

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS

P. O. BOX 119, HONOLULU, HAWAII 96810

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LETTER NO.

RUSSEL S. NAGATA
COMPTROLLER

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OFC. OF ENVIRONMENTAL
QUALITY CONTROL

DEC 14 1990

Dr. Bruce Anderson
Acting Director
Office of Environmental
Quality Control
465 South King Street, Rm. 104
Honolulu, Hawaii 96813

Dear Dr. Anderson:

Subject: Site Assessment Study and
Environmental Assessment for the
North Shore Kauai Public Library.

Attached for your appropriate action are the following:

1. OEQC Form for Publication of EIS Documents in the OEQC Bulletin.
2. Four copies of the Negative Declaration.

If there are any questions, please have your staff call
Mr. Mark Yamabe of the Planning Branch at 548-7660.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Teuane Tominaga".

TEUANE TOMINAGA
State Public Works Engineer

MY:jk
Attachments

1990-12-23-RA-PEA

FILE COPY

SITE ASSESSMENT STUDY
AND
ENVIRONMENTAL ASSESSMENT
FOR THE
NORTH SHORE KAUAI PUBLIC LIBRARY

TWK 5-3-06:14

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

**SITE ASSESSMENT STUDY
AND
ENVIRONMENTAL ASSESSMENT
FOR THE
NORTH SHORE KAUAI PUBLIC LIBRARY**

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AND
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NORTH SHORE KAUAI PUBLIC LIBRARY

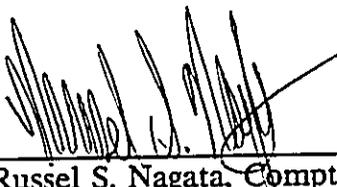
Proposing Agency:

Department of Accounting and General Services
State of Hawaii

Accepting Authority:

Office of the Governor, State of Hawaii

Responsible Official:



Russel S. Nagata, Comptroller

12/13/90

Date

Prepared by:

DPD Associates, Inc.
Honolulu, Hawaii

December 5, 1990

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I. SUMMARY

A. Project Description

The Hawaii State Public Library System (HSPLS), Kauai Library District of the State Department of Education (DOE) proposes the acquisition of a site at Princeville, Kauai for the purpose of constructing a library facility to serve the North Shore Kauai communities of Hanalei, Princeville, Kilauea and Anahola. The provision of this new library would alleviate the pressing need for a library to service residents of North Shore Kauai.

The Site Assessment Study documents the physical and environmental considerations for the location of the library facility on the site.

B. Project Setting

Kauai is the fourth largest and northernmost of the eight major Hawaiian Islands. In 1990, it had an estimated population of 54,100 persons. By year 2000 Kauai is expected to grow to 68,200 persons (DBED, State of Hawaii Projections). It is 33 miles long and 25 miles wide, comprising a land area of 355,000 acres.

The proposed service area for the library facility are the communities of Wainiha, Haena, Hanalei, Princeville, Kilauea and Anahola.

The project site sits on the Western Plateau of the Princeville Resort. Located immediately inside of the main entrance to the resort, it consists of 1.5 acres of land to be received from the developers of the Princeville Resort for the library.

C. Evaluation of the Proposed Site

The Site Assessment Study evaluated the site for the satisfaction of minimal site criteria. These included size, shape, location, climate, landform characteristics, drainage, soil, infrastructure and traffic. Additional consideration was given to criteria stipulated by the HSPLS and to land use controls regulating the progression of project construction.

The evaluation concluded that there do not appear to be any limitations to the physical development of a library on the proposed site. While processing of land use and building approvals still needed to be accomplished, they did not pose any significant limitations to the library project proposed.

A preliminary rough estimate of construction costs was given at \$2.9 million.

D. Probable Impacts and Mitigative Measures

Short Term impacts identified were those of construction noise and some temporary compromise of air quality and traffic impacts during construction.

Long Term impacts identified related to traffic added to the Ka Haku - Kuhio Highway intersection.

E. Alternatives to the Proposed Action

The "no action" alternative was determined to be counter to the DOE and HSPLS goals to provide library service to the North Shore Kauai area.

Other sites were considered by the community. They included sites northerly of Kuhio Highway at Pooku Stables Road, Princeville Shopping Center expansion, and southerly of Kuhio Highway at Pooku Stables Road.

Expansion of Kapaa and Lihue libraries was not deemed a viable alternative.

F. The Relationship Between Local Short Term Use of Man's Environment and the Maintenance and Enhancement of Long Term Productivity

Benefits in the short term include the economic and social benefits of employment opportunity and income generation.

Social benefits in the long term rest in the fulfilling of a long-standing community need. Economic benefits in the long term included employment as well as the opportunity to capitalize on donated land.

E. Irreversible and Irretrievable Commitment of Resources

The construction of the library facility would commit fuel, capital funding and raw materials. Other uses of the land would be precluded for a long-term period.

II. PROJECT DESCRIPTION

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A. Study Purpose

The purpose of this Site Assessment Study is to document the physical and environmental feasibility of locating the proposed North Shore Kauai Public Library on the proposed site within the Princeville Resort.

In this statement of purpose, the multitude of public, government and private discussions and actions leading to this phase of the process are respected and acknowledged. It is the intent of this effort to proceed with the task of providing an evaluation of the relative feasibility and development constraints which may affect the acceptance of the proposed library site from the Princeville Corporation.

Additionally, an environmental assessment prepared pursuant to Chapter 343, HRS shall be incorporated within this effort.

B. Project Need

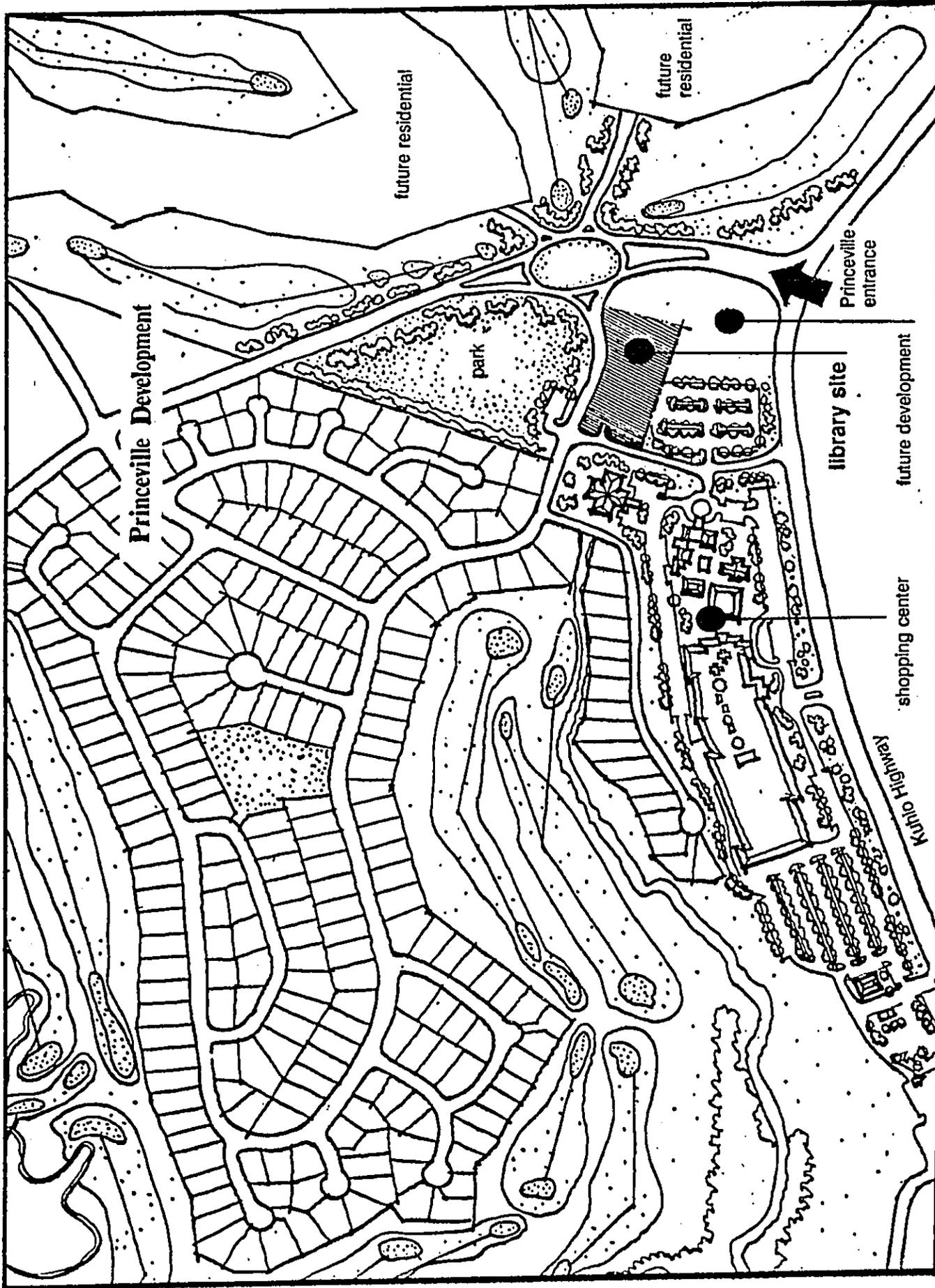
The Hawaii State Public Library System (HSPLS), Kauai Library District, of the State Department of Education (DOE) proposes to acquire a site for the purpose of constructing a library facility to serve the North Shore Kauai communities of Hanalei, Princeville, Kilauea and Anahola. These communities currently must receive library services through a combination of the Kapaa Public Library, the Lihue Library and the bookmobile which operates from this same facility.

1. Kapaa Public Library

The Kapaa Public Library in Kapaa is currently the closest library to serve the North Shore region of Kauai. Newly expanded, the Kapaa Public Library is approximately 6,000 S.F. in size. Currently, the Kapaa Library is experiencing an unusually high level of use with the temporary closure of the Lihue Public Library for renovations.

2. Bookmobile

The most convenient library service to North Shore residents is presently through the bookmobile which visits the area at intervals of once/week (Mondays). In practice, the bookmobile parks for 2-3 hours each week at the Ching Young Shopping area in Hanalei, and at the approximate location of the proposed library at the entry to Princeville. The bookmobile is hampered by limited capacity and is best utilized if specific requests can be made to the library prior to bookmobile visits so that the vehicle can include specific titles for prospective borrowers.



2 library site location map

North Shore Kauai Public Library Site Assessment Study

For residents in the North Shore area, access to the main library in Lihue range from distances of about 12-15 miles from Anahola, up to over 35 miles from Hanalei. Travel times vary with the increasingly dense traffic on Kuhio Highway, but can easily take over one hour from Hanalei.

Distances are somewhat shorter to the Kapaa Library by about 8-10 miles.

Basic facility standards cited by the HSPLS indicate that library facilities are provided for communities or areas starting at 7,000 to 10,000 community populations. The communities of Hanalei, Princeville, Kilauea and Anahola are noted to have a combined population of 8,698 persons. Adding to this the relative remoteness of the North Shore community further emphasizes the well-stated public need for library services to the area.

C. Project Description

1. Site

In proceeding with this project, the State of Hawaii proposes to receive via deed, 1.5 acres of land from the developers of the Princeville Resort for purposes of constructing the North Shore Kauai Public Library. Identified generally as a portion of TMK 5-3-06:14 of the Princeville Resort, the site has been identified as the northwest portion of Parcel #4 (Princeville Zoning Map). Located at the intersection of the existing entry road, Emma Lani and Ka Haku Roads, the site would face an active recreation park, residential areas, and the Princeville Shopping Center across its adjacent streets.

The dedication of this site for library purposes is the culmination of a long decision-making period. Beginning in 1985 having already been the subject of a significant number of years of prior discussions regarding the need for a public library, the County of Kauai in an ordinance approving the Phase II Master Plan for Princeville Resort, required as a condition to this approval the conveyance of 8.1 acres of land for creation of park space (6.6 acres) and a state library site (1.5 acres). (Condition # 8, Ordinance No. PM-137-85) A later amendment to this condition (ZA-88-12) allowed the Princeville Corporation to move the 1.5 acre library site to its present site apart from the 6.6 acre park site to allow realignment of the Prince Nine Golf Course. The zoning amendment further stipulated that dedication of the specific site shall be resolved at the time of subdivision application and initiated and completed within one (1) year from the date of zoning ordinance approval, 9/28/88.

In separate correspondence to the State Librarian, Princeville Corporation has confirmed its intent to dedicate to the Hawaii State Library System the 1.5 acre site for its use. (Alan B. Davis letter dated 10/27/88)

2. Library Facility

The proposed library is located on what is referred to as the "Western Plateau" of the Princeville Resort. According to preliminary estimates, the proposed facility will contain approximately 10,650 net square feet. This size is likely to increase during the design of the building due to adjustments needed to accommodate handicap accessibility requirements. It is expected that the library will be expanded in the future to meet projected demands for library service.

In addition to the standard criteria which must be respected in design and planning for State of Hawaii government buildings and schools, and County of Kauai Building Codes, the North Shore Kauai Public Library shall also respect any applicable design standard for the Princeville Resort. The HSPLS has additionally requested the following criteria be applied to the site evaluation for the North Shore Kauai Public Library.

1. If at all possible, the site should be visible from a major thoroughfare in the area. The visibility of the facility will enhance the public's ability to find the library as well as remind them of the facility's availability both night and day.
2. The property should be of such a shape and location that the library facility can be sited in such a way that the northern exposure can be used for natural lighting and possible use of the northeasterly trade winds in the event of an air conditioner failure.
3. The site should be easily accessible from the street and be of such a location as not to cause traffic hazards or any difficulty in reaching it from either direction.
4. The site should allow for sufficient parking for the full use of the meeting room during off hours and small groups when the library is open.
5. The site should be large enough to accommodate future expansion of the library.

6. The site should allow for a driveway which would allow the patrons to come alongside the building on the driver's side to drop off and/or pick up books.
7. The site should allow all of the requirements to be met without having to be more than one story.
8. The site should be preferably close to a shopping center with additional spill over parking and with a spill over patron use.
9. The site should be planned with the future use of neighboring lots well defined as to their nature and use.
10. The site should be planned with the future traffic flow and changes known.
11. The site should be *capable of handling a perimeter fence if it becomes necessary.*
12. The site should not be located next to a school as such but more preferably near an activity used by a wide range of ages and interests.
13. The site should not be located next to a park.
14. It is preferable that the parking for the library be located to the front or side of the building rather than in the rear of the facility.
15. The parking lot should provide for a drive through drop off and pick up lane similar to a fast food drive through.

III. PROJECT SETTING

III. PROJECT SETTING

A. Regional Overview

Kauai is the fourth largest and northernmost of the eight major Hawaiian Islands. In 1990, it had an estimated population of 54,100 persons. By year 2000 Kauai is expected to grow to 68,200 persons (DBED, State of Hawaii Projections). It is 33 miles long and 25 miles wide, comprising a land area of 355,000 acres.

The principal industries of Kauai are tourism and sugar. Centers of tourism for the island include the Poipu area, Lihue, and Hanalei. The city of Lihue is the major governmental and business center for the island. The Hanalei district incorporates the communities of the North Shore; Haena, Hanalei, Princeville and Kilauea.

B. Service Area

Wainiha and Ha'ena: Though not mentioned officially to be part of the service area probably due to their sparse populations, the areas of Wainiha and Ha'ena remain the most remote of the North Shore areas. Kuhio Highway ends at Ha'ena where the Na Pali coastline accessible only by hiking, helicopters or boats extends beyond. This area is primarily ranch or small family farm lands.

Hanalei: Hanalei is the storied northern community of Kauai. Long known for its bridge which limits large vehicular traffic and serves as a barrier to widescale development, this community retains its old Hawaii character as we enter the 1990's. Picturesque with its taro farms and pastures in the Hanalei Valley, Hanalei continues to house a relatively small population, reported to be 483 persons in 1980.

Princeville: The community of Princeville, though recently disturbed by financial troubles of past ownership (Quintex Corp.) continues to expand and recover from these effects to ongoing golf course, hotel and development improvements caused by the sudden financial misfortunes of Quintex Corporation. Now under the ownership of Suntory, Ltd.; Mitsui and Co., Ltd.; and Nippon Shimpan Co., Ltd., its projects are once again moving towards completion.

Princeville refers to approximately 10,140 acres of land in the Hanalei District. Beginning in the early 1970's, its Phase One lands of 1,050 acres include a 27-hole golf course, the 27,000 square foot Princeville Center (commercial), 1,178 condominium (multi-family) units, and 200 single family units. The Phase Two portion of its project consists of 1,185 acres developed for residential, hotel (Sheraton), recreation and public (fire, police, library) uses.

Princeville currently claims 1,178 condominium units, 350 single family residences with 600-1,000 more multi-family and 350 single family units yet to be built. Current Princeville population has been estimated at 1,500 - 2,000 residents. (Mike Loo, Princeville Corp., Sept. 1989)

Kilauea, Anahola: The communities of Kilauea and Anahola remain predominantly residential with a few commercial sites along Kuhio Highway.

Kilauea is a former sugar plantation town which was severely impacted with the closing of the C. Brewer plantation in the early 1970's. It remains today as a relatively stable single-family residential community. In 1980, Kilauea reported a total population of 895 persons. Anahola reported 915 persons in 1980.

C. Project Site

The project site sits on the Western Plateau of the Princeville Resort. Located immediately inside of the main entrance to the resort, it will also remain very close and visible to the new resort entry now planned.

1. Climate

The climate of the Island is generally conceded to be wet with annual rainfall at Princeville reported as follows:

Princeville Rainfall:

Inches

1978	-	130.82
1979	-	93.12
1980	-	130.55
1981	-	130.72
1982	-	241.22
1983	-	46.93
1984	-	71.58
1985	-	55.22
1986	-	90.28
1987	-	94.61
1988	-	77.10

Source: DBED Data Book, State of Hawaii; U.S. Department of Commerce, National Climatic Data Center.

Mean Windspeed is reported at 12.1 mph. Temperature in Lihue averages 75.2 degrees annually, with coolest month being 71.3 degrees and 79.1 degrees in the warmest month.

2. Flora

No endangered or rare species of plant is believed to be present on the site. Previous agricultural activities and the maintained lawn area now covering the site are the on-site flora.

In its revised EIS for Phase Two, the Princeville Corporation listed the following species to be present in pasture areas similar to the library site.

<u>Common Name</u>	<u>Scientific Name</u>
Kikuyu grass	<u>Pennisetum clandestinum</u>
Pangola grass	<u>Digitaria decumbens</u>
Intortum	<u>Desmodium intortum</u>
Star-of-Bethlehem	<u>Laurentia longiflora</u>
Porter weed	<u>Stachytarpheta (variety)</u>
Sensitive plant	<u>Mimosa pudica</u>
Pineapple	<u>Ananas comosus</u>
Elephant's foot	<u>Elephantopus mollis</u>
Swamp mahogany	<u>Eucalyptus robusta</u>
Indigo	<u>Indigofera suffruticosa</u>
Range grass	<u>Pennisetum (variety)</u>
Cat's claw	<u>Caesalpinia sepiaria</u>
Lantana	<u>Lantana camara (variety)</u>
Silk oak	<u>Grevillea robusta</u>

The Princeville Corporation has indicated that it intends to maintain all landscaping on the library site.

3. Fauna

While no animals or birds were observed at the site, it is reasonable to assume that the list of fauna presented in the Princeville Phase Two Revised EIS may incorporate species of birds that could visit the site at some time.

<u>Common Name</u>	<u>Scientific Name</u>
Hawaiian Duck (Koloa)	<u>Anas wyvilliana</u>
Black-Crowned Night Heron (Auku'u)	<u>Nycticorax nycticorax hoactli</u>
Great frigatebird ('Iwa)	<u>Fregata minor</u>
Hawaiian Owl (Pueo)	<u>Asio flammeus sandwichensis</u>
Golden Plover	<u>Pluvialis dominica</u>

Common Name

Scientific Name

Cattle Egret	<u>Bubulcus ibis</u>
Ring-necked Pheasant	<u>Phasianus colchicus</u>
Erckel's Francolin	<u>Francolinus erckelii</u>
Feral Chicken	<u>Gallus gallus</u>
Barred Dove	<u>Geopelia striata</u>
Spotted Dove	<u>Streptopelia chinensis</u>
Barn Owl	<u>Tyto alba</u>
Shama Thrush	<u>Copsychus malabaricus</u>
Melodious Laughing-Thrush	<u>Garrulax canorus</u>
Common Mynah	<u>Acridotheres tristis</u>
Western Meadowlark	<u>Sturnella neglecta</u>
Japanese White-eye	<u>Zosterops japonica</u>
Northern Cardinal	<u>Cardinalis cardinalis</u>
House Sparrow	<u>Passer domesticus</u>
House Finch	<u>Carpodacus mexicanus</u>
Spotted Munia	<u>Longchura punctulata</u>

Feral dogs, cats, rats, mongoose and pigs are also possible visitors to the site at some time or another.

4. Soils

The U.S. Soil Conservation Service in its Soil Survey of the island designated soils of the library site to be Makapili silty clay (MeB). Such soils are well drained to moderately well drained that developed from material weathered from basalt and andesite. Erosion hazards are slight to moderate. They are in areas of gently sloping to steep gradient, and are on dissected low uplands. These soils do not generally pose difficulty for construction although soils tests by geotechnicians prior to design are the best verification of this point.

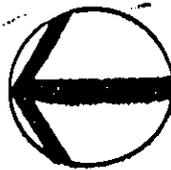
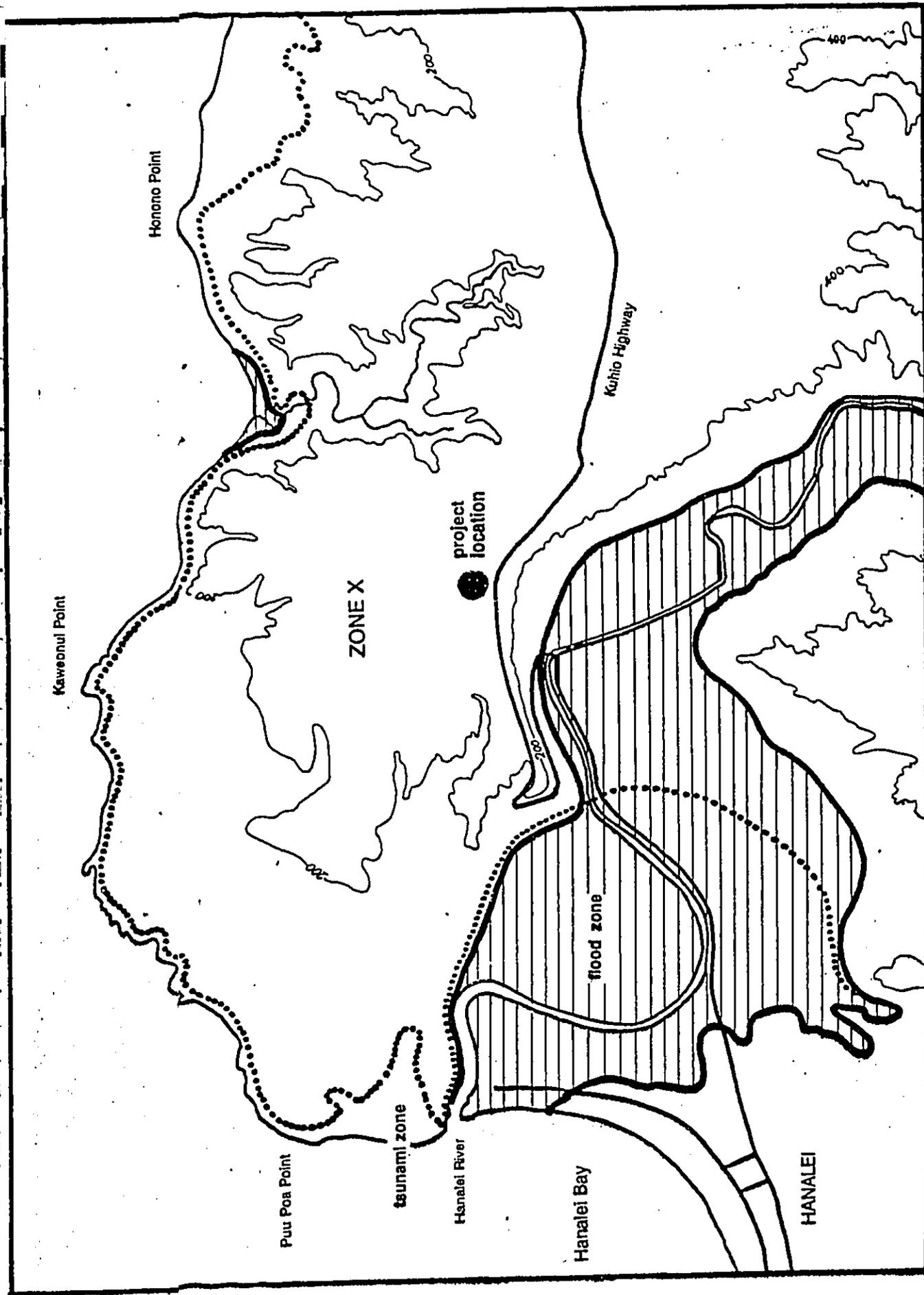
5. Flood / Tsunami

The Flood Insurance Rate Map designates the site to be in Zone X, areas determined to be outside the 500-year flood plain. (See Figure 3)

The library site is unaffected by tsunami zones due to its distance inland.

6. Scenic Characteristics

The library site is located at the entry area of the Princeville Resort. Plans of this entry and vicinity indicate that treatment of landscaping, water features, gateway structures and lighting will enhance the scenic quality of the immediate library site environment.



3 flood / tsunami zones

North Shore Kauai Public Library Site Assessment Study

The proposed Princeville Shopping Center - Design Development Plan also indicates that the area between the library site and the Kuhio Highway will be essentially open parking area. This presently assures open visibility to the library building from the highway.

7. Archaeology / Historic Sites

No archaeological or historically significant sites are thought to be present on the site. An archaeological inventory survey was conducted by Archaeological Consultants of Hawaii in July of 1990. Joseph Kennedy reports:

"We were unable to locate any indications of cultural features on the subject property and suspect that subsurface investigations would not be very promising. For these reasons we do not believe that any further archaeological work is necessary at this location."

The Archaeological Consultants of Hawaii report is included as Appendix A.

8. Topography

Topography of the library site is generally flat with a slight gradient of 5-10 percent eastward. A drainage swale immediately south (highway side) extends the length of the site heading eastward.

No significant drawbacks to development are posed by the existing site topography.

D. Infrastructure

1. Water

Provision of water service to the library site will be through the Princeville Utility Co., Inc. which owns and operates the potable water source and pipelines of the Princeville Resort. Transmission lines and supplies currently available have been indicated to be sufficient to service the proposed North Shore Kauai Public Library.

Additional water improvements to the immediate vicinity surrounding the library site are anticipated upon installation of new roads proposed for the area.

2. Sewer

Sewer service to the library site will also be provided through the Princeville Utility Co., Inc. which owns and operates the sewage treatment system at Princeville Resort. The primary and secondary treatment of sewage by conventional activated sludge process is accomplished by the on-site Princeville Phase One Treatment Plant. A portion of the treated effluent is used to irrigate the resort's golf courses.

3. Storm Drainage

The existing natural drainage patterns are relied upon as the primary system for the Princeville Resort. Manmade drainage improvements will be designed in conjunction with the natural patterns.

At the library site, the natural pattern is drainage through the swale that runs alongside the southern edge of what would appear to be a logical boundary of the site. Additionally, the site will be surrounded by streets which will effectively drain the site.

4. Power and Communications

Power for the site is expected to be provided through the Kauai Electric Division of the Citizens Utilities Company.

Underground communications ducts are to be provided through the Princeville Resort. Telephone service on Kauai is provided by Hawaiian Telephone Company.

5. Solid Waste

Solid waste collection will be accomplished through a private refuse collection company for disposal at the County landfill.

6. Highway / Street Network

The library site will be serviced by both Emma Lani and Ka Haku Streets of the Princeville Resort. The site is also located within close proximity to Kuhio Highway.

Kuhio Highway is a State of Hawaii primary highway (Route 56) and is the only roadway leading to the Princeville area from Lihue or Hanalei. Kuhio Highway extends between Ha'ena and Lihue.

E. Land Use Plans, Policies, and Controls

1. Plans

a. Hawaii State Plan

"To achieve the educational objective, it shall be the policy of this State to:

Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs."

b. Hawaii State Education Functional Plan

The State Education Functional Plan is prepared by the State Department of Education. As a part of the overall State Plan, this functional plan establishes the goals and priorities for public education in Hawaii.

Applicable Plan policy statements:

- "Ensure the provision of adequate and accessible educational services and facilities that are designed to meet the individual and community needs.
- Provide a safe and secure environment for schools and libraries."

c. State Land Use Designation

State Land Use Designation for the library site is urban allowing the planned library use of the site.

d. County of Kauai General Plan

The County of Kauai General Plan governs the long range development concerns of the island, and the use of land and water resources.

The Kauai General Plan designates the library site and its Princeville surroundings as "Resort".

e. North Shore Development Plan

Special Development plans such as the North Shore Development Plan were established to ensure development that is compatible with the environmental, social and cultural needs of the district. The North Shore Development Plan area includes Princeville and the library site.

As a function of this general plan amendments, zoning amendments, and state boundary amendments, along with design elements referring to color, materials, landscaping etc. are subject to review by the Hanalei-Princeville Improvement Advisory Committee established by this Plan ordinance.

f. County Comprehensive Zoning Ordinance

The County of Kauai Comprehensive Zoning Ordinance provides regulations and standards for land development and construction of buildings and other structures in the County.

Zoning for the site is Open district. This zoning designation does not permit a library as a primary use. As such, a change of zoning through the Special Treatment District provisions of the ordinance (Sec. 8-9.2) for Public Facilities (ST-P) must be applied for.

IV. EVALUATION OF THE PROPOSED SITE

IV. EVALUATION OF THE PROPOSED SITE

A. Site Criteria

Insofar as the site for the North Shore Kauai Public Library has already been tentatively defined, the objective of this effort was to evaluate this site for satisfaction of minimal site criteria.

1. **Size:** The designated size of 1.5 acres offered by the Princeville Corp. is sufficient to accommodate the approximate 11,000 square feet immediate building requirement.
2. **Shape:** The shape of the site, owing to its location on Parcel #4 of the Princeville maps, is generally regular, allowing efficient site planning to occur.
3. **Location:** Location of the site at the intersection of Ka Haku and Emma Lani Roadways assures easy access into the Princeville road system.
4. **Climate:** Localized climatic characteristics do not pose any unusually different conditions for the site. Architectural considerations for the building should include the frequent rains in this area. From this standpoint the site will require slightly more costs in needing to cover bookdrop areas, entries, etc.. This however remains no different in other locations within the North Shore service area.
5. **Landform Characteristics:** Slope on the site is moderate and regular. No significant hinderances to the eventual building on the site is foreseen.
6. **Drainage:** Drainage on the site is expected to be good, especially with the swale located immediately adjacent to the designated parcel. Some care and attention should be exercised in the final site delineation to assure adequate safegaurds against inclusion of this swale into the site for cost considerations.
7. **Soil:** Soil type for the site appears to support reasonably cost efficient construction and ground preparation. (Subject to verification)
8. **Infrastructure:** All infrastructure services are available within close proximity to the site. The proximity to these services poses advantageous cost savings to the project.

9. **Traffic:** The site is located close to what has been described by Belt, Collins and Associates, preparers of the Princeville Phase Two EIS as the busiest of Princeville's roadways. The intersection of Ka Haku Road and Kuhio Highway, by virtue of its entry role is unquestionably the busiest thoroughfare.

This characteristic of the vicinity, though inevitable given the already crowded conditions of Kuhio Highway, remains as a negative impact that is difficult to address.

10. **Other HSPLS Criteria:** HSPLS criteria noted previously are generally achievable.
- a. If at all possible, the site should be visible from a major thoroughfare in the area. The visibility of the facility will enhance the public's ability to find the library as well as remind them of the facility's availability both night and day.
 - b. The property should be of such a shape and location so that the library facility can be sited in such a way that the northern exposure can be used for natural lighting and possible use of the northeasterly trade winds in the event of an air conditioner failure.
 - c. The site should be easily accessible from the street and be of such a location as not to cause traffic hazards or any difficulty in reaching it from either direction.
 - d. The site is easily accessible and traffic hazards emanating from the site is minimized if primary entries are limited to the side street fronting the Princeville Center (best), or Emma Lani Road (next best).
 - e. The site should allow for sufficient parking for the full use of the meeting room during off hours and small groups when the library is open.
 - f. The site should be large enough to hold a 16,000 net square foot library structure, even if a smaller building is first constructed.
 - g. The site should allow for a driveway which would allow the patrons to come alongside the building on the driver's side to drop off and/or pick up books.
 - h. The site should allow all of the requirements to be met without having to be more than one story.

- i. The site should be preferably close to a shopping center with additional spill over parking and with a spill over patron use.
- j. The site should be planned with the future use of neighboring lots well defined as to their nature and use.
- k. The site should be planned with the future traffic flow and changes known.
- l. The site should be capable of handling a perimeter fence if it becomes necessary.
- m. The site should not be located next to a school as such but more preferably near an activity used by a wide range of ages and interests.
- n. The site should not be located next to a park.
- o. It is preferable that the parking for the library be located to the front or side of the building rather than in the rear of the facility.
- p. The parking lot should provide for a drive through drop off and pick up lane similar to a fast food drive through.

B. Land Use Controls

The progression of the project ultimately leading to the acquisition of building permits for the North Shore Kauai Public Library were reviewed. The following are significant steps of the process.

1. Site Acquisition Process

Step 1. Assuming the efficacy of placing a library building on the subject site were agreed upon between DAGS and HSPLS, then the next step would be to inform the Land Management Division of the DLNR.

Step 2. Land Management would then place a request with the Princeville Corp. to subdivide the parcel from its other lands for conveyance to the State.

Step 3. Princeville Corp. would initiate actions to subdivide such land at the County of Kauai, invoking a request for a change in zoning for the site to the Special Treatment Public District (ST-P), from its current Open district designation.

Step 4. Upon successful subdivision by Princeville Corp., the Land Management Division would present the proposed transfer of lands before the Land Board of the DLNR for approval.

Step 5. Upon approval of the transfer by the Land Board, Land Management and Princeville would negotiate and finalize the appropriate documentation for deed transfer of such lands.

Step 6. Upon satisfactory securing of lands, the DAGS will proceed with either its Project Development Report (PDR) effort or proceed directly into facility design for the library building.

2. Permit Processing

As a companion effort to design of the library building, processing of necessary permits and approvals shall occur.

The following is a synopsis by department responsibility and is presented as a function of processing scenarios.

BUILDING DIVISION, PUBLIC WORKS DEPARTMENT:
Building Department Superintendent: Mr. George Yamamoto
Contact: Mona

To obtain a building permit for the North Shore Kauai Public Library, 6-sets of plans and specifications and a permit application will be required to be submitted. The consultant will have the option of routing the permit plans himself to the different agencies for their approval, or leaving it at the Building Department. If left with the Building Department, the plans would be routed to the Planning Department first. After routing and clearance from the Planning Department, plans would be routed to other appropriate approval agencies. Upon approval by these other appropriate agencies, plans would then be "logged-in" for examination of conformance with the 1985 UBC, as amended by the Kauai County Code.

The Building Department, further, will issue Electrical and Plumbing Permits to their respective contractors after the Electrical Plans and Plumbing plans have been reviewed by the Electrical and Plumbing Plans Examiners and applications for permits have been submitted.

PLANNING DEPARTMENT:

Planning Department Director: Mr. Peter Nakamura
Contact: Mr. Brian Mamaclay

The General Plan for this area is designated as Resort. The site is not in any flood hazard and tsunami inundation areas, Shoreline Management Area, nor in any historical, cultural or scenic districts. The site is zoned Open. The Open zoning does not allow a Library as a primary use. The proper zoning to allow a Library use would be Open Special Treatment Public (STP) District.

In order to change the zoning, the client will need to apply for a Use Permit. To obtain a Use Permit, 15-copies of the Site Development Plans showing the Site Plan with parking, Building Plans, Use Permit Application which should include justification for the project and a \$50.00 filing fee should be submitted.

The Planning Department will therefore review the plans only for conformance to the Kauai Comprehensive Zoning Ordinance and the North Shore Planning District as amended by the Kauai County Code.

Princeville has submitted subdivision plans and has received tentative approval subject to construction or bonding of the subdivision. Mr. Tom Shigemoto, Princeville's Planning Director said that they will bond the subdivision. They will not convey the property to the State of Hawaii until they get direction from the State on the size of the property they will need, up to 1.5 acres.

BOARD OF HEALTH:

Chief Sanitarium: Mr. Clyde Takekuma
Contact: Mr. John Nakashima

The Board of Health will review the project for sanitation and ventilation requirements. Princeville provides the sewer and water system for the proposed site.

A Form 1 Ventilation Application will be required to be submitted for obtaining a ventilation permit. If the air-conditioning requirement exceed 4-1/4 tons of air-conditioning, Mr. Richard Naka from the Board of Health in Honolulu will review the plans.

FIRE DEPARTMENT:

Head Inspector: Alejandro Lomosad
Contact: Inspector Mike Kano

The Fire Department will review the project for fire protection. Inspector Kano noted that the present plans do not show sufficient fire hydrants to handle a library facility at the proposed location. However, when the subdivision is built and the new road is constructed a sufficient number of fire hydrants will be required. He also noted that Princeville had sufficient water supply to handle the additional fire hydrants required. Mr. Tom Shigemoto from Princeville confirmed that they will be installing additional fire hydrants when the proposed roads to support the subdivision are constructed.

ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT:

Acting County Engineer: Mr. Kiyoji Masaki
Contact: Mr. Brian Inouye

The Engineering Department will review the project to verify that it is designed in accordance to the Standard Details for Public Works Construction, September 1984. Further, should the grading exceed 100 cy, a grading permit will be required. No dust or erosion controls aside from standard practice will be required.

The new road accessing the project will need to conform to the Standard Details for Public Works Construction. Further the intersection of the new road and the existing State highway will be required to be reviewed by the State of Hawaii Department of Transportation. This work should be accomplished by the Princeville 31 subdivision when constructed.

DEPARTMENT OF WATER:

Contacts: Construction Branch - Mr. Melvin Matsumura
Permit Review - Mr. Eddie Doi

The Department of Water will review the plans for conformance to Department of Water standards for construction. However, since the water supply will be furnished by Princeville Utility Co., Inc., a waiver to the Department of Water will be required (Attachment No. 4).

Simultaneously, 2-sets of plans will be required to be submitted to Princeville Utility Co., Inc. for review. They will review the plans for conformance to their standards for construction of the water supply and sewage system. Presently there are no Facilities Reserve Charges (FRC). There will be a water development charge determined by the size of water meter required.

Additional reviews are anticipated throughout this process by:

North Shore Improvement Advisory Committee
 Princeville Corp.
 Princeville Utility Company

C. Cost Considerations

The following cost figures are presented as guides for quantification purposes of this evaluation.

<u>Items of Work</u>	<u>Quantities</u>		<u>Total Cost</u>	
<u>Descriptions</u>	<u>No. of</u>	<u>Units</u>	<u>Unit</u>	<u>Cost</u>
	<u>Units</u>	<u>Units</u>	<u>Cost</u>	<u>Cost</u>
LIBRARY				
Library	10,650	s.f.	170.00	1,810,500
Sub-total			\$	1,810,500
SITE WORK				
Electrical Distribution	100	l.f.	125.00	12,500
Transformer	1	ca.	45,000.00	45,000
Area Lighting	4	ca.	5,000.00	20,000
Water Distribution	100	l.f.	105.00	10,500
Sanitary Sewer	100	l.f.	115.00	11,500
Communication Line	100	l.f.	95.00	9,500
Flexible Parking	1,944	s.y.	40.00	77,760
Flexible Road	222	s.y.	40.00	8,880
Concrete Sidewalks	500	s.f.	7.00	3,500
Clearing & Grubbing	2	ac.	3,000.00	6,000
Landscaping/Irrigation	3,910	s.y.	4.50	17,595
Sub-total			\$	222,735
Total				2,033,235
Contingencies (10%)				203,324
Kauai Factor (30%)				670,968
TOTAL PROJECT COST			\$	2,907,527

D. Evaluation

As a final evaluation statement, there does not appear to be any limitations to the physical development of a library on the proposed site. While processing of land use and building approvals still need to be accomplished, they too do not pose any significant limitations to the library project proposed.

As noted previously, site acquisitions and a use permit must be executed prior to processing of building plans.

V. PROBABLE IMPACTS AND MITIGATIVE MEASURES

V. PROBABLE IMPACT AND MITIGATIVE MEASURES

A. Short Term Impacts

1. Construction Noise

As an incidental impact of any construction activity, construction noise at the library site is inevitable. Some temporary discomfort can be expected to neighboring business in the Princeville Center.

Noise will generally be attributed to use of equipment, especially during site work stages of the project. All applicable regulations shall be adhered to by the contractor, including making efforts to minimize noises through daylight hour work, proper equipment maintenance and expeditious completion of noise generating activity.

2. Air Quality

Some compromise of air quality can be expected as a result of dust created by construction activities. Applicable DOH regulations require sprinkling during grading to minimize airborne dust.

Diligent equipment maintenance can also minimize the emission of exhaust fumes.

3. Water Quality

Construction of a building on the library site should not adversely affect the water quality of the area.

4. Public Health and Safety

Minimization of any threat to public health and safety are the responsibility of the contractor. Efforts to assure proper signage, barriers, enclosures and use of safety devices should be emphasized.

5. Traffic

Traffic impacts to the immediate area may be expected during construction especially at times when larger equipment or supplies must be transported to, or moved around portions of the site. At such time, traffic impacts will be minimized by judicious scheduling of the construction work and by the reduction of delays or inconvenience to street traffic.

Under some circumstances, special duty police officers shall be employed to ensure safe traffic movement around construction related activities.

6. Flora / Fauna

No impacts to the flora and fauna of the site are anticipated. As no significant flora was noted on the site, and with the absence of fauna, any impacts to these categories are unlikely.

7. Archaeology

As the site is void of any archaeological potential, impacts of this nature are precluded.

B. Long Term Impacts

1. Traffic

By virtue of its proximity to the busiest intersection at Princeville, the addition of library traffic to this intersection of Ka Haku and Kuhio Highway is the most significant long term impact posed by the North Shore Kauai Public Library.

While typical library traffic does not occur during rush hour, it may be of sufficient volume to contribute to the congestion already projected for this intersection.

Long term mitigation of potential negative traffic impacts generated by the library building may take the form of educating motorists to take alternative routes which avoid the Kuhio Highway intersection. While it is anticipated that a significant portion of library patrons will be internal to Princeville, other North Shore residents will most likely enter and leave the vicinity via this intersection.

The proposed improvements to Kuhio Highway should help somewhat in mitigating this potential impact.

2. Social

The effect of the library on the social environment of the North Shore service area is looked upon as a positive impact. The final satisfaction of the long standing community need for a library may be sufficient to offset the negative perception of traffic impacts.

Nonetheless, the availability of the North Shore Kauai Public Library will have the additional beneficial effect of making libraries at Kapaa and Lihue less crowded and more convenient and inviting for residents of those areas.

No other significant long term impacts can be identified.

VI. ALTERNATIVES TO THE PROPOSED ACTION

VI. ALTERNATIVES TO THE PROPOSED ACTION

A. No Action

The North Shore Kauai service area currently suffers from lack of library service. With continued growth at Princeville and other areas in the North Shore, the need for a library facility will become increasingly acute.

Further, the prospect of receiving "free" land for library use may not be available in perpetuity. A no action alternative would be counter to DOE and HSPLS stated goals.

B. Other Sites

Other sites have been considered by the community through the course of public discussion on the library issue. Other potential library sites considered include:

1. Site northerly (makai) of Kuhio Highway at Pooku Stables Road.
2. Site in the Princeville Shopping Center expansion.
3. Site southerly (mauka) of Kuhio Highway at Pooku Stables Road.

While these sites were considered by the community to be generally similar, the decision to designate the Princeville site was finally made by the Princeville Corporation.

C. Expansion of Existing Libraries

Given the service area and the relative distances involved, the expansion of the Kapaa and Lihue libraries was not deemed to be a viable alternative.

VII. THE RELATIONSHIP BETWEEN LOCAL SHORT TERM USES OF
MAN'S ENVIRONMENT AND THE MAINTENANCE AND
ENHANCEMENT OF LONG TERM PRODUCTIVITY

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A. Short-Term Uses

The construction of a library will introduce minor disruptions and temporary inconveniences to the site and surrounding area.

Benefits in the short-term include the economic and social benefits of employment opportunity and income generation.

B. Long-Term Productivity

A new North Shore Kauai Public Library on the site will assure satisfaction of DOE and HSPLS goals of providing this essential service to the North Shore service area. The social benefits to the community rest in the fulfilling of a long-standing community effort.

Economic benefits derived include those associated with employment of the facility, and the opportunity by the State of Hawaii to benefit from "free" land. Long-term social benefits can be derived from the provision of an alternative facility for use by area residents.

VIII. IRREVERSIBLE AND IRRETRIEVABLE
COMMITMENT OF RESOURCES

VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Construction of the North Shore Kauai Public Library would commit resources of fuel, capital funding and raw materials.

Commitment of land, though not in perpetuity, would preclude other uses on the site for a reasonable long-term period.

IX. LIST OF NECESSARY APPROVALS

IX. LIST OF NECESSARY APPROVALS

Section IV of this study delineates the progression of approvals anticipated necessary prior to any construction activity.

In summary these are:

<u>Land Transfer</u>	<u>Responsible Agency</u>
1. Concept	DAGS, HSPLS
2. Land Acceptability	Land Management Div., DLNR
3. Land Transfer (to State)	Princeville Corp.
4. Land Subdivision	Planning Dept., County of Kauai
5. Land Transfer (from Princeville)	Land Board, DLNR

<u>Permits</u>	<u>Agency</u>
1. Zone Change (ST-P) Use Permit	Planning Dept., County of Kauai
2. Building Permit	Building Dept., County of Kauai

X. AGENCIES, ORGANIZATIONS AND INDIVIDUALS
CONSULTED IN THE PREPARATION
OF THIS DOCUMENT

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Federal Agencies

U.S. Army Corps of Engineers
Pacific Ocean Division, Ft. Shafter

State Agencies

Dept. of Education
Hawaii State Public Library System, Dept. of Education
Dept. of Land and Natural Resources
Dept. of Business and Economic Development
Dept. of Transportation
Office of Environmental Quality Control, Dept. of Health
Dept. of Health (Kauai Office)

County of Kauai Agencies

Planning Dept.
Building Division, Public Works Department
Fire Dept.
Engineering Division, Public Works Department
Department of Water

Organizations

Kauai Library Advisory Commission
Princeville Corporation

Utility Companies

Princeville Utility Co.

XI. DETERMINATION

XI. DETERMINATION

The proposed North Shore Kauai Public Library site has been noted to be free of physical developmental constraints. No definitive hardship from climate, flora, fauna, soils, flood, scenic, archaeological or topographical concerns have been identified. Likewise, infrastructure concerns of water, sewer, drainage, power and communications, solid waste and traffic are considered to be available and manageable.

Any impacts which arise through the proposed action are deemed minimal and/or amenable to mitigation. For these reasons, it is determined that the development of the North Shore Kauai Public Library as proposed will not have any significant adverse impacts upon the environment and therefore, an Environmental Impact Statement should not be required for this project.

APPENDIX A
ARCHAEOLOGICAL CLEARANCE



ARCHAEOLOGICAL CONSULTANTS
of
HAWAII

59-624 Pupukea Rd.
Haleiwa, Hawaii 96712
(808) 638-7442

JOSEPH KENNEDY
Archaeologist

Mr. Wil Chee
Will Chee Planning
1585 Kapiolani Blvd. Suite 830
Honolulu, Hawaii 96814

July 21, 1990

RE: ARCHAEOLOGICAL INVENTORY SURVEY OF THE PROPOSED NORTH
SHORE KAUAI PUBLIC LIBRARY, TMK: 5-3-06:14

Dear Mr. Chee:

At the request of your office, Archaeological Consultants of Hawaii, Inc. has conducted an inventory, walk-through reconnaissance of the property described above.

The survey was conducted by a single archaeologist making a series of east/west sweeps across this 1.5 acre parcel. At this writing the subject property is covered with lawn grass. Visibility was excellent at the time of the survey and it is highly unlikely that any sites were overlooked.

A search of the archaeological literature located at the Department of Land and Natural Resources, Historic Preservation Program indicated that the property in question was included in a previous, larger survey of the area by Paul Cleghorn in 1979 for the Bishop Museum.

In his report entitled, Archaeological Reconnaissance Survey of Princeville Lands, Hanalei, Kauai, Cleghorn describes his examination of 620 acres (which includes the subject property). He was able to identify only a single site which is described as a upright boulder associated with a semicircular excavated area cut into a ridge slope and suspected that both were associated with World War II military activity in the area. This suspected historic site is located a far distance from the subject property.

Our survey results of the proposed library site concur with the larger area study results reported by Cleghorn. No surface archaeological sites were observed -nor is there a great likelihood of and subsurface indications.

W. Chee
7-21-90
Page 2.

Cleghorn concludes his report with a paragraph that aptly states the probable reason for the absence of sites in this region. He says,

"...the paucity of archaeological features within the project area is not surprising given the history of agricultural pursuits in the area."

In conclusion, we were unable to locate any indications of cultural features on the subject property and suspect that subsurface investigations would not be very promising. For these reasons we do not believe that any further archaeological work is necessary at this location.

If there are any questions regarding this report, please feel free to contact me.

Aloha,


Joseph Kennedy
Consulting Archaeologist

BIBLIOGRAPHY

Cleghorn, P. : Archaeological Reconnaissance Survey of
1979 : Princeville Lands, Hanalei, Kauai. BPBM
MS. # 043079. Honolulu.

