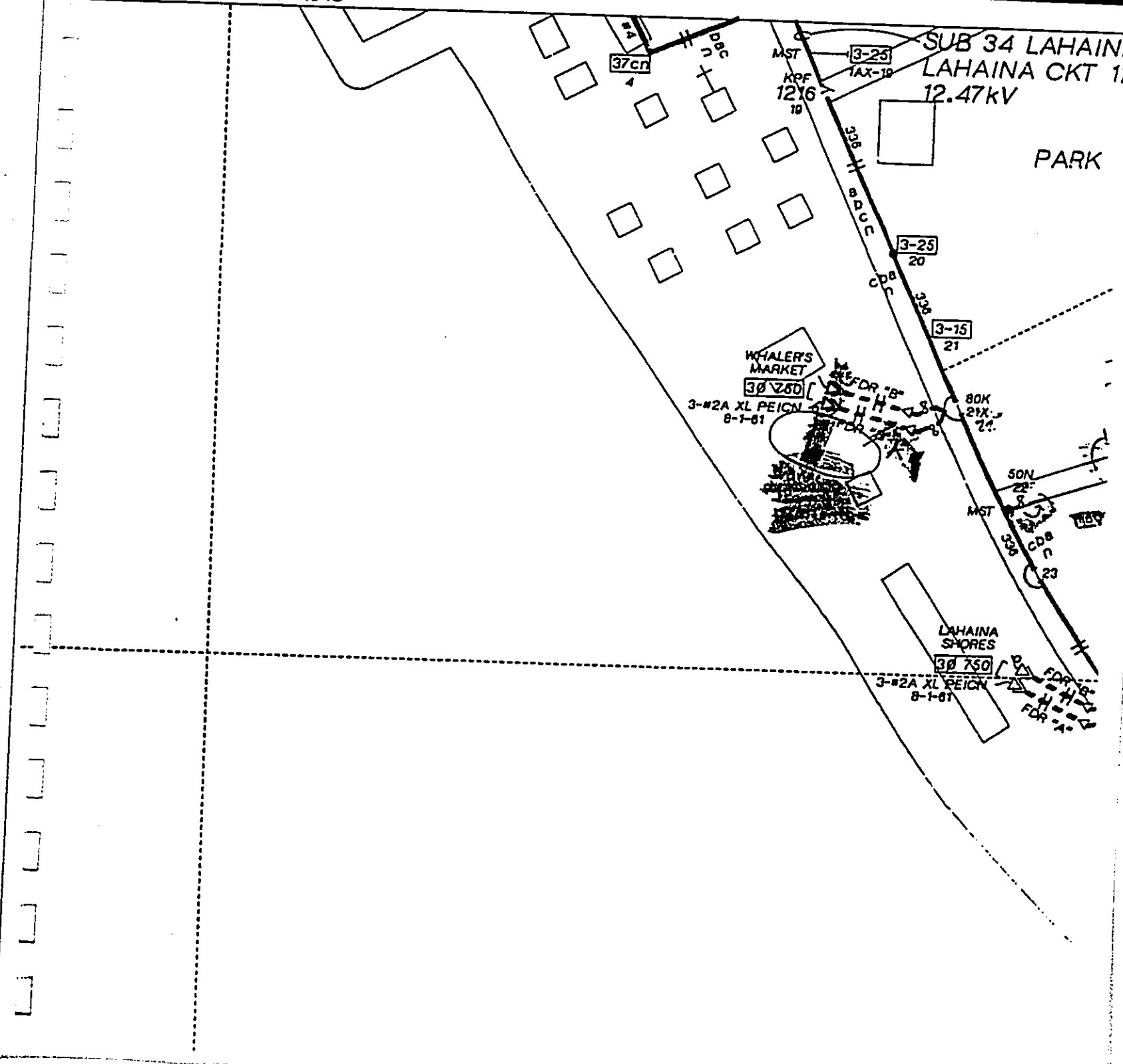
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3-#2A XL PEIGN
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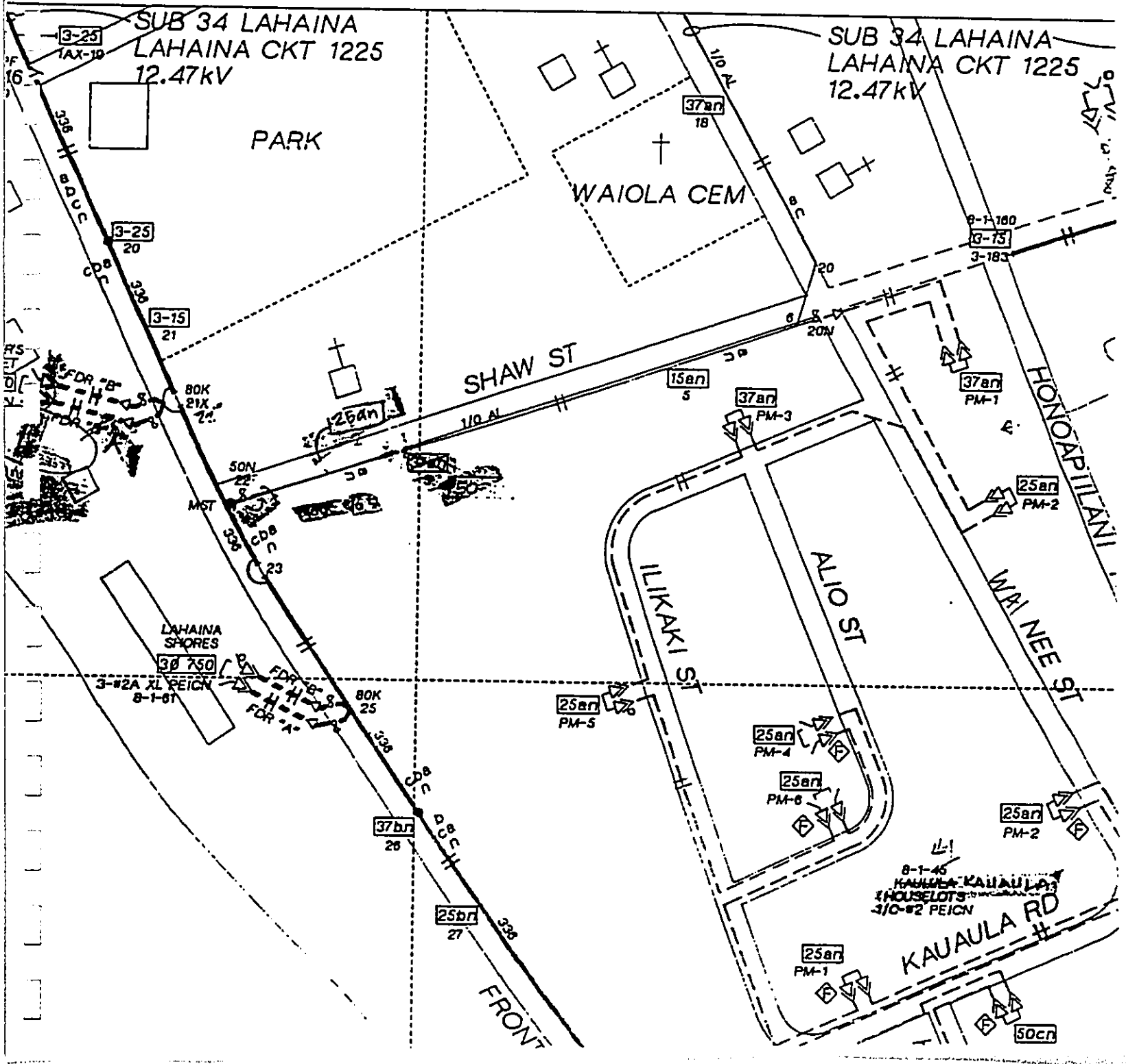
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3-#2A XL PEIGN
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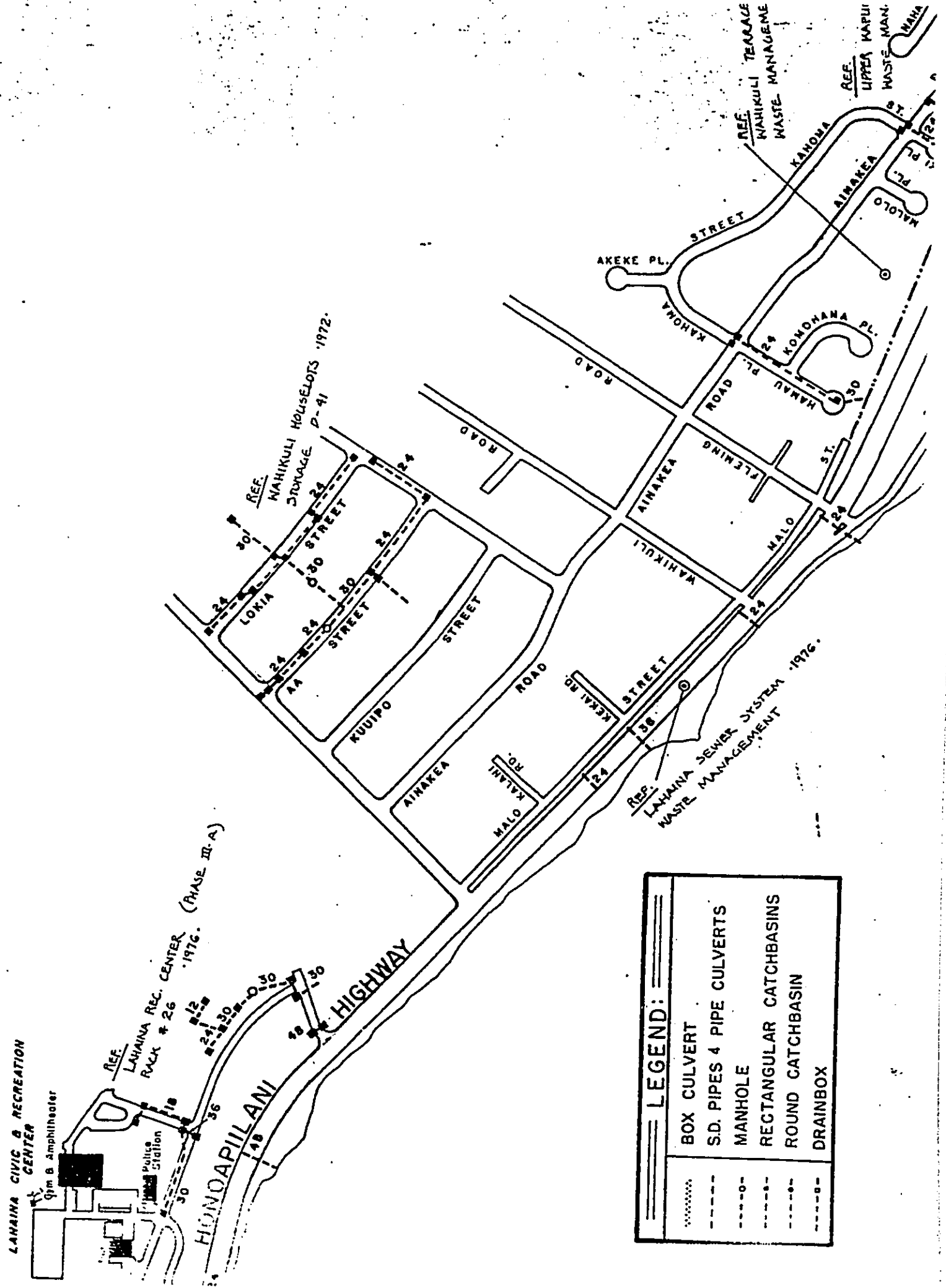
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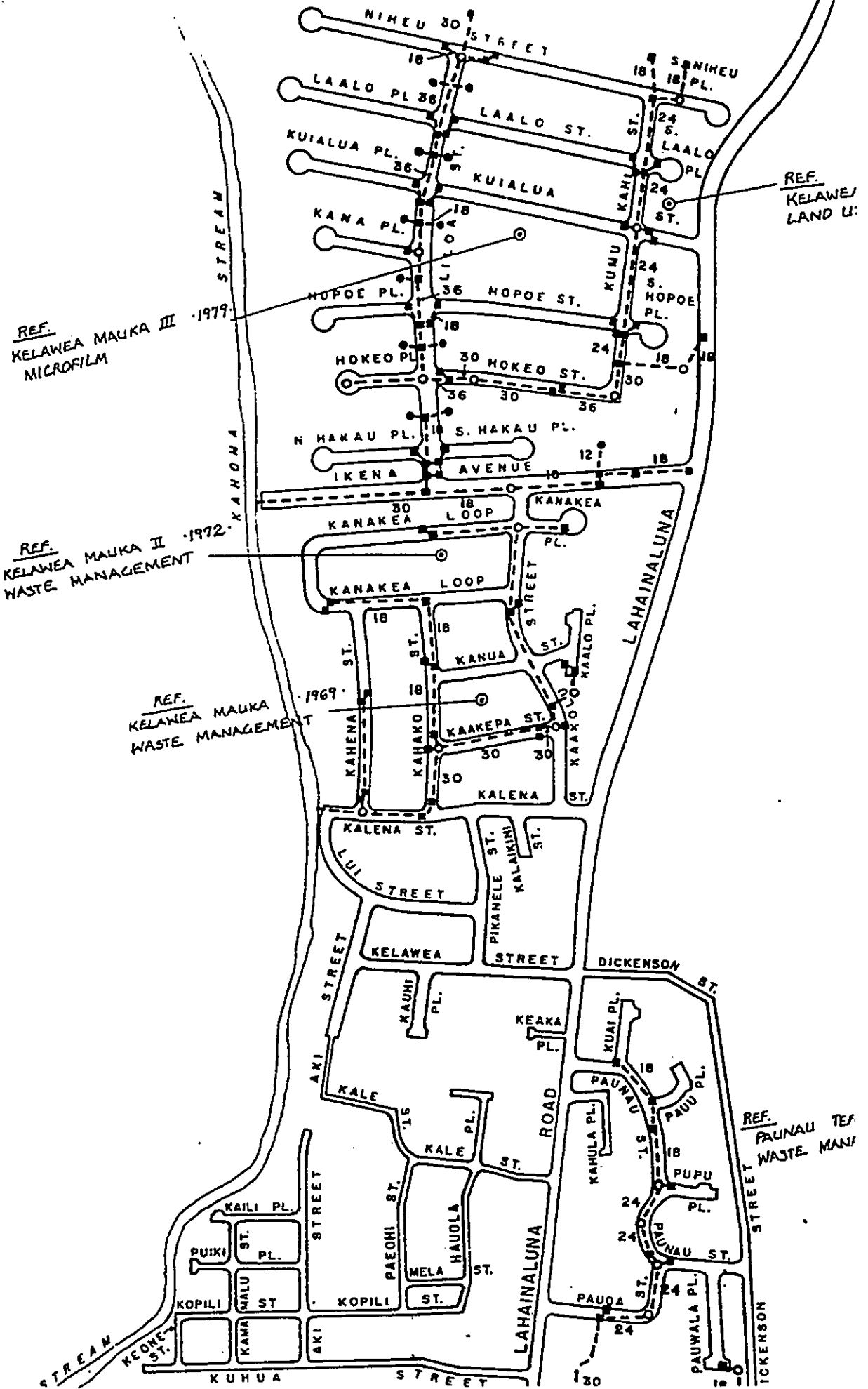
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DRAINAGE

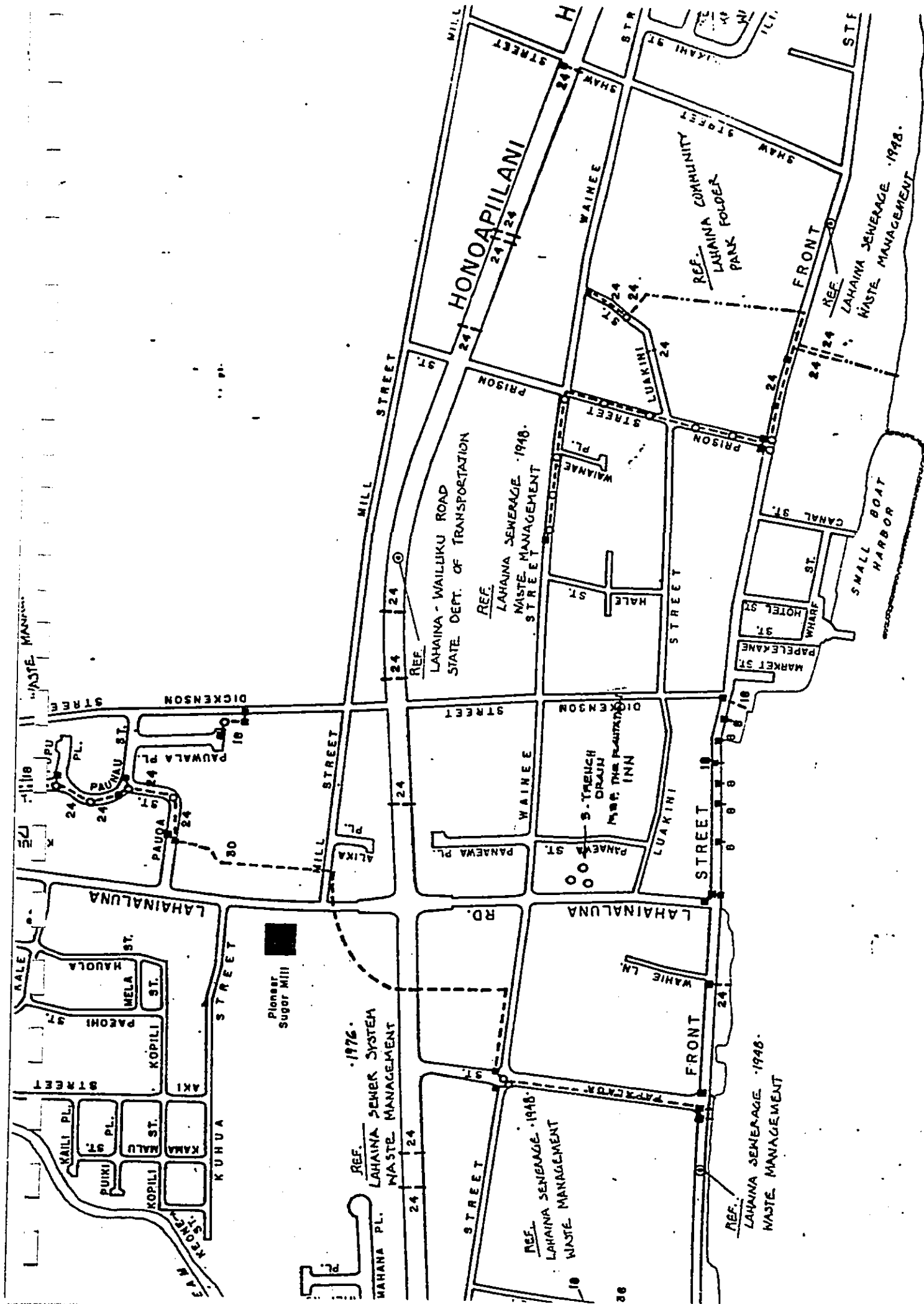
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APPENDIX B
TSUNAMIS

A8 Honolulu, September 6, 1992 The Sunday Star-Bulletin & Advertiser

Stealthy tsunami — from seafloor to unwary 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 tsunamis, 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 Krakatau sent a wall of water 100 feet high surging onto the coasts of Java and Sumatra. At least 36,000 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 \$25 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, Oahu, 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 temblor 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 under-

water 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, NOAA scientists explain, 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

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 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 1 mile of a shoreline road.

■ May 10, 1877: A tsunami from northern Chile hit Hilo, killing five, 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 coasts 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 Sanriku, Japan, caused considerable damage on the Big Island at Kailua-Kona, Napoona and Kaalualu.

■ 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

LEX BR



Debris litters the streets of Hilo after the 1946 tsunami, Hawaii's worst tsunami to date.

Advertiser file photo

Tsunamis are no strangers to Hawaii

Hawaiian Islands have a long history of destruction and death due to tsunamis and are particularly vulnerable to waves originating in the northern and southeastern Pacific.

In a 1989 series on tsunamis, Advertiser Staff Writer Jim Borg outlined how scientists here and throughout the world have improved their ability to predict and prepare for a tsunami and put out the proper warnings.

Borg's series also pointed out that the final analysis — the level of destruction wrought by such waves depends on human behavior: Will people 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 tsunamis have caused 385 deaths in Hawaiian Islands since 1813, and 16 percent 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.

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- 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 (8.3 on the Richter scale) caused about \$5 million in damage, mainly on Kauai and Oahu.

- May 22, 1960: 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 coastline 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.

LEX BRODIE

Empress Gold

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 (WcB) 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.

- 4. County Zoning Ordinance Fair
 Zoning designation: Residential
 (R-2). Zoning permitted use inter-
 pretation 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 Pepelekane 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, Pepelekane, 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 interpretation 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 consistent with the site's existing use.
2. Surrounding Land Use Good
Site is surrounded by compatible 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
Average slope is less than
three percent. | Good |
| 2. | Shape
Site is generally rectangular. | Good |
| 3. | General Soil Stability
Soil Phase: Ewa silty clay
loam (EaA). | Good |
| 4. | Soil Depth
Depth to bedrock greater than
five feet. | Good |
| 5. | Natural Beauty
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. | Fair |

B) Roadways and Utilities

- | | | |
|----|---|------|
| 1. | Roadways
The site is fronted by Shaw Street.
This street is currently under
capacity. | Good |
| 2. | Water Service
Eight-inch water main located
along Shaw Street. Fire pro-
tection provided. | Good |
| 3. | Sewer Service
Eight-inch sewer main located
along Shaw Street. | Good |

- 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 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
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.

- 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.

- 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
Average slope ranges from
three to seven percent. | Fair |
| 2. | Shape
A rectangular, 1.2 acre site
can be accommodated within
the existing 29 acre lot. | Good |
| 3. | General Soil Stability
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. | Fair |
| 4. | Soil Depth
Depth to bedrock is greater
than five feet. | Good |
| 5. | Natural Beauty
Site offers panoramic, scenic
views of coastline and ocean.
No useful plants or land
features for landscaping. | Good |

B) Roadways and Utilities

- | | | |
|----|---|------|
| 1. | Roadways
The site is fronted by Honoapiilani
Highway and Kahaulelia Street. | Good |
|----|---|------|

- 2. Water Service Fair
Eight-inch ductile iron pipe located on the makai side of the intersection of Honoapiilani Highway and Kahalelelia 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 Kahalelelia 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 Kahalelelia 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 district 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

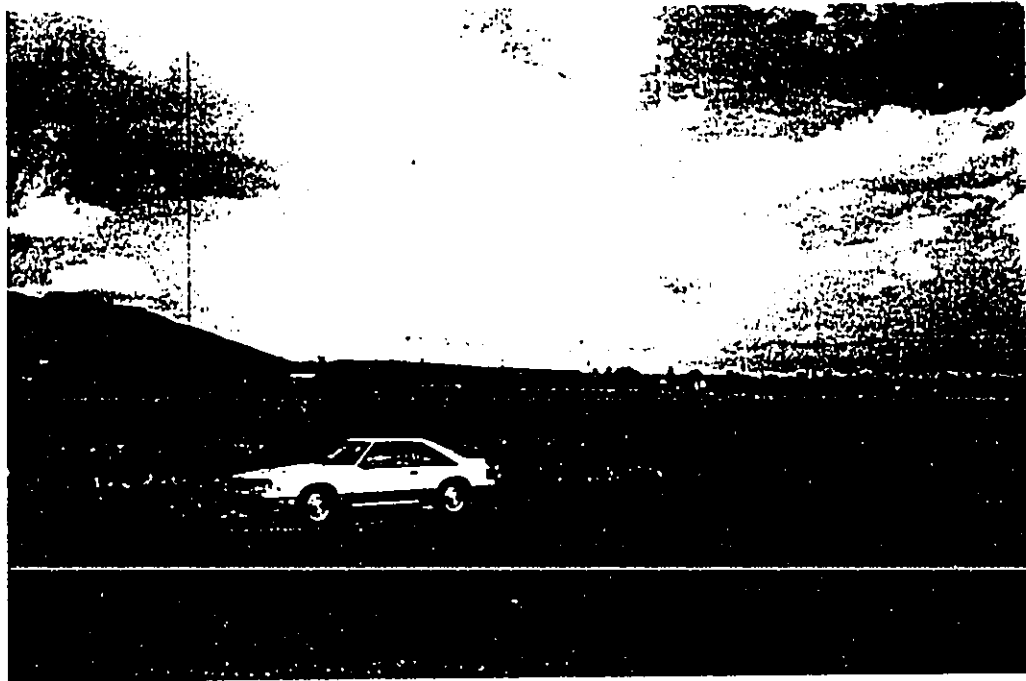
The site has some aesthetic value
to the community: No

The facility will obstruct scenic
vistas: No

APPENDIX D
CANDIDATE SITE PHOTOGRAPHS



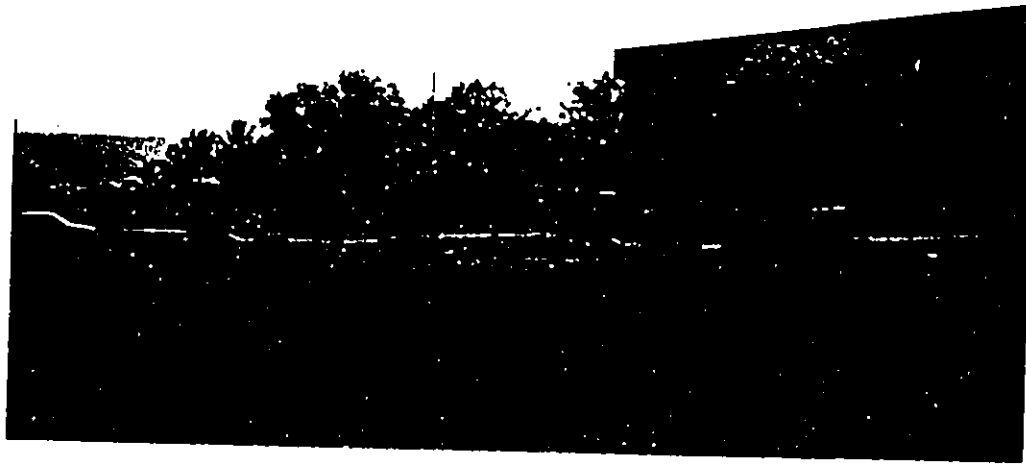
MAUKA VIEW OF SITE "A" FROM LAHAINA CIVIC CENTER GYM



SOUTHEAST VIEW FROM SITE "A"

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

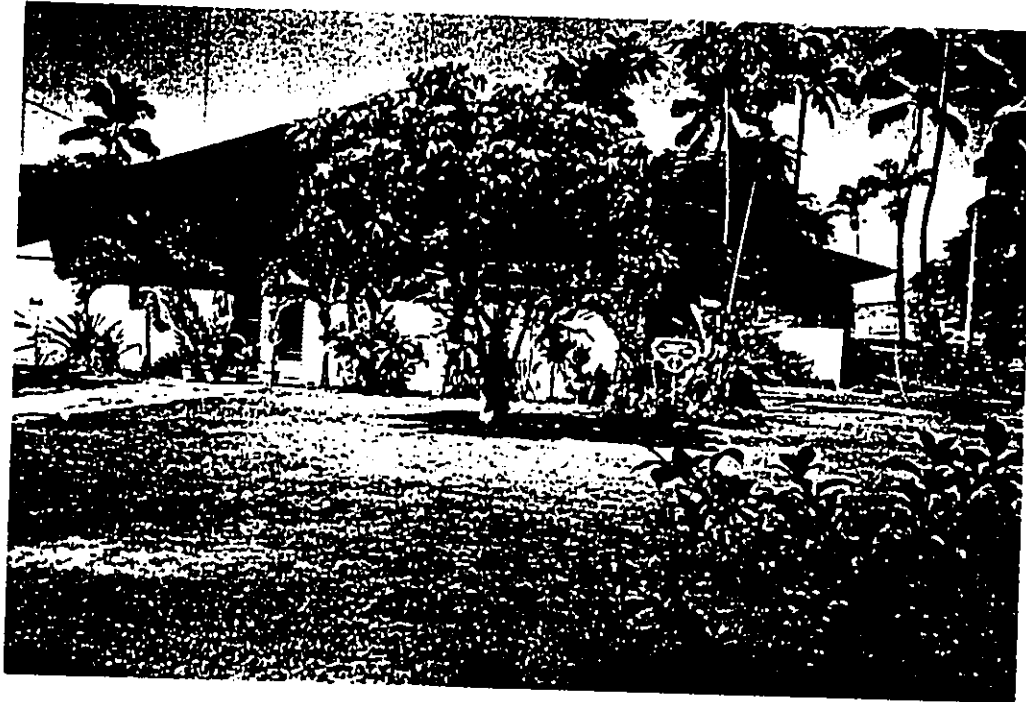
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MAKAI VIEW FROM LAHAINA CIVIC CENTER GYM
ADJACENT TO SITE "A"

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

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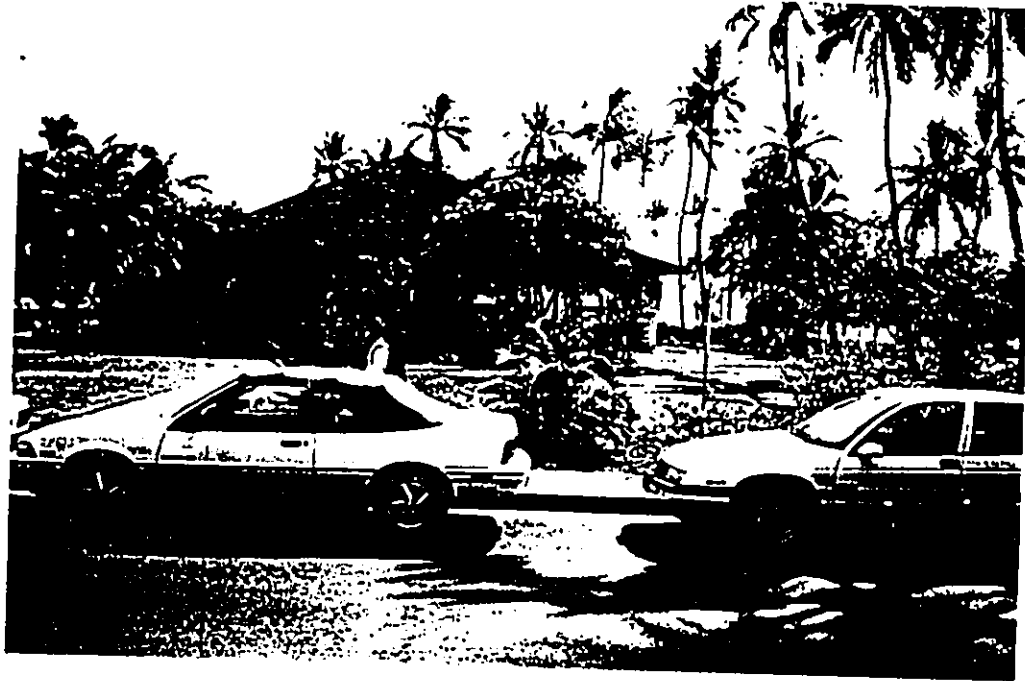
MAKAI VIEW OF SITE "B" FROM FRONT STREET



MAUKA VIEW OF SITE "B" FROM PAPELEKANE STREET

SITE B - TMK: 2-4-6-01-007 & -010

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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

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VIEW OF SITE "C" FROM SHAW STREET



VIEW OF SITE "C" FROM SHAW STREET

SITE C - TMK: 2-4-6-07-001

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NORTHWEST VIEW OF SITE "C"

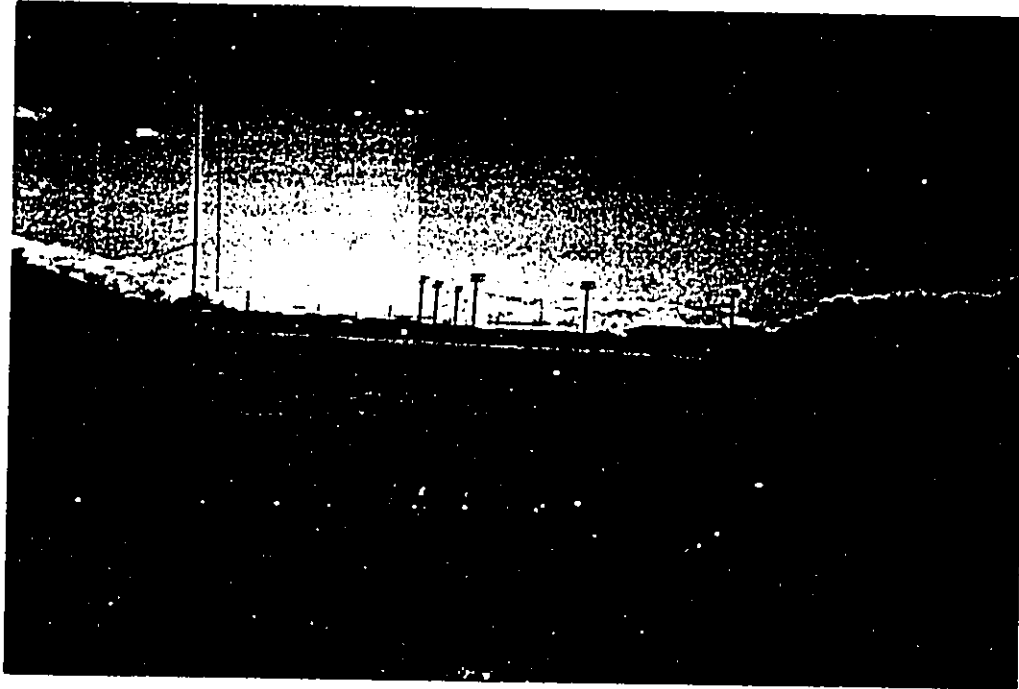


NORTHWEST VIEW OF SITE "C"

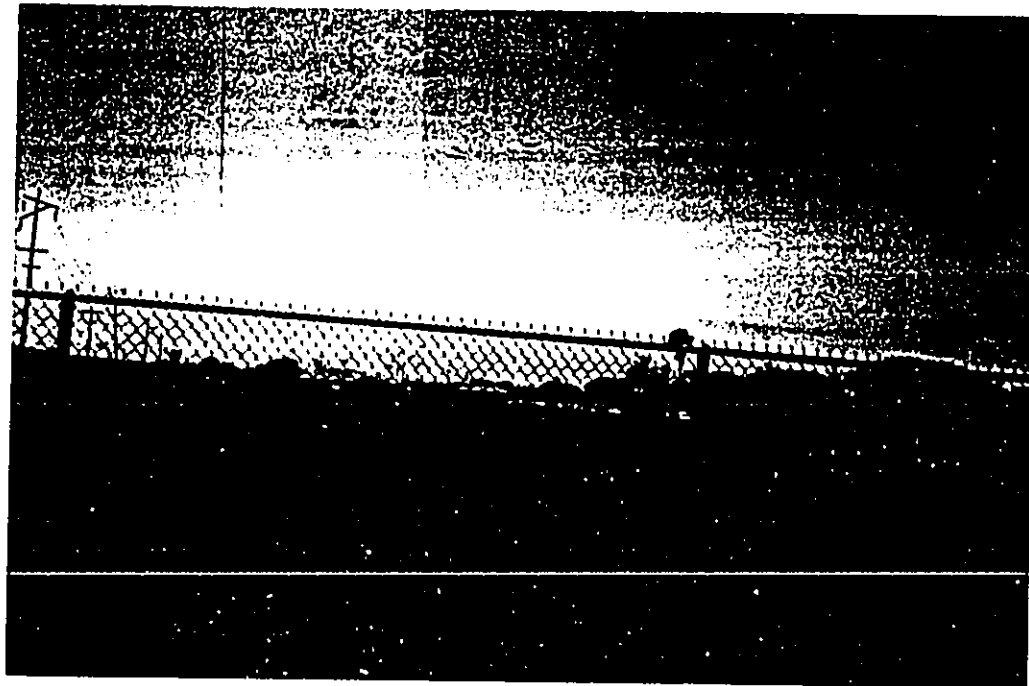
SITE C - TMK: 2-4-6-07-001

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SOUTH VIEW OF SOCCER FIELDS FROM AQUATIC CENTER BUILDING

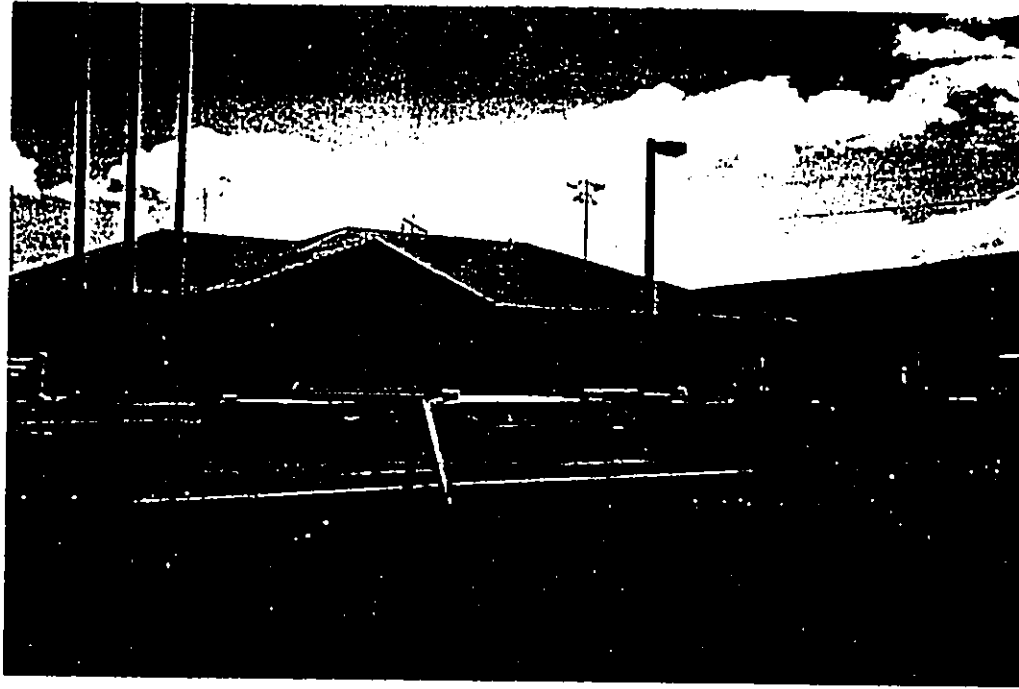


SOUTH VIEW OF SITE "D" FROM PRISON STREET

SITE D - TMK: 2-4-6-12-005

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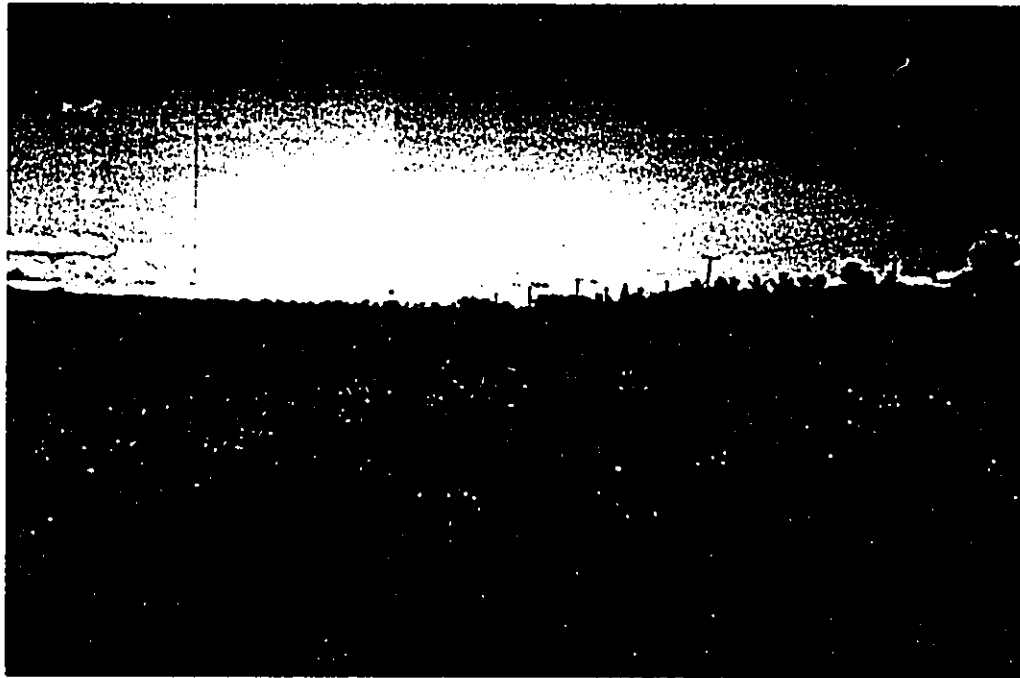


LAHAINA AQUATIC CENTER

SITE D - TMK: 2-4-6-12-005

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NORTH VIEW OF SITE "E" FROM KAHAULELIA STREET

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

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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).

<u>TAX MAP NUMBER</u>	<u>DESCRIPTION</u>
Site A 2-4-5-21-003	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 archaeological work will be required at this location, should it be developed.
Site B 2-4-6-01-007/010	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 archaeological/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.

<u>TAX MAP NUMBER</u>	<u>DESCRIPTION</u>
Site C 2-4-6-07-001	<p>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.</p>
Site D 2-4-6-12-005	<p>Lahaina Aquatic Center site. This site has been extensively altered by grading and landscaping. Historic sites are not likely to be present. A archeological survey is not require prior to development of the library.</p>
Site E 2-4-6-13-001	<p>Halakaa 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.</p>