



EXECUTIVE CHAMBERS

HONOLULU

GEORGE R. ARIYOSHI
GOVERNOR

January 4, 1980

Mr. Donald A. Bremner, Chairman
Environmental Quality Commission
550 Halekauwila Street
Honolulu, Hawaii 96813

Dear Mr. Bremner:

Based upon the recommendation of the Office of Environmental Quality Control, I am pleased to accept the Environmental Impact Statement for Wailuku Judiciary and Office Building Land Acquisition, Wailuku, Maui, as satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes. This environmental impact statement will be a useful tool in the process of deciding whether or not the action described therein should or should not be allowed to proceed. My acceptance of the statement is an affirmation of the adequacy of that statement under the applicable laws, and does not constitute an endorsement of the proposed action.

When the decision is made regarding the proposed action itself, I expect the proposing agency to weigh carefully whether the societal benefits justify the environmental impacts which will likely occur. These impacts are adequately described in the statement, and, together with the comments made by reviewers, provide a useful analysis of alternatives to the proposed action.

With warm personal regards, I remain,

Yours very truly,


George R. Ariyoshi

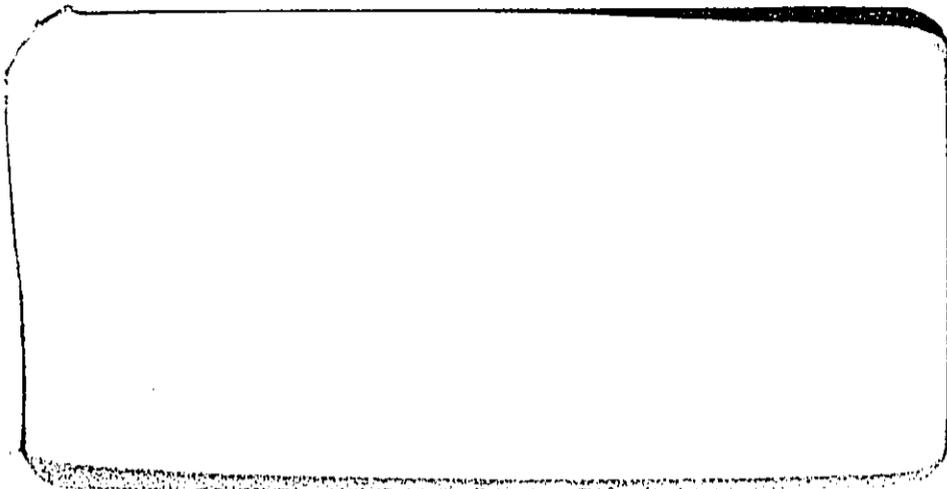
Office of Environmental Quality Control
Office of the Governor
550 Halekuanila Street
Tani Office Building, Third Floor
Honolulu, Hawaii 96813

ENVIRONMENTAL IMPACT STATEMENT
FOR THE
WAILUKU JUDICIARY AND OFFICE BUILDING
LAND ACQUISITION
WAILUKU, MAUI

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

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ENVIRONMENTAL IMPACT STATEMENT
FOR THE
WAILUKU JUDICIARY AND OFFICE BUILDING
LAND ACQUISITION
WAILUKU, MAUI

PREPARED BY
PLANNING BRANCH

DIVISION OF PUBLIC WORKS
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
OCTOBER 1979

FOREWORD

This Environmental Impact Statement was earlier submitted to the Environmental Quality Commission and listed in their May 8, 1979 Bulletin.

However, the EIS was withdrawn pending completion of procedures involving submittal of the EIS Preparation Notice. The EIS Preparation Notice was subsequently submitted and reported in the May 23, 1979 EQC Bulletin. This EIS was resubmitted and listed in the August 8, 1979 EQC Bulletin.

The comments and responses contained in Appendix D are in response to the EIS distributed for review in conjunction with the May 8, 1979 listing in the EQC Bulletin. Appendix E contains the comments and responses to the EIS Preparation Notice reported in the May 23, 1979 EQC Bulletin and the EIS reported in the August 8, 1979 EQC Bulletin.

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ENVIRONMENTAL IMPACT STATEMENT
FOR THE
WAILUKU JUDICIARY AND OFFICE BUILDING
LAND ACQUISITION

PROJECT DESCRIPTION

A. Location and Name

It is proposed that the Wailuku Judiciary and Office Building be located on the parcel immediately adjacent to and makai of the Wailuku State Office Building in Wailuku, Maui. The proposed location is shown in Figure 1. This location will place the proposed building within close proximity of the other government buildings namely, the Federal Post Office, Circuit Court, District Court, Library and Municipal Office (County Building).

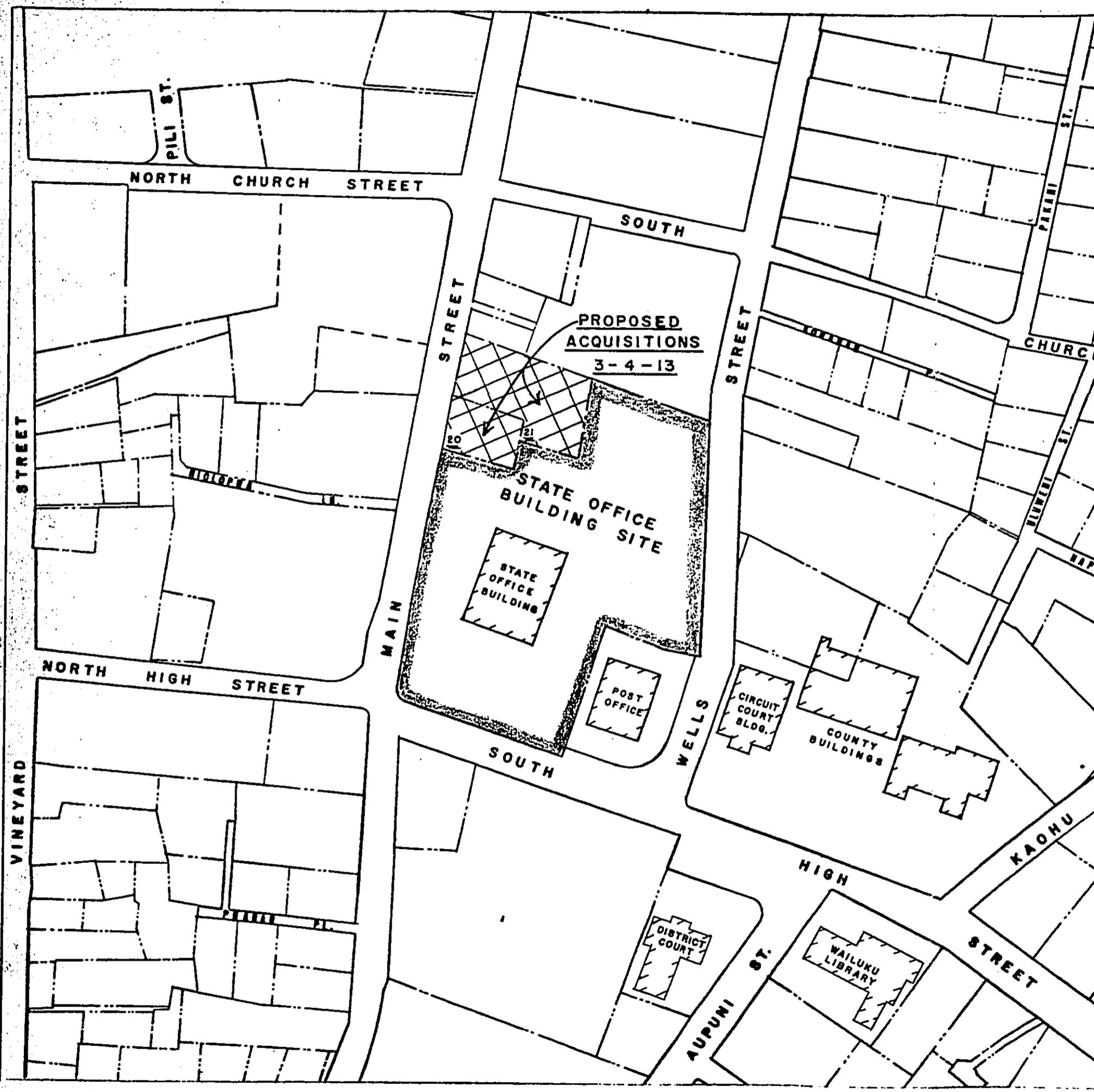
The Wailuku-Kahului General Plan, Land Use Map shows a designation of Public/Quasi-Public use for the two-block area bounded by Main, High, Kaohu, and Church Streets. This two-block area is shown in Figure 2. All of the government buildings listed above are within this area with the exception of the District Court and Library which is across High Street. The proposed acquisition of two business properties for the Wailuku Judiciary and Office Building will be within these blocks. The combined Wailuku Judiciary and Office Building site of 21,527 sq. ft. and the adjacent Wailuku State Office Building site of 121,554 sq. ft. will total 143,081 sq. ft.

The project was identified earlier in the EQC Bulletin as the Wailuku Judiciary Complex and prior communications identified it accordingly. However, in deference to the fact that this project will accommodate other State offices as well as the Judiciary offices, this project was retitled, Wailuku Judiciary and Office Building Land Acquisition.

Within this report the proposed building will be referred to as the Judiciary Building for brevity's sake.

B. Statement of Objective

The primary objective of this project is to acquire sufficient land on which to construct a building which will accommodate the present and future space needs of the Judiciary in the Wailuku Civic Center. The two properties proposed to be acquired adjoin the current State lands. The structure that will be constructed will also provide for offices for other State agencies.



PILI ST.

NORTH CHURCH STREET

SOUTH

PROPOSED ACQUISITIONS

3-4-13

STREET

STREET

STREET

HILOPEPE

STATE OFFICE BUILDING SITE

STATE OFFICE BUILDING

POST OFFICE

CIRCUIT COURT BLDG.

COUNTY BUILDINGS

NORTH HIGH STREET

SOUTH

WELLS

VINEYARD

PILI ST.

DISTRICT COURT

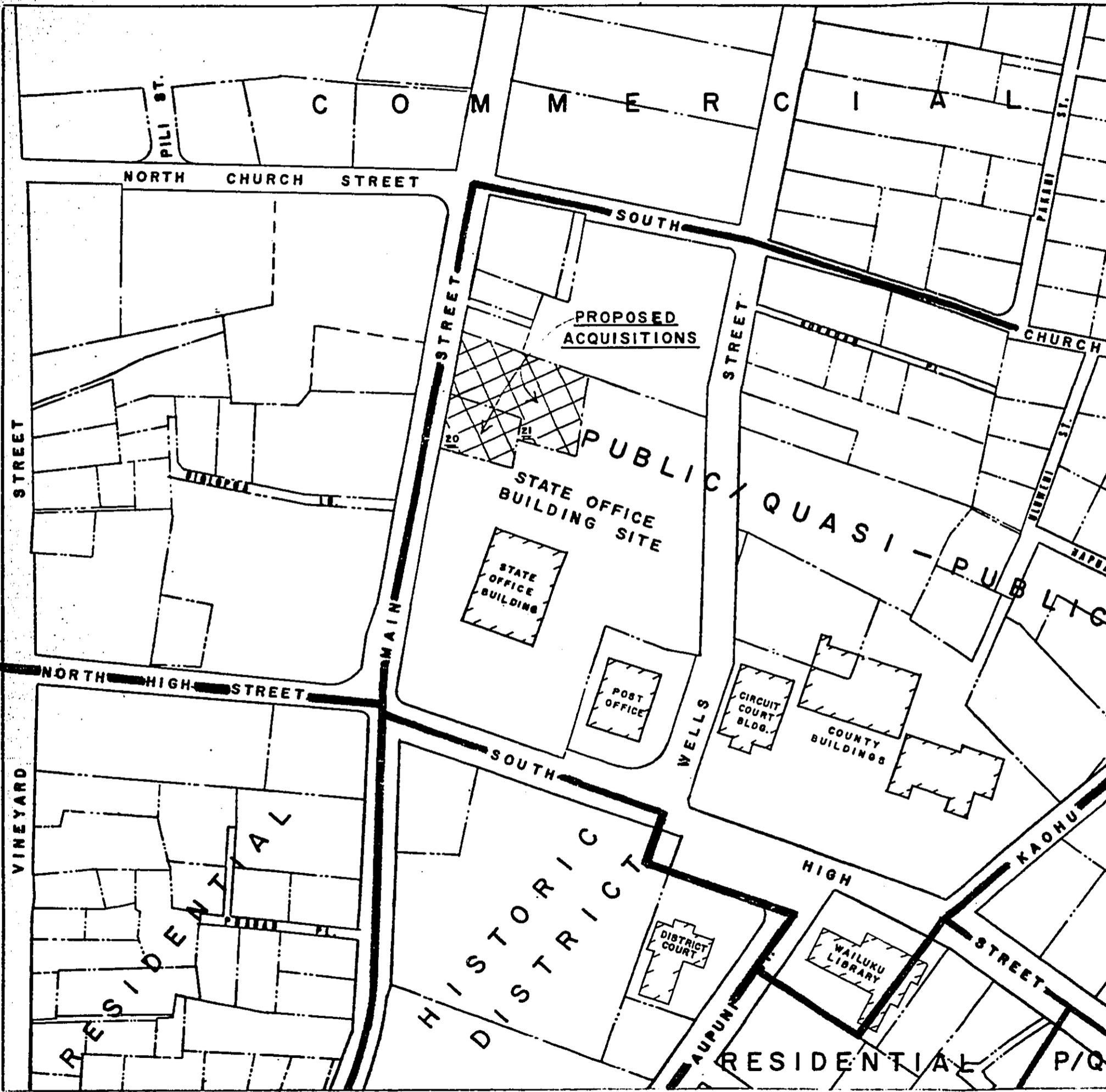
WAILUKU LIBRARY

AUPUNI ST.

HIGH

KAOHU

STREET



PILI ST.

C O M M E R C I A L

NORTH CHURCH STREET

SOUTH

PROPOSED ACQUISITIONS

CHURCH

STREET

STREET

STREET

STREET

PUBLIC
STATE OFFICE BUILDING SITE

STATE OFFICE BUILDING

POST OFFICE

QUASI-PUBLIC

NORTH HIGH STREET

WELLS

CIRCUIT COURT BLDG.

COUNTY BUILDINGS

SOUTH

VINEYARD

RESIDENTIAL

HISTORIC DISTRICT

HIGH

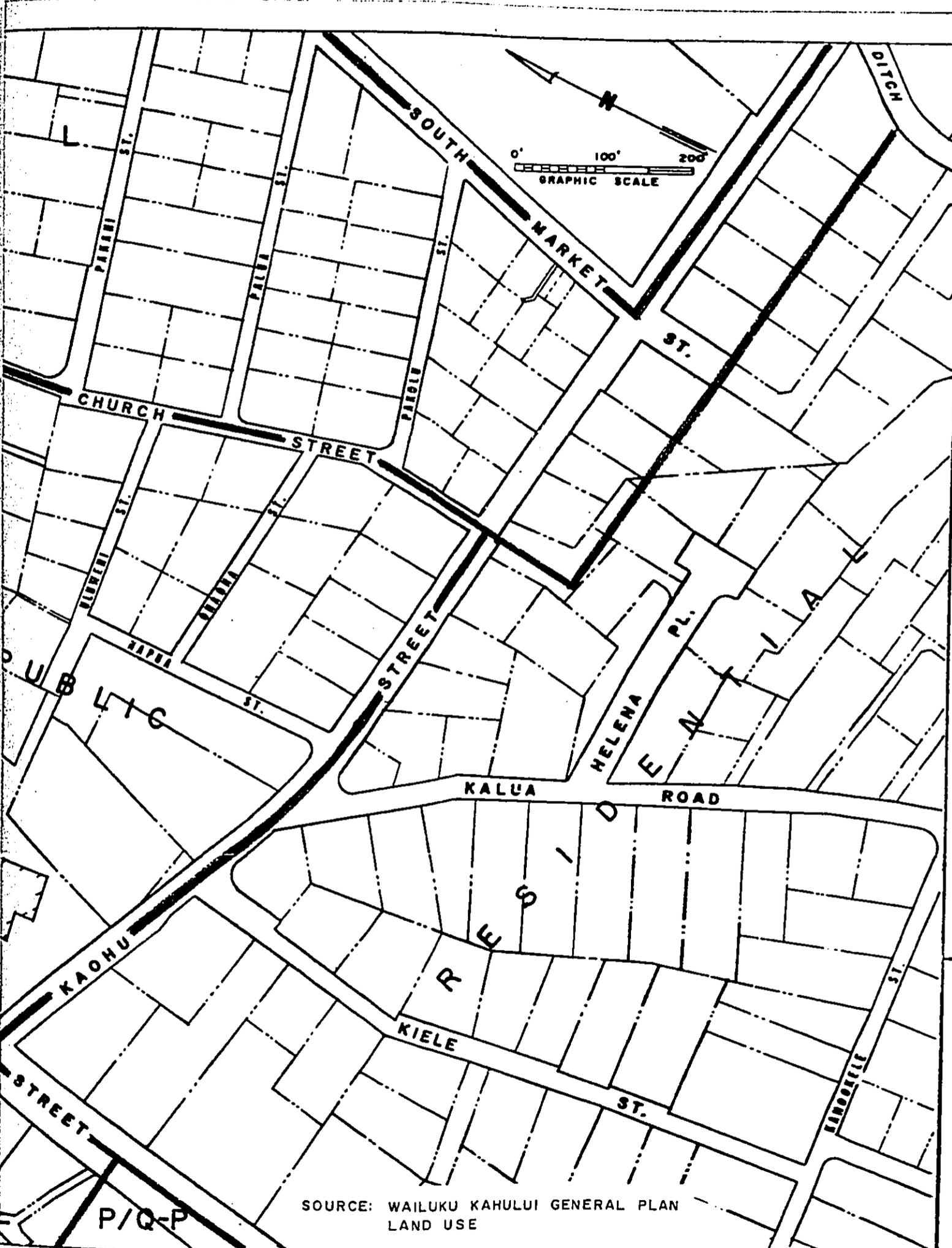
DISTRICT COURT

WAILUKU LIBRARY

KAOHU

STREET

RESIDENTIAL



SOURCE: WAILUKU KAHULUI GENERAL PLAN
LAND USE

WAILUKU KAHULUI GENERAL PLAN - LAND USE

FIGURE 2

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH

C. Need for the Project

The presently owned State buildings in the Civic Center can no longer accommodate the State's operation including the Judiciary's operations, because of increasing demands for services and corresponding increases in staff. Currently the Probation and Family Court unit has relocated into leased offices to alleviate the Second Circuit Court's expansion needs.

The following discussion cites the present situation:

1. The 8,500 net sq. ft. Second Circuit Court Building is insufficient in size to hold the Second Circuit Court's requirement of 11,890 net sq. ft.
2. The Probation and Family Court unit is now leasing office space in Kahului. The separation of this unit from the Circuit Court and from the Wailuku District Court makes it difficult to provide prompt and responsive counseling and service to the clients referred by the judges.
3. The District Court occupies the 2,400 net sq. ft. first floor in the former Tax Office Building. The low ceiling in the basement makes it unacceptable for accommodating a required second courtroom for the District Court which is needed to:
 - Properly accommodate the two judges to conduct judicial hearings.
 - Reduce backlog of trial cases.
 - Conduct the trial cases on schedule without overlapping the other judge's scheduled use of the one courtroom.
 - Expedite criminal arraignments.
 - Accommodate litigants' requests to hold trials in Wailuku.
4. The total requirement of the Judiciary operations in Wailuku is for 21,530 net sq. ft. of building floor area or 34,450 gross sq. ft. However as noted above, the total available building space is only 10,900 net sq. ft. (8,500 sq. ft. at the Circuit Court Building and 2,400 sq. ft. at the former Tax Office Building).

The proposed Judiciary Building must be viewed from the Judiciary system's goals which are " . . . to protect the individual from loss or impairment of his rights and assure him of redress or grievance by establishing and administering

a just and equitable judicial system . . . by providing services that will upgrade the judicial process and services that will further protect the public." 1/

The cramped quarters, discomforting accommodations for the public, and the makeshift accommodations of the present courts do not represent to the public a judicial system, which the courts represent, that is vital, sensitive and responsive to their needs.

A building which houses adjudication proceedings must reflect and present to the public the sense of confidence and efficiency; and that the Building and all it contains will properly treat and offer them assistance and care with dignity and respect. 2/

Others in need of office spaces include the Department of Budget and Finance to establish its Computer Center; the Department of Social Services and Housing and the Department of Labor and Industrial Relations who are leasing office spaces; and the Department of Health and Department of Education who are crowded in the State Office Building.

Besides the 21,530 net sq. ft. for the Judiciary, an inclusion of an additional 8,400 net sq. ft. of general office area in the proposed Wailuku Judiciary and Office Building will be planned. The resulting vacancy of the offices currently occupied by the Judiciary together with the additional general office space will satisfactorily accommodate the projected office space needs of the State operation in Wailuku for the next ten years.

The Judiciary Building project will accordingly serve to provide for the present and future space needs of those agencies in the Wailuku Civic Center.

D. General Characteristics

1. Technical

a. Land Acquisition

The two properties to be acquired total 21,527 sq. ft. of land area. Parcel 20, with 6,186 sq. ft.

1/ Judiciary P.P.B. dated December 21, 1970.

2/ The American Courthouse, Planning and Design for the Judiciary Process, the American Bar Association and the American Institute of Architects, Research funded by the Ford Foundation, N.Y., N.Y., A Benjamin Handler, The Institute of Continuing Legal Education, Hutchens Hall, Ann Arbor, Michigan, June 1972, pp. 1 to 5.

in land area is owned by the International Savings and Loan Association, Ltd. and Parcel 21, with 15,341 sq. ft. in land area is owned by the Maui Dry Goods Supply, Inc.

A two-story concrete structure which houses the office of the International Savings and Loan Association is located on Parcel 20. A two-story concrete structure and a metal quonset hut which together houses the Litz Furniture and Appliances, Inc. merchandising and warehousing activities is located on Parcel 21.

b. Master Plan of the Civic Center

Neither the State, the County, nor the private sector has immediate plans for the ultimate development of the entire two-block area designated as the Wailuku Civic Center. The Department of Accounting and General Services as the central implementing agency for constructing State office buildings foresees no need for additional State buildings beyond this proposed building for the next ten years. The long range plan (beyond ten years) for State facilities in Wailuku will consider the available land in these blocks, if demands for office space beyond the present projected needs become apparent.

The expansion is therefore being limited to only what is required at this time for the construction of the Judiciary Building and associated parking.

c. Construction

Including joint-use spaces such as a law library, conference rooms, restrooms, witness rooms, etc., the proposed Judiciary Building will enclose approximately 30,000 net sq. ft. of floor area in an estimated overall gross building area of 47,000 sq. ft. The breakdown of the allocations of space will be as follows:

Second Circuit Court, including Probation and Family Court	11,890 net sq. ft.
Wailuku District Court	9,640
General Office Area	<u>8,400</u>
Total	29,930 net sq. ft.

Also planned will be the necessary parking requirements. It is proposed that a portion of the Wailuku State Office Building's parking area,

together with the acquired land area, will comprise the site for this Judiciary Building and the parking facilities.

In general, the construction will include the demolition of the existing buildings on the properties to be acquired and the clearing of a portion of the existing parking area, installation of utility lines, reconstructing the parking area and driveway connections, the addition of the Judiciary Building, parking facilities, landscaping and walkways.

The configuration of the building is not definite at this time. The building will probably consist of two or three levels of parking with three or more levels of office spaces on top. The final siting and configuration of the building will be, however, subject to the designer's recommendations. It is the intent of the State to allow the designer the flexibility of providing the State with the best siting and massing plan to meet the building space program within the land area.

This EIS will, therefore, not include elevation views nor site plans of the proposed facility.

d. Parking

The Wailuku State Office Building site presently contains 171 parking spaces. Since a total of 266 parking spaces are required to meet the Maui Zoning Ordinances for the two buildings, an additional 117 will be developed together with the proposed building. The total parking spaces to be provided will be approximately 288 parking spaces, which exceeds the CZO requirement.

e. Waste Disposal

The solid waste collection will continue to be handled by the County. Disposal sites are adequate to handle the solid waste from this project. This project will be coordinated with the County.

f. Sewer System

The sewage will be disposed through the County's sewer system. Since this project basically expands the accommodations of the State's operations within the Civic Center with only moderate increase in staff, the sewage increase should be handled readily by the existing sewer system.

g. Water Supply

During the Consultation Phase of this E.I.S. (early 1979) an interim Special Rule was in effect, according to the Department of Water Supply, which regulates building and subdivision permits and the issuance of water meters.

This Special Rule will be lifted, however, when the improvements to the water system are completed in 1979.

h. Flood Hazard

The project lies outside any identified 100-year flood hazard area, but does lie within a Zone C minimal flood area.

i. Storm Drainage System

The site is built up with all rain water flowing to the existing drainage system. The demolition of the existing improvements on the site and the subsequent construction of this project with its landscaped areas will not substantially increase the amount of drainage flow.

j. Proposed Use of the Existing Court Buildings

Upon completion of the Judiciary Building, the Circuit Court, Family Court and the District Court operations will relocate into this completed building. The additional 8,400 net sq. ft. of office spaces provided in the building will be available for future court expansion as well as to other State agencies.

Following their relocation, the vacated District and Circuit Court Buildings will be made available to other State agencies to relieve their congested office conditions and lead to the termination of some leased offices.

2. Economics

a. Loss of Existing Business Properties

This project will cause the two owners--International Savings and Loan Association, Ltd., and Maui Dry Goods Supply, Inc.--the loss of their respective business properties. Included as part of their losses will be the loss of rental income.

The occupants of these two properties could possibly suffer a greater loss if they are not able to relocate and must permanently terminate their operations.

b. Cost of Relocation

Parcel 20 is occupied by the owner--International Savings and Loan Association, Ltd.--and by several tenants. Parcel 21 is occupied by several tenants. With the acquisition of these properties, the occupants will be faced with the cost of relocating to new locations, and in the case of the International Savings and Loan Association, Ltd., it will be faced with the cost and time to prepare an application to the State Department of Regulatory Agencies for relocation.

Other possible losses faced by the firms may consist of accounts and income if there is a break in service to their customers and in educating their customers to their new locations.

Should the occupants be eligible for relocation assistance, the State will assist them as required by Chapter 111 of the Hawaii Revised Statutes. The relocation assistance is basically comprised of compensatory payment for the cost of relocating to a new location or a lump sum payment if the occupant decides to terminate their operations.

c. Direct Project Cost

This project is estimated to cost about 6.8 million dollars broken down as follows:

Land Acquisition	\$ 520,000
Design	300,000
Construction	<u>5,980,000</u>
Total	\$6,800,000

An estimated \$95,000 per year will be required to maintain the new building. This cost includes the housekeeping supplies, custodial, repair and maintenance.

d. Removing Land from Tax Base

The acquisition of the two properties will remove them from the tax base. In 1977, the real property tax for Parcel 20 was \$982.08 and for Parcel 21 was \$1,402.51.

e. Employment

During the design and construction phases, it will provide employment for the design consultants, construction companies and State employees overseeing the project.

Following its completion, the Judiciary Building will collectively house the Second Circuit Court, Family Court and the Wailuku District Court operations. The projection is for 50 employees to be located in the building by 1985. The additional office space will accommodate approximately 40 employees.

3. Social

a. Relocation

Parcel 20 is occupied by the owner, International Savings and Loan Association, Ltd. and by several businesses. Parcel 21 is occupied by several tenants. Should these businesses be eligible for relocation assistance, the State will assist them as required by Chapter 111 of the Hawaii Revised Statutes.

The businesses will be faced with re-establishing themselves and patrons may also be required to make adjustments in their living and social habits, as brought out by the relocation.

b. Public Safety

The design of court facilities will comply with the County and State construction code requirements. The facility will be made accessible to the handicapped. The court facilities will have necessary security measures incorporated in the design.

c. Traffic

Pedestrian and vehicular traffic safety should be improved when the major activities of the Judiciary, which consists of court cases, will be all conducted within this proposed new building, unlike the current practice where the Circuit Court and the District Court are separated by High Street. The facility will have access on both Main Street and Wells Street.

The State Department of Transportation provided the following information: ". . . (it) has no plans to improve Main Street in the foreseeable

future. The number of parallel parking stalls on one side of main Street cannot be increased to accommodate any added demand, should adverse traffic conditions prevail, it may be necessary to prohibit all parking on Main Street. In any event, the construction plans relating to access and drainage as they affect our highways should be submitted to our Land Transportation Facilities Division for its review and approval."

d. Recreation

The Judiciary Building will not have any significant effect on any recreational facilities existing or proposed. Neither will it generate a need for a recreational facility.

e. Community Institutions

The Judiciary Building will not have any significant detrimental effect on any community institution such as hospitals, schools, libraries, churches, U.S. Army Corps of Engineers' activities, etc.

4. Environmental

a. Natural Resources

There are no irreplaceable nor valued natural resources on the project site which will be removed or effected. Also the construction of an office building does not cause an inordinate demand for any natural resources nor require the continual demand for expending the resources.

b. Dust and Noise Impacts

The construction activities will create dust and noise. These undesirable impacts shall be controlled by the implementation of control measures spelled out by DAGS Specifications on Environmental Protection as included in Appendix A of this report.

c. Drainage Impact

Rain will be encountered during the construction period causing some erosion and heavier than normal runoff from the site. Provisions to maintain corrective grading, berms and cutoff ditches to preclude any damages and heavy erosions will be undertaken.

d. Waste Disposal

The contractor will be required to provide refuse bins of adequate size and number to collect the wastes during the construction.

E. Use of Public Funds or Lands

This project including the land acquisition, design and construction will be funded entirely by public funds. Since it is preferred that the siting of the Judiciary Building be in the Wailuku Civic Center, a portion of the State's Wailuku State Office Building grounds will be utilized for this project.

F. Project Schedule

The schedule for completing the major work items for this project is as follows:

Site Selection/Acceptance of EIS	November 1979
Site Acquisition/Tenants Relocated	March 1981
Design	May 1981
Construction	May 1983

ALTERNATIVES

A. Do Nothing

This alternative to "do nothing" would require the continued use of existing facilities by the Judiciary in Maui. As pointed out earlier, the State facilities can no longer accommodate the Judiciary's functions in Wailuku. The Circuit Court is extremely crowded and the cramped building was renovated to accommodate a second courtroom. The displaced Judiciary staff was forced to lease office space away from Wailuku.

The District Court cannot continually operate with only one courtroom. The need for another courtroom for the Wailuku District Court plus the unfit arrangements, the cramped and disfunctional accommodations for the Judiciary in Wailuku must be resolved. This alternative to "do nothing" can never be maintained as the need for proper accommodations will lead to the Judiciary leasing more spaces.

B. Construct New Facility at the Civic Center

This alternative is to construct a new facility at the Civic Center. The Civic Center has been singled out by past and present County and State general plans to be located in Wailuku. The County General Plan further " . . . recommends more non-retail commercial and professional offices be concentrated in downtown Wailuku, to assist in the creation

of a major governmental, commercial and professional center and revitalization of Wailuku itself." 3/

With the addition of the Judiciary Building, it is expected that the area will increase its stature as the Civic Center for Maui.

Wailuku, at the present time, has suitable land adjacent to the existing government buildings to construct another State building. The services extended to the public by having a cluster of State offices and the Judiciary system in the same location in Wailuku would promote efficiency and provide a one-stop area for the public seeking government services.

Under this alternative, the most likely location is the site consisting of Parcels 20 and 21, TMK: 3-4-13. This site immediately adjoins the Wailuku State Office Building site and is designated to be within the Civic Center. Expanding the State Office Building site into this area is a logical expansion for the continued development of the Civic Center.

C. Construct the Judiciary Building at Another Site

To basically satisfy the need for adequate accommodations, the Judiciary operations could be established at another site in Wailuku. This will be, however, in conflict with the planning efforts of the State, County, service organizations and the people of Maui who have all accepted the concept of establishing central government facilities in the Civic Center together with the existing Federal, State and County offices.

D. Lease the Facilities

This alternative is to lease existing building spaces in Wailuku to accommodate the Judiciary's space needs. Specifically with 10,000 to 12,000 net sq. ft. on one floor and the remaining areas for a total of 21,000 net sq. ft. in one building, together with off-street parking at the building.

In this regard, realtors and developers located on Maui were questioned on the availability of spaces, for office purposes, for lease in Wailuku. It was their belief that there are no

3/ Wailuku-Kahului General Plan, prepared by Eckbo, Dean, Austin & Williams for the Maui County Planning Commission, October 1972, p. 9.

spaces available in Wailuku which met the floor area and parking requirements as described above. ^{4/}

Undoubtedly, the additional requirement of 12- to 14-foot floor-to-ceiling height for courtrooms would further lead to the conclusion that there probably are no building spaces available in Wailuku which meet the Judiciary's requirements at this time. Realtors who were queried on this doubted that there were any office buildings in Wailuku with the floor area requirements that are needed.

Another problem that arises in leasing facilities is the lack of adequate parking. In the vicinity of the Civic Center, most of the existing private office buildings' parking needs are accommodated by the County's off-street parking lot. The Judiciary's parking needs could be met only if a substantial number of stalls was used by clientele, jurors, etc. There would be an impact on those who normally use the stalls for visiting the shops, stores and offices in that area.

DESCRIPTION OF ENVIRONMENTAL SETTING

The project area is situated on the west end of downtown Wailuku. The Federal Post Office, State and County office buildings are also located in this area which is commonly called the Civic Center by government officials and planners.

The two parcels to be acquired are located to the immediate east of the Wailuku State Office Building grounds. These two parcels as well as the other properties comprising downtown Wailuku are generally built up with two-story structures - the ground story used for commercial-retail business and the second story for professional businesses.

Mauka of High Street is located the Wailuku Union Church and the Wailuku Sugar Company's "Manager's Residence" grounds which together are designated as the Wailuku Historic District by the County. These properties can be characterized as primarily landscaped open space.

THE RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS FOR THE AFFECTED AREA

A. State Land Use Designation

The area including the Wailuku State Office Building grounds and its proposed expansion is designated Urban District by the State Land Use Commission.

^{4/} Mr. Wick, Wick Realty Co.; Clarence Seong, Clarence Seong Realty, Inc.; Frances T. Hong, Maui Realty; George Kishaba, Ige Construction Co.; Larry Ing, Attorney, 2140 Wells Street Corp.

B. County Master Plans

By Ordinance No. 764, effective July 6, 1973, the Master Plan Map showing Wailuku and surrounding areas was amended and replaced by the Master Plan Map for Wailuku-Kahului and Surrounding Areas, further identified as Wailuku-Kahului General Plan (Land Use). See Figure 2.

This General Plan (Land Use) Map designates the land use of the subject area described above for Public/Quasi-Public use. The General Plan (Land Use) Map further identifies the subject area to be included within the Wailuku Special Planning Area. As of October 1977, the County has not initiated the development of the plans for the Wailuku Special Planning Area.

This General Plan (Land Use) follows the former Master Plan for Maui 5/ wherein the Master Plan designated the area bounded by Main, High, Kaohu and Church Streets as the Wailuku Civic Center. The Master Plan further recommended that government buildings be located in the Civic Center.

Listed below are other plans which recognize the previously described area in Wailuku to be the Civic Center.

- o Urban Planning Wailuku-Kahului 6/
- o Wailuku-Kahului General Plan 7/

These plans, including the prior-referred County Master Plans, are by intent not detailed plans with illustrations or definitive statements which describe the preferred siting, massing, height of buildings and landscaping. The development of the area accordingly is not restricted to a preconceived plan. After the approval of the EIS and the Governor's approval to purchase the land, an architect will prepare detailed plans of the Judiciary building on the selected site. The architect will consider the goals and requirements of previous plans and the general plan in preparing alternative designs.

-
- 5/ Master Plan of Maui Prepared for the Planning and Traffic Commission, County of Maui, by Community Planning, Inc. and R. M. Towill Corp., September 1958.
 - 6/ Urban Planning Wailuku-Kahului, prepared for the Maui Planning and Traffic Commission, County of Maui, by the Community Planning, Inc., September 24, 1962.
 - 7/ Wailuku-Kahului General Plan, prepared for the Maui County Planning Commission, by Eckbo, Dean, Austin & Williams, October 1972.

C. County Zoning

The subject area is zoned B-3 CENTRAL BUSINESS DISTRICT as shown in the reproduction of the zoning map presented as Figure 3.

Uses permitted within a B-3 CENTRAL BUSINESS DISTRICT are auditoriums, business offices, automobile parking lots and/or buildings, libraries and professional buildings. Accordingly, the court functions and the probable parking structure would be permitted.

THE PROBABLE ADVERSE IMPACT ON THE ENVIRONMENT

A. Short-Term Effects

The construction activities will produce noise, dust and siltation.

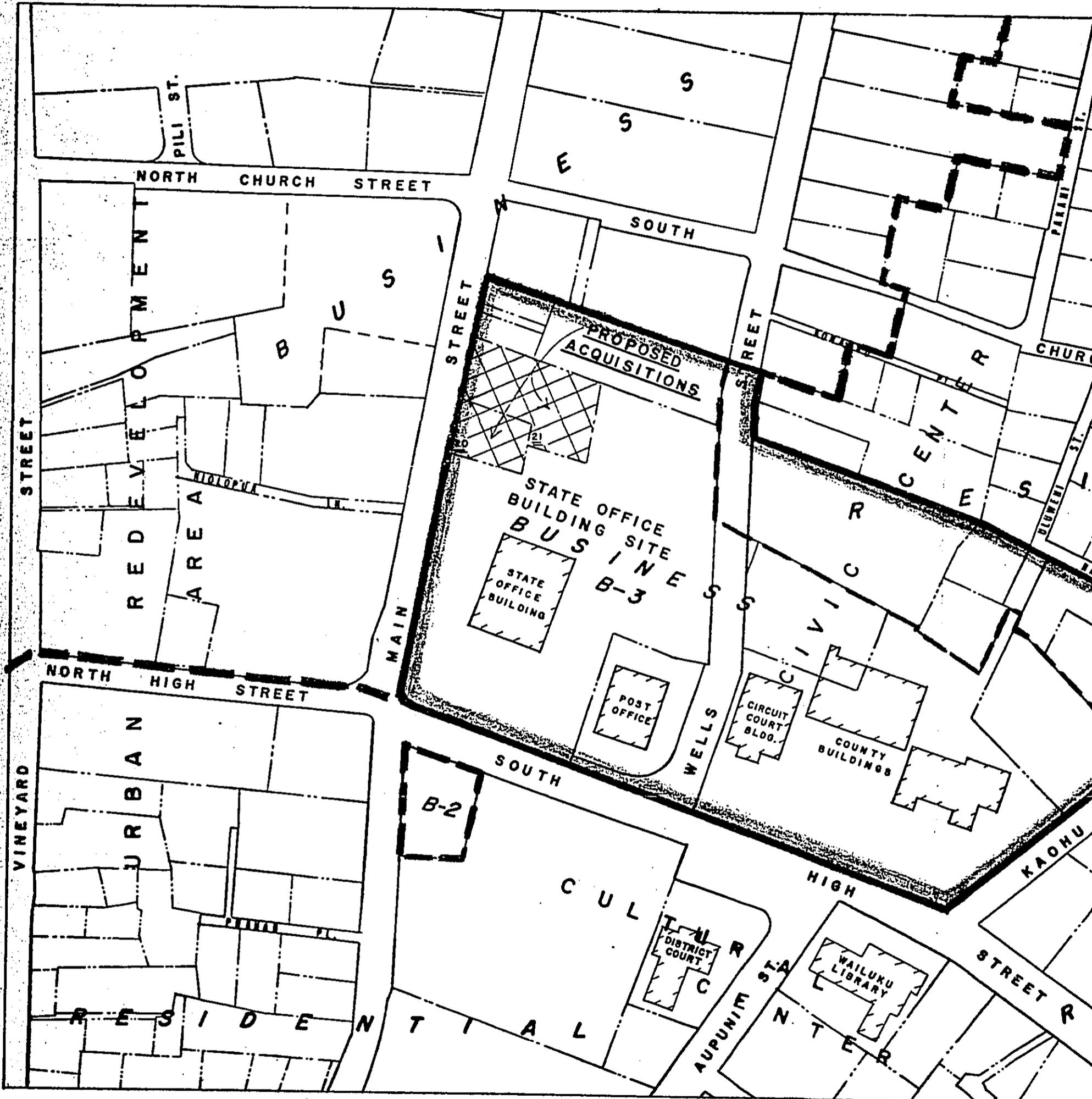
During construction, access to the existing State and County offices and to the neighboring businesses will be strained. It is anticipated that some parking spaces will be lost. The clients and employees of the State Office Building will undergo parking difficulties. This may lead to a multiplying impact on the neighboring businesses by causing parking difficulties for their employees and customers. Hopefully the disturbance can be kept to a minimum and will be mitigated by using design techniques such as incremental construction, siting of the building, convert existing parking to theater type parking, etc.

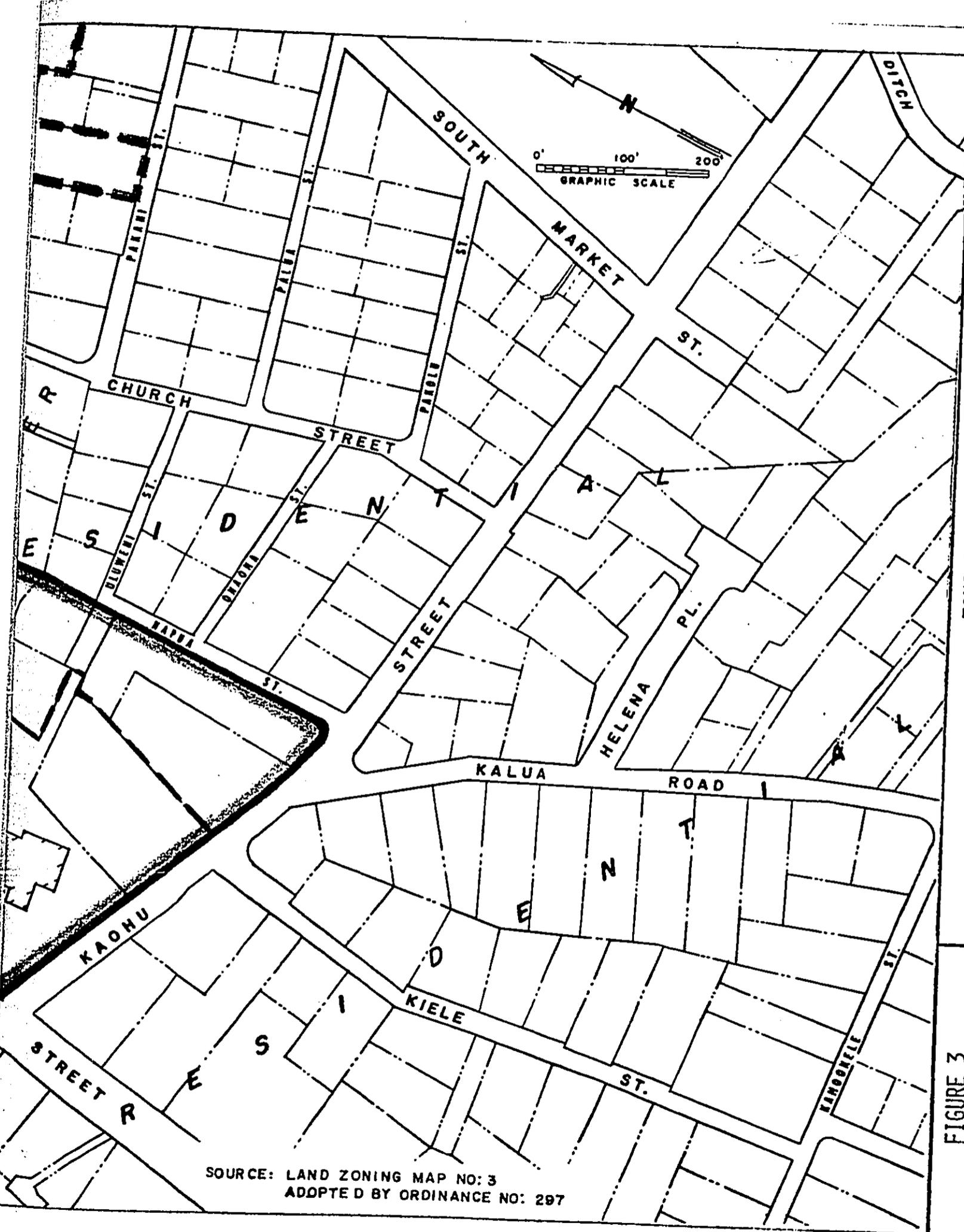
The cumulative effect may be an increase in the traffic movements in the immediate surrounding streets during the construction period.

B. Long-Term Effects

The project will be one more addition in the neighborhood to change from commercial to public use contributing to more open space in the civic center.

The project will increase the amount of office space available to the State. At first there will be ample space to accommodate the State operations, but as time goes on the facility will reach its carrying capacity with more employees and clientele. This will result in an increase in the traffic in the vicinity. The increase in traffic will not necessarily be hazardous as the off-street parking provided in part by this project will lessen the traffic problems.





SOURCE: LAND ZONING MAP NO: 3
 ADOPTED BY ORDINANCE NO: 297

FIGURE 3

ZONING MAP OF WAILUKU

STATE OF HAWAII
 DIVISION OF PUBLIC WORKS
 DEPT. OF ACCOUNTING & GENERAL SERVICES
 PLANNING BRANCH

ANY PROBABLE ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

A. Short-Term Effects

During clearing, grubbing and earthwork operations, dust on occasion may cause some nuisance. However, the construction specifications will require the Contractor to minimize pollution. During the construction phase, traffic movements will increase.

B. Long-Term Effects

The displacement of businesses from the site may contribute to a change in the character for the neighboring business community. The increase of State-owned lands and facilities in the civic center will result in more employees working in the area and attract more public visitation to the area. The increase in working population to a small area will result in increase in commercial activities which is an economic advantage to the Wailuku community and the County of Maui. The obvious adverse environmental effects of overcrowding within the area can be mitigated by proper planning and compliance with County ordinances that provides for development reviews. The continued growth of government will result in an increase in traffic in the vicinity.

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

The Wailuku Judiciary and Office Building is being proposed to be situated in downtown Wailuku where lands are all designated for URBAN use by the State Land Use Commission. There are no proposals at present to change the use of the land. The proposed project is therefore consistent with the present and long-term designated use of the land.

The project will, in fact, complement the County's plan for the continual development of the civic center.

MITIGATING MEASURES PROPOSED TO MINIMIZE IMPACT

The dust, noise and siltation from the construction activities will be controlled by the pollution control measures that will be part of the construction specification.

The economic impact caused by the displacement of the businesses located on the parcels will be mitigated by the compensatory payments provided by State law to applicable tenants to compensate their relocation costs. Also the long lead time between the notification of the owner of the State's offer to purchase and the actual relocation date will provide the owners and tenants an opportunity to lengthen the time necessary to look for a new location.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The construction of this project will require the expenditure of labor, building materials, water and fuel. Following its occupancy the building will continue to expend building maintenance supplies and equipment, labor, fuel and water. Except for most of the building materials which, according to current technology, could be reclaimed for fill when the building is demolished - all the other materials are irretrievable.

The site has no natural and cultural resources which can be lost or destroyed by the construction activities of this project.

OTHER INTERESTS AND CONSIDERATIONS OF GOVERNMENT POLICIES THAT ARE THOUGHT TO OFFSET THE ADVERSE ENVIRONMENTAL EFFECTS

The County of Maui is also in consonance with the concept of having the seat of government situated in the Wailuku Civic Center as evidenced by their General Plan designation and by its construction of the new County Building on land adjoining private property in the early 1970's. This new building made it possible for some of its offices previously located in Kahului to move to the Wailuku Civic Center.

APPENDIX A

Specifications On
Environmental Protection

SECTION 1G. ENVIRONMENTAL PROTECTION

The Contractor shall comply with the following requirements for pollution control in performing all construction activities:

1. RUBBISH DISPOSAL

- A. No burning of debris and/or waste materials shall be permitted on the project site.
- B. No burying of debris and/or waste material except for materials which are specifically indicated elsewhere in these specifications as suitable for backfill shall be permitted on the project site.
- C. All unusable debris and waste materials shall be hauled away to an appropriate off-site dump area. During loading operations, debris and waste materials shall be watered down to allay dust.
- D. No dry sweeping shall be permitted in cleaning rubbish and fines which can become airborne from floors or other paved areas. Vacuuming, wet mopping or wet or damp sweeping is permissible.
- E. Enclosed chutes and/or containers shall be used for conveying debris from above to ground floor level.
- F. Cleanup shall include the collection of all waste paper and wrapping materials, cans, bottles, construction waste materials and other objectionable materials, and removal as required. Frequency of cleanup shall coincide with rubbish producing events.
- G. Rubbish bins of adequate size and number should be provided at construction site.

2. DUST

- A. Dust shall be kept within acceptable levels at all times including non-working hours, weekends and holidays in conformance with Chapter 43 - Air Pollution Control, as amended, of the State Department of Health Public Health Regulations.
- B. The method of dust control and all costs incurred therefor shall be the responsibility of the Contractor.
- C. The Contractor shall be responsible for all damage claims in accordance with Section 7.16 - "Responsibility for Damage Claims", of the General Conditions.

3. NOISE

- A. Noise shall be kept within acceptable levels at all times in conformance with Chapters 44A, Vehicle Noise Control and 44B - Community Noise Control for Oahu, State Department of Health, Public Health Regulations. The Contractor shall obtain and pay for community noise permit from the State Department of Health when the construction equipment or other devices emit noise at levels exceeding the allowable limits.
- B. All internal combustion engine-powered equipment shall have mufflers to minimize noise and shall be properly maintained to reduce noise to acceptable levels.
- C. No blasting and use of explosives will be permitted without prior approval of the Engineer.
- D. Pile driving operations shall be confined to the period between 8:00 a.m. and 5:30 p.m., Monday through Friday. Pile driving will not be permitted on weekends and legal State and Federal holidays.
- E. Starting up of on-site vehicular equipment meeting allowable noise limits shall not be done prior to 6:45 a.m. without prior approval of the Engineer. Equipment exceeding allowable noise limits shall not be started up prior to 7:00 a.m.

4. EROSION

During interim grading operations the grade shall be maintained so as to preclude any damages to adjoining property from water and eroding soil. Temporary berms, cut-off ditches, and other provisions which may be required because of the Contractor's method of operation shall be installed at no cost to the State. Drainage outlets and silting basins shall be constructed and maintained as shown on the plans to minimize erosion and pollution of waterways during construction.

5. OTHERS

- A. Wherever trucks and/or vehicles leave the site and enter surrounding paved streets, the Contractor shall prevent any material from being carried onto the pavement. Waste water shall not be discharged into existing streams, waterways, or drainage systems such as gutters and catch basins unless treated to comply with Department of Health water pollution regulations.

- B. Trucks hauling debris shall be covered as required by PUC Regulations. Trucks hauling fine materials shall be covered.
- C. No dumping of waste concrete will be permitted at the job site unless otherwise permitted in the Special Provisions.
- D. Except for rinsing of the hopper and delivery chute, and for wheel washing where required, concrete trucks shall not be cleaned on the job site.
- E. Except in an emergency, such as a mechanical breakdown, all vehicle fueling and maintenance shall be done in a designated area. A temporary berm shall be constructed around the area when runoff can cause problems.
- F. When spray painting is allowed under Section 9A - Painting, such spray painting shall be done by the "airless spray" process. Other types of spray painting will not be allowed.

6. SUSPENSION OF WORK

Violation of any of the above requirements or any other pollution control requirements which may be specified in the Technical Specifications herein shall be cause for suspension of the work creating such violation. No additional compensation shall be due the Contractor for remedial measures to correct the offense. Also, no extension of time will be granted for delays caused by such suspensions.

If no corrective action is taken by the Contractor within 72 hours after a suspension is ordered by the Engineer, the State reserves the right to take whatever action is necessary to correct the situation and to deduct all costs incurred by the State in taking such action from monies due the Contractor.

The Engineer may also suspend any operations which he feels are creating pollution problems although they may not be in violation of the above-mentioned requirements. In this instance, the work shall be done by force account as described in Sub-section 4.2a "ADDITIONAL WORK" of the General Conditions and paid for in accordance with Subsection 8.4b "FORCE ACCOUNT WORK" therein. The count of elapsed working days to be charged against the contract in this situation shall be computed in accordance with Subsection 7.18 "CONTRACT TIME" of the General Conditions.

APPENDIX B

Comments and Responses
to
EIS Preparation Notice

COMMENTS AND RESPONSES
TO
EIS PREPARATION NOTICE

<u>COMMENTS (Date and By)</u>	<u>DAGS RESPONSE DATE</u>
2/15/78 Department of Planning and Economic Development, State of Hawaii	5/4/78
2/15/78 Hawaiian Telephone Co., Wailuku, Maui	Response not Required
2/16/78 Planning Department, County of Maui	Response not Required
2/28/78 Maui Electric Co., Ltd.	Response not Required
3/07/78 Department of Health, State of Hawaii	5/4/78



DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Kamamalu Building, 250 South King St., Honolulu, Hawaii • Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

GEORGE R. ARIYOSHI
Governor

HIDETO KONO
Director

FRANK SKRIVANEK
Deputy Director

February 15, 1978
V. Of Public Works
DAGS

Ref. No. 5617

The Honorable Hideo Murakami
State Comptroller
Department of Accounting and
General Services
State of Hawaii
Honolulu, Hawaii

Dear Mr. Murakami:

Subject: Wailuku Judiciary Complex EIS Preparation Notice

With regard to the above, we believe it to be important that some discussion should be included in the following EIS which will address the ultimate development of the entire two block area designated as the Wailuku Civic Center. Perhaps, a description of a master development plan, if one has been prepared, would suffice.

Although the proposal calls for parking accommodations for 90 cars, the question arises as to whether this will be adequate to accommodate the new activities, and further, whether parking will be limited only to those using the judiciary complex. For one who has experienced the situation, the parking problem in the existing Wailuku Civic Complex is one of the most frustrating in town.

Another concern which may be addressed is the visual impact of the proposed structure, which may be 5 to 7 levels in height. Elevation drawings showing height and bulk relationships with existing structures in the immediate area would be helpful in this regard.

Thank you for the opportunity to offer these comments.

Sincerely,

HIDETO KONO

DIVISION OF PUBLIC WORKS	
INITIAL FOR YOUR:	
<input checked="" type="checkbox"/> State P. W. Engr.	Approval
<input type="checkbox"/> P. W. Secy.	Sign.
<input type="checkbox"/> Staff Serv. Br.	Info.
<input checked="" type="checkbox"/> Planning Br.	File
<input type="checkbox"/> Proj. Mgmt. Br.	See me
<input type="checkbox"/> Design Br.	Comments.
<input type="checkbox"/> Insp. Br.	Invest. &
<input type="checkbox"/> Qual. Cont. Engr.	Repl.

COMMENTS AND RESPONSES
TO THE
WAILUKU JUDICIARY AND OFFICE BUILDING
EIS PREPARATION NOTICE

Our responses to the comments made in your letter No. 5617 dated February 15, 1978 and quoted below are as follows:

Comment

"...We believe it to be important that some discussion should be included in the following EIS which will address the ultimate development of the entire two-block area designated as the Wailuku Civic Center. Perhaps, a description of a master development plan, if one has been prepared, would suffice."

Response

The draft EIS will include further discussion of the entire two-block area as follows:

Neither the State, the County, nor the private sector has plans for the ultimate development of the entire two-block area designated as the Wailuku Civic Center. The Department of Accounting and General Services as the central implementing agency for constructing State office buildings foresees no need for additional State buildings beyond this proposed building for the Wailuku Judiciary Complex.

The expansion of the Wailuku State Office Building site is therefore being limited to only what is required at this time for the construction of the Judiciary Building and associated parking.

Rather than a master development plan for the entire two-block area, the Department of Accounting and General Services will instead prepare a development plan of the expanded Wailuku State Office Building site showing the relationship of the Judiciary Building on the expanded site.

Comment

"Although the proposal calls for parking accommodations for 90 cars, the question arises as to whether this will be adequate to accommodate the new activities and further, whether parking will be limited only to those using the Judiciary Complex. For one who has experienced the situation, the parking problem in the existing Wailuku Civic Complex is one of the most frustrating in town."

Response

The draft EIS will further discuss the Wailuku Judiciary Complex and the overall considerations regarding its relationship with the State Office Building on the same expanded site and their collective parking situation. The preparation notice did not elaborate on the extent of the parking accommodations that would be available.

The brief discussion of the parking situation is given below:

1. The Wailuku State Office Building site presently contains 171 parking spaces.
2. The construction of the Judiciary Building will require losing a portion of the existing parking area.
3. The parking accommodations for 90 cars refers to the number of net additional spaces that will be gained with the construction of the Judiciary Building.
4. In total, about 260 parking spaces will be available at the combined Wailuku State Office Building/Judiciary site.
5. The number of new spaces to be provided by the Judiciary Building will depend on the amount of existing parking spaces to be lost and the manner in which they can be replaced.
6. According to the requirements of the Comprehensive Zoning Ordinance, Maui, County, the combined requirement of the State Office Building and the Judiciary Building is for 240 parking spaces. The combined total this project will provide will, however, be about 260 parking spaces as noted in item 4.
7. As evidenced from the above, the net additional spaces gained are not spaces that will be limited to those using the Judiciary Building but will be part of the 260 spaces provided at the combined site.

Comment

"Another concern which may be addressed is the visual impact of the proposed structure which may be 5 to 7 levels in height. Elevation drawings showing height and bulk relationships with existing structures in the immediate area would be helpful in this regard."

Response

The effort extended at this stage of the project is being limited to planning--that is to establish the occupancy and size of the building, to determine that the building will meet the County zoning requirements, and to determine that sufficient land is being proposed to be acquired.

During this planning stage, it was determined that a five-level structure which includes two parking levels could be located on the site. Coincidentally, it was this same concern that a five-level structure may be too bulky and take up too much open space which led to mentioning that the structure may be 5 to 7 levels in height. From experience, it is a known fact that until actual floor plan layouts are made and model studies made, it is difficult to determine the exact number of levels a multi-story building will have on a fixed urban land. It is the intent of the State to allow the architect the flexibility of providing the State with the best siting and massing plan to meet the building space program within a limited urban land area.

The schematic plan which will also include elevation views will, however, be prepared during the design stage which occurs after the approval of the final EIS. Thus, the final EIS will not include schematic plans.



HAWAIIAN TELEPHONE COMPANY

P. O. BOX 370 • WAILUKU, MAUI, HAWAII • TELEPHONE 244-3444 '78

February 15, 1978

FEB 21 10 30 AM '78
DIV. OF PUBLIC WORKS
DAGS

State of Hawaii
Dept. of Accounting & General Services
P.O. Box 119
Honolulu, HI 96810

ATTENTION: Mr. Hideo Murakami

SUBJECT: Consultation for Environmental Impact Statement for the
Wailuku Judiciary Complex.

Dear Sir:

Thank you for sending us a copy of the subject notice. We reviewed it and have no comments except to inform you that telephone facilities will be made available upon request.

If you have any questions, please call or write Joseph Santos (877-5008) of our Engineering Department.

L. WADA
Engineering & Construction Manager - Maui

/do

DIVISION OF PUBLIC WORKS	
TO:	INITIAL FOR YOUR:
<input checked="" type="checkbox"/> State P. W. Engr.	Approval
<input type="checkbox"/> P. W. Secy.	Sign.
<input type="checkbox"/> Staff Serv. Br.	Info.
<input checked="" type="checkbox"/> Planning Br.	File
<input type="checkbox"/> Proj. Mgmt. Br.	See me
<input type="checkbox"/> Design Br.	Comments.
<input type="checkbox"/> Insp. Dr.	Invest. &
<input type="checkbox"/> Qual. Cont. Engr.	Rept.

PLANNING COMMISSION
 Shiro Hokama, Chairman
 Charles Ota, Vice Chairman
 Patrick Kawano
 Marvin Rommc
 Harlow Wright
 Rojelio Tacdol
 Wesley Wong
 Wayne Uemac, Ex-officio
 Tatsumi Imada, Ex-Officio



RECEIVED

FEB 21 10 50 AM '78

Elmer Cravalho
 Mayor
 Tosh Ishikawa
 Planning Director
 Yoshikazu "Zuke" Matsui
 Deputy Planning Director

COUNTY OF MAUI, HAWAII
 DIVISION OF PUBLIC WORKS
 PLANNING DEPARTMENT
 200 S. HIGH STREET
 WAILUKU, MAUI, HAWAII 96793

February 16, 1978

DIVISION OF PUBLIC WORKS

TO	INITIAL FOR YOUR
1 State P. W. Engr.	Approval
P. W. Secty.	Sign.
2 Staff Secy. Dr.	Info.
Planning Cr.	File
Proj. Mgmt. Dr.	See me
Design Dr.	Comments.
Insp. Dr.	Invest. &
Qual. Cont. Engr.	Rept.

Mr. Hideo Murakami
 State Comptroller
 Dept. of Accounting
 and General Services
 State of Hawaii
 P. O. Box 119
 Honolulu, Hawaii 96810

Dear Mr. Murakami:

Re: Consultation for Environmental Impact
 Statement for the Wailuku Judiciary
 Complex

This will acknowledge receipt of your communication dated February 9, 1978 relative to the above matter.

Please be advised that our office has no objections or comments on the proposed project at this time.

Thank you for the opportunity to review information contained in the E.I.S. preparation notice.

Very truly yours,

TOSHIO ISHIKAWA
 Planning Director



MAUI ELECTRIC COMPANY, LIMITED

210 KAMEHAMEHA AVENUE • KAHULUI, MAUI, HAWAII 96732 • TELEPHONE 877-3374

February 28, 1978

Mr. Hideo Murakami, Comptroller
DEPARTMENT OF ACCOUNTING & GENERAL SERVICES
State of Hawaii
Box 119
Honolulu, Hawaii 96810

RECEIVED
MAR 2 2 56 PM '78
DIVISION OF PUBLIC WORKS

Dear Mr. Murakami:

Subject: Consultation for Environmental Impact
Statement for Wailuku Judiciary Complex

We have reviewed the EIS Preparation Notice for sub-
ject project and have no comments to make.

We would appreciate a copy of the EIS after com-
pletion.

Sincerely,

T. M. SATO
Manager, Engineering

TMS/bb

DIVISION OF PUBLIC WORKS	
TO:	INITIAL FOR YOUR:
<input checked="" type="checkbox"/> State P. W. Engr.	Approval
<input type="checkbox"/> P. W. Secy.	Sign.
<input type="checkbox"/> Staff Serv. Br.	Info.
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<input type="checkbox"/> Proj. Mgmt. Br.	See me
<input type="checkbox"/> Design Br.	Comments.
<input type="checkbox"/> Insp. Br.	Invest. &
<input type="checkbox"/> Qual. Cont. Engr.	Rept.

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801

March 7, 1978

RECEIVED

MAR 14 9 22 AM '78

DIV. OF PUBLIC WORKS
DAGS

GEORGE A. L. YUEN
DIRECTOR OF HEALTH

Audrey W. Mertz, M.D., M.P.H.
Deputy Director of Health

James S. Kumagai, Ph.D., P.E.
Deputy Director of Health

Henry N. Thompson, M.A.
Deputy Director of Health

Mr. Hideo Murakami
State Comptroller
Department of Accounting &
General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Murakami:

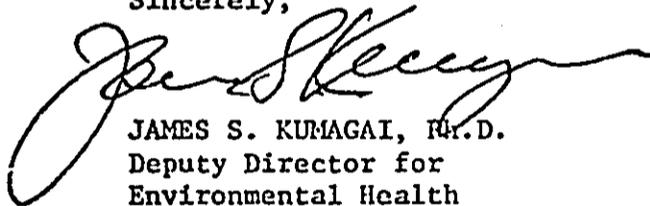
Subject: Request for Comments on Proposed Environmental Impact
Statement (EIS) for the Wailuku Judiciary Complex

Thank you for allowing us to review and comment on the subject
proposed EIS. We submit the following comments for your consideration:

1. There is a lack of parking facilities for State employees
as well as for the public at the present time.
2. Therefore, the proposed project may cause further congestion
in the area.

We realize that the statements are general in nature due to
preliminary plans being the sole source of discussion. We, therefore,
reserve the right to impose future environmental restrictions on the
project at the time final plans are submitted to this office for review.

Sincerely,



JAMES S. KUMAGAI, Ph.D.
Deputy Director for
Environmental Health

DHO, Maui

DIVISION OF PUBLIC WORKS
In reply, please refer to
INITIAL FOR YOUR:

TO:	File:	Approval	___
<input checked="" type="checkbox"/> State P. W. Engr.			
<input type="checkbox"/> P. W. Secy.		Sign.	___
<input type="checkbox"/> Staff Serv. Br.		Info.	___
<input checked="" type="checkbox"/> Planning Br.		File	___
<input type="checkbox"/> Proj. Mgmt. Br.		See me	___
<input type="checkbox"/> Design Br.		Comments.	___
<input type="checkbox"/> Insp. Br.		Invest. &	___
<input type="checkbox"/> Qual. Cont. Engr.		Rept.	___

MAY 4 1978

(P)1545.3

Dr. James S. Kumagai
Deputy Director for
Environmental Health
Department of Health
State of Hawaii
Honolulu, Hawaii

Dear Dr. Kumagai:

Subject: Wailuku Judiciary Complex
EIS Preparation Notice

Our responses to the comments made in your letter dated March 7, 1978, and quoted below, are as follows:

Comments

- "1. There is a lack of parking facilities for State employees as well as for the public at the present time.
2. Therefore, the proposed project may cause further congestion in the area."

Response

We understand that the "congestion" is referring to the parking situation wherein without a satisfactory amount of parking spaces the Wailuku State Office Building's parking areas would be congested.

As in any other building construction proposal a reasonable number of parking spaces for employees and visitors will be provided. The number provided will be no less than as required by the County Comprehensive Zoning Ordinance for the combined building floor areas of the Wailuku State Office Building and the Judiciary Complex (Bldg.) on the same site. Accordingly on a preliminary basis, it is estimated that an increase of 90 additional parking spaces would be provided on the same site.

Dr. James S. Kumagai

Ltr. No. (P)1545.8

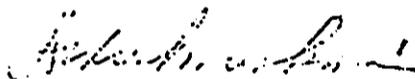
Page 2

We appreciate your comments on parking and we will elaborate on this subject in the Draft EIS.

Regarding your review of the final plans, we will submit the prefinal construction plans for your department's review.

If you have any questions, please have your staff call Mr. Peter Kimura of the Public Works Division at 548-3922.

Very truly yours,



HIDEO MURAKAMI
State Comptroller

PK:lt

B-11

APPENDIX C

Comments and Responses
to
EIS (Consultation Phase)

COMMENTS AND RESPONSES
TO
ENVIRONMENTAL IMPACT STATEMENT
(CONSULTATION PHASE)

<u>COMMENTS (Date and By)</u>	<u>DAGS RESPONSE DATE</u>
12/08/78 Department of Agriculture, State of Hawaii	Response not Required
12/11/78 Maui Electric Company, Ltd.	Response not Required
12/11/78 Planning Department, County of Maui	Response not Required
12/13/78 Department of Planning and Economic Development, State of Hawaii	Response not Required
12/13/78 Department of Land and Natural Resources	Response not Required
12/27/78 U.S. Army Engineer District, Honolulu	02/05/79
12/27/78 Soil Conservation Service, U.S. Department of Agriculture	Response not Required
12/27/78 Office of Environmental Quality Control, State of Hawaii	Response not Required
12/28/78 Department of Transportation, State of Hawaii	02/06/79
12/29/78 Gasco Inc., Maui Division	Response not Required
01/11/79 Department of Health, State of Hawaii	02/06/79
01/12/79 International Savings and Loan Association, Ltd.	03/09/79
01/16/79 Department of Water Supply, County of Maui	02/05/79

GEORGE R. ARIYOSHI
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE
YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

BOARD MEMBERS

SIDNEY G. U. GOD
MEMBER - AT-LARGE

ERNEST F. MORGADO
MEMBER - AT-LARGE

SUZANNE D. PETERSON
MEMBER - AT-LARGE

FEDERICO GALDONES
HAWAII MEMBER

JAMES E. NISHIDA
KAUAI MEMBER

FRED M. OGASAWARA
MAUI MEMBER

WILLIAM Y. THOMPSON
EX OFFICIO MEMBER

December 8, 1978

MEMORANDUM

To: Honorable Hideo Murakami
State Comptroller

Subject: EIS for the Wailuku Judiciary and Office Building
Land Acquisition, Wailuku, Maui, Hawaii
(Consultation Phase)

The Department of Agriculture has reviewed the subject
report and has no comments to offer.

We appreciate the opportunity to review the report.

A handwritten signature in cursive script, appearing to read "John Farias, Jr.", written over a horizontal line.

JOHN FARIAS, JR.
Chairman, Board of Agriculture



ENV
M-W/-W

MAUI ELECTRIC COMPANY, LIMITED

210 KAMEHAMEHA AVENUE • KAHULUI, MAUI, HAWAII 96732 • TELEPHONE 877-3374

December 11, 1978

Mr. Hideo Murakami
State Comptroller
DEPARTMENT OF ACCOUNTING AND
GENERAL SERVICES
Box 119
Honolulu, Hawaii 96810

Dear Mr. Murakami:

Subject: Environmental Impact Statement
Wailuku Judiciary and Office Building
Land Acquisition (Consultation Phase)

Thank you for the opportunity to review subject statement.

Please be advised we have no comments to make on the proposed
project.

Sincerely,

A handwritten signature in cursive script that reads "T. M. SATO".

T. M. SATO
Manager, Engineering

PLANNING COMMISSION
Charles Ola, Chairman
Patrick Kawano, Vice-Chairman
Mary Cabuslay
Marvin Romme
Rogelio Taddol
Wesley Wong
Harlow Wright
Wayne Uemae, Ex-Officio
Tatsumi Imada, Ex-Officio



Elmer F. Cravath
Mayor

Tosh Ishikawa
Planning Director

Yoshikazu "Zuke" Matsui
Deputy Planning Director

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

December 11, 1978

Mr. Hideo Murakami
State Comptroller
Dept. of Accounting
and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Murakami:

Re: Environmental Impact Statement Wailuku Judiciary & Office
Building Land Acquisition, Wailuku, Maui (consultation
Phase)

Relative to the above matter, please be advised that our office has no comments to offer except that the proposed project is necessary and desirable in order to meet the current and future needs of the Judiciary. In regards to the technical and County Code requirements, it is our understanding that said requirements will be satisfied during the building permit review period.

Thank you for the opportunity to review the subject matter.

Please contact our office, should you have any questions.

Yours very truly,

A handwritten signature in black ink, appearing to read "Tosh Ishikawa", is written over a horizontal line.

TOSH ISHIKAWA
Planning Director



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

GEORGE R. ARIYOSHI
Governor

HIDETO KONO
Director

FRANK SKRIVANEK
Deputy Director

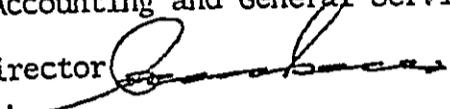
Kamamalu Building, 250 South King St., Honolulu, Hawaii • Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

December 13, 1978

Ref. No. 7845

MEMORANDUM

TO: The Honorable Hideo Murakami, State Comptroller
Department of Accounting and General Services

FROM: Hideto Kono, Director 

SUBJECT: Environmental Impact Statement - Wailuku Judiciary and Office
Building Acquisition

Thank you for providing us the opportunity to review the above-referenced EIS.

The Statement has satisfactorily addressed concerns expressed by this office during the initial consultation phase. We have no additional comments to offer on the proposed project.

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



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

December 13, 1978

W. Y. THOMPSON, Chairman

~~HONOLULU, HAWAII 96809~~
BOARD OF LAND & NATURAL RESOURCES

EDGAR A. HAMASU
DEPUTY TO THE CHAIRMAN

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

YOUR: (P) 2375.8

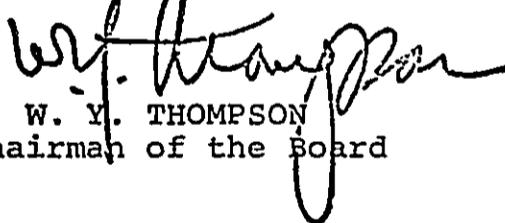
Honorable Hideo Murakami
State Comptroller
Department of Accounting
and General Services
State of Hawaii
Honolulu, HI

Dear Sir:

We have reviewed the EIS for the acquisition
of additional land in Wailuku for State courts and
government offices.

We believe the statement to be adequate.

Very truly yours,


W. Y. THOMPSON
Chairman of the Board





PODED-PV

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

27 December 1978

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

Dear Mr. Murakami:

We have reviewed the Environmental Impact Statement for the Wailuku Judiciary and Office Building Land Acquisition that you forwarded to us on 6 December 1978. The project does not affect any U.S. Army Corps of Engineers activities. We note that the site of the proposed Wailuku Judiciary Complex lies outside any identified 100-year flood hazard areas. The project does lie within a minimal flood area as shown on the attached Flood Hazard Insurance Map prepared by the U.S. Department of Housing and Urban Development.

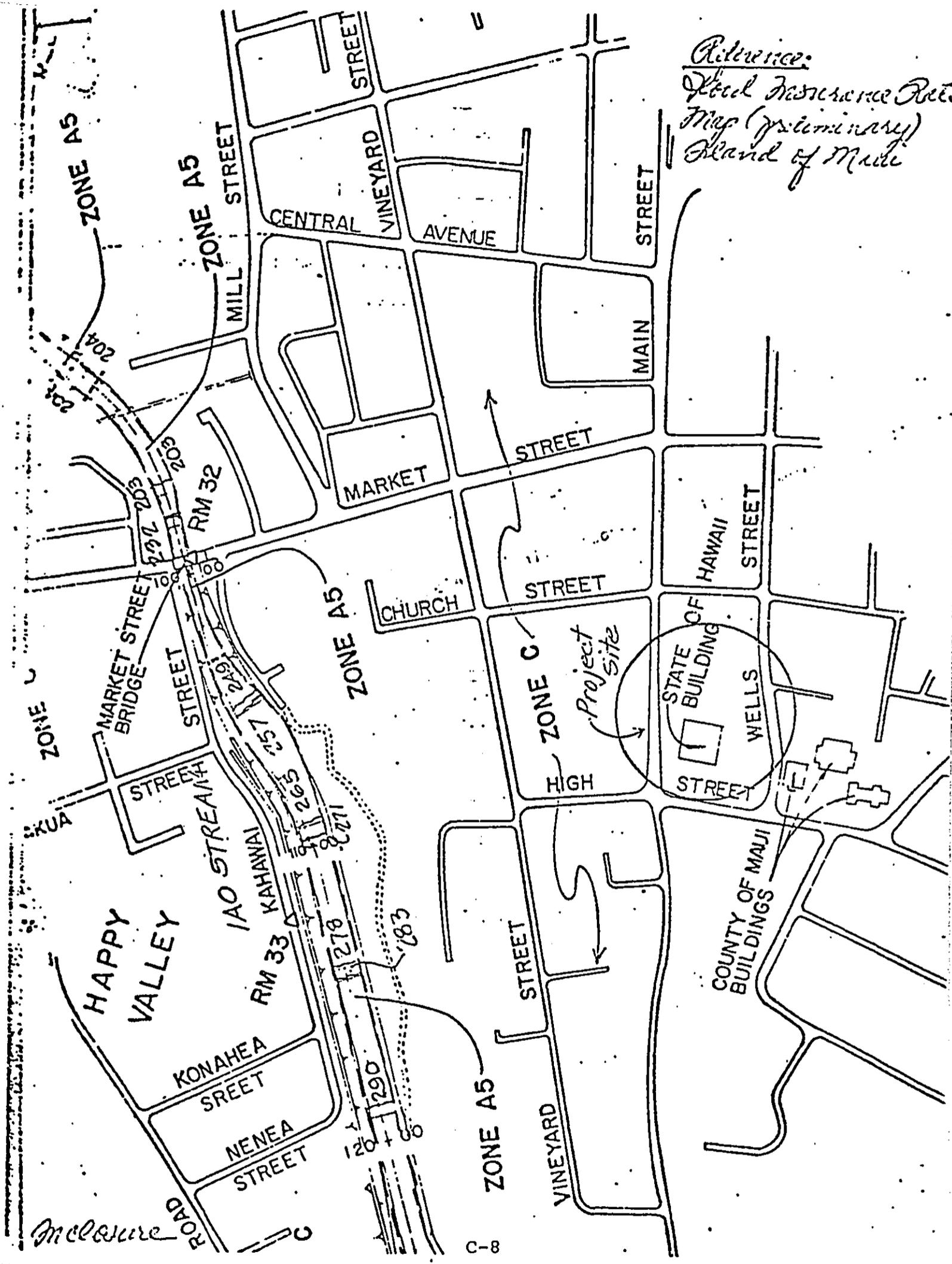
We thank you for the opportunity of reviewing the environmental impact statement.

Sincerely yours,

1 Incl
As stated

KISUK CHEUNG
Chief, Engineering Division

✓ Copy Furnished: w/incl
Division of Public Works
Department of Accounting and
General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810



Reference:
 Flood Insurance Rate
 Map (preliminary)
 Board of Maps

Enclosure

C-8

GEORGE R. ARIYOSHI
GOVERNOR



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

HIDEO MURAKAMI
COMPTROLLER

MIKE N. TOKUNAGA
DEPUTY COMPTROLLER

LETTER NO. (P) 1138.9

FEB 5 1979

Mr. Kisuk Cheung, Chief
Engineering Division
U. S. Army Engineer District
Department of the Army
Building 230
Ft. Shafter, Hawaii 96858

Dear Mr. Cheung:

Subject: Environmental Impact Statement
Wailuku Judiciary & Office Building
(Consultation Phase)

Thank you for informing us that:

1. The project site does not affect any U. S. Army Corps of Engineers' activities.
2. The project lies outside any identified 100-year flood hazard areas.
3. The project lies within a Zone C minimal flood area.

We will note the information in the environmental impact statement.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rikio Nishioka".

RIKIO NISHIOKA
State Public Works Engineer

PK:jnt 5-18

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

P. O. Box 50004, Honolulu, HI 96850

December 27, 1978

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

Gentlemen:

Subject: Environmental Impact Statement for the Wailuku
Judiciary and Office Building, Land Acquisition

We have reviewed the subject environmental impact statement (Consultation
Phase) and have no comments to offer.

Thank you for the opportunity to review this document.

Sincerely,


Jack P. Kanalz
State Conservationist



GEORGE R. ARIYOSHI
GOVERNOR



RICHARD L. O'CONNELL
DIRECTOR

TELEPHONE NO.
546-6815

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
OFFICE OF THE GOVERNOR
650 HALEKAUWILA ST.
ROOM 301
HONOLULU, HAWAII 96813

December 27, 1978

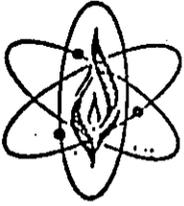
MEMORANDUM

TO: Hideo Murakami, Comptroller
Department of Accounting and General Services

FROM: Richard L. O'Connell, Director *R. L. O'Connell*
Office of Environmental Quality Control

SUBJECT: CONSULTATION PHASE FOR ENVIRONMENTAL IMPACT STATEMENT
FOR WAILUKU JUDICIARY AND OFFICE BUILDING LAND
ACQUISITION, WAILUKU, MAUI

Thank you for inviting us to comment on the subject project. Unfortunately, we are not able to accommodate every request for consultation which we receive. However, we will plan to participate in the review of the EIS.



GASCO, INC.

A PACIFIC RESOURCES, INC. COMPANY
MAUI DIVISION / 70 HANA HIGHWAY
KAHULUI, MAUI 96732

JEROME S. SANO
BRANCH MANAGER, MAUI

December 29, 1978

Mr. Hideo Murakami
State of Hawaii
Dept. of Accounting & General Services
Division of Public Works
P. O. Box 119
Honolulu, Hi 96810

Dear Mr. Murakami:

SUBJECT: Environmental Impact Statement
Wailuku Judiciary & Office Building
Land Acquisition
Wailuku, Maui, Hawaii
(Consultation Phase).

We have reviewed the subject environmental impact statement and have no comments to make.

Thank you for the opportunity to review information contained in the statement.

Very truly yours,

JEROME S. SANO
BRANCH MANAGER

JSS/snf
Maui - 4/78

C-12

(800) 877-0557 / CABLE GASCO / TELEX 7430282

GEORGE R. ARIYOSHI
GOVERNOR



RYOKICHI HIGASHIONNA, PH D
DIRECTOR

DEPUTY DIRECTORS
WALLACE AOKI
DOUGLAS S. SAKAMOTO
CHARLES O. SWANSON

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

December 28, 1978

IN REPLY REFER TO.

STP 8.5237

Mr. Peter Kimura
Public Works Division
Department of Accounting
and General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Kimura:

Subject: Environmental Impact Statement
Wailuku Judiciary & Office Building
Land Acquisition
Wailuku, Maui, Hawaii
(Consultation Phase)

Thank you very much for giving us the opportunity to review and comment on the above-captioned document.

Please be informed that the Department of Transportation has no plans to improve Main Street in the foreseeable future. The number of parallel parking stalls on one side of Main Street cannot be increased to accommodate any added demand. Should adverse traffic conditions prevail, it may well be necessary to prohibit all parking on Main Street.

In any event, the construction plans relating to access and drainage as they affect our highways should be submitted to our Land Transportation Facilities Division for its review and approval.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Ryokichi Higashionna".
Ryokichi Higashionna

GEORGE R. ARIYOSHI
GOVERNOR



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

HIDEO MURAKAMI
COMPTROLLER

MIKE N. TOKUNAGA
DEPUTY COMPTROLLER

LETTER NO. (P) 1137.9

FEB 6 1979

Honorable Ryokichi Higashionna
Director
Department of Transportation
State of Hawaii
Honolulu, Hawaii

Dear Mr. Higashionna:

Subject: Environmental Impact Statement
Wailuku Judiciary & Office Building
(Consultation Phase)

Thank you for informing us that:

1. "...The Department of Transportation has no plans to improve Main Street in the foreseeable future. The number of parallel parking stalls on one side of Main Street cannot be increased to accommodate any added demand. Should adverse traffic conditions prevail, it may be necessary to prohibit all parking in Main Street."
2. "In any event, the construction plans relating to access and drainage as they affect our highways should be submitted to our Land Transportation Facilities Division for its review and approval."

We will note the information in the environmental impact statement.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Hideo Murakami".

HIDEO MURAKAMI
State Comptroller

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801

January 11, 1979

GEORGE A. L. YUEN
DIRECTOR OF HEALTH

Audrey W. Mertz, M.D., M.P.H.
Deputy Director of Health

Henry N. Thompson, M.A.
Deputy Director of Health

James S. Kumagai, Ph.D., P.E.
Deputy Director of Health

In reply, please refer to:

File: EPHS - SS

Mr. Hideo Murakami, Comptroller
Department of Accounting and
General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Murakami:

Subject: Request for Comments on Proposed Environmental Impact Statement (EIS)
for Wailuku Judiciary & Office Building Land Acquisition, Wailuku, Maui

Thank you for allowing us to review and comment on the subject proposed
EIS. We submit the following comments for your consideration:

Appendix A, Section 1G. Environmental Protection

1. Rubbish Disposal

Refuse bins of adequate size and number should be provided at
construction site.

2. Noise

Public Health Regulations, Chapter 44A, Vehicle Noise Control, is
applicable. However, Public Health Regulations, Chapter 44B,
Community Noise Control, does not apply to any of the neighbor
islands and is unenforceable.

We realize that the statements are general in nature due to preliminary
plans being the sole source of discussion. We, therefore, reserve the right to
impose future environmental restrictions on the project at the time final plans
are submitted to this office for review.

Sincerely,

for Brian J. Choy
JAMES S. KUMAGAI, Ph.D.
Deputy Director for
Environmental Health

cc: DHO, Maui

GEORGE R. ARIYOSHI
GOVERNOR



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

HIDEO MURAKAMI
COMPTROLLER

MIKE N. TOKUNAGA
DEPUTY COMPTROLLER

LETTER NO. (P) 1136.9

FEB 6 1979

Dr. James Kumagai
Deputy Director for
Environmental Health
Department of Health
State of Hawaii
Honolulu, Hawaii

Dear Dr. Kumagai:

Subject: Environmental Impact Statement
Wailuku Judiciary & Office Building
(Consultation Phase)

Thank you for informing us that:

1. Refuse bins of adequate size and number should be provided at the construction site.
2. Public Health Regulations, Chapter 44A, Vehicle Noise Control is applicable.
3. Public Health Regulations, Chapter 44B, Community Noise Control does not apply to any of the neighbor islands and is unenforceable.

We will note the first two items in the EIS. As for the third item, we are aware that the regulation applies only to Honolulu County. However, we shall include it in our construction specifications as our own departmental requirement.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Hideo Murakami".

HIDEO MURAKAMI
State Comptroller



International Savings
AND LOAN ASSOCIATION, LTD.

January 12, 1979

Mr. Hideo Murakami
State Comptroller
Department of Accounting
and General Services
P O Box 119
Honolulu HI 96810

SUBJECT: Environmental Impact Statement
Wailuku Judiciary & Office Building
Land Acquisition
Wailuku, Maui, Hawaii
(Consultation Phase)

Thank you for giving us the opportunity to review and comment on the above project.

YOUR COMMENTS: Parcel 20 is occupied by the owner, International Savings and Loan Association, Ltd. and by several tenants. Parcel 21 is occupied by one tenant. Should these occupants be eligible for relocation assistance, the State will assist them as required by law.

OUR RESPONSE: Assuming that we relocate to a nearby location in Wailuku, International will suffer --

- a. cost of relocating to a new location;
- b. cost of renovating interior to our standards;
- c. cost to educate our customers and acceptance of new location;
- d. cost and time to prepare application to the Regulatory Agency for relocation;
- e. loss of current rental income;
- f. possible loss of accounts and income if there is a break in service to our customers.

International and it's customers will suffer a greater loss if we cannot relocate and must permanently close our branch operations.


THOMAS M. ITAGAKI
President

C-17

GEORGE R. ARIYOSHI
GOVERNOR



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

HIDEO MURAKAMI
COMPTROLLER

MIKE N. TOKUNAGA
DEPUTY COMPTROLLER

LETTER NO. (P) 1139.9

MAR 9 1979

Mr. Thomas M. Itagaki, President
International Savings & Loan
Association, Ltd.
36 South King Street
Honolulu, Hawaii 96813

Dear Mr. Itagaki:

Subject: Environmental Impact Statement
Wailuku Judiciary & Office Building
(Consultation Phase)

Our response to your concerns stated in your letter dated January 12, 1979 and noted below are as follows:

Your concerns:

"Assuming that we relocate to a nearby location in Wailuku, International will suffer---

- a. cost of relocating to a new location;
- b. cost of renovating interior to our standards;
- c. cost to educate our customers and acceptance of new location;
- d. cost and time to prepare application to the Regulatory Agency for relocation;
- e. loss of current rental income;
- f. possible loss of accounts and income if there is a break in service to our customers.

International and its customers will suffer a greater loss if we cannot relocate and must permanently close our branch operations."

Response:

The following statements on the impacts of the acquisition and the ensuing relocation will be included in the EIS under the noted subsections:

2. Economics

a. Loss of Existing Business Properties

This project will cause the two owners-- International Savings and Loan Association, Ltd., and Maui Dry Goods Supply, Inc.--the loss of their respective business properties. Included as part of their losses will be the loss of rental income.

The occupants of these two properties could possibly suffer a greater loss if they are not able to relocate and must permanently terminate their operations.

b. Cost of Relocation

Parcel 20 is occupied by the owner--International Savings and Loan Association, Ltd.-- and by several tenants. Parcel 21 is occupied by several tenants. With the acquisition of these properties, the occupants will be faced with the cost of relocating to new locations, and in the case of the International Savings and Loan Association, Ltd., it will be faced with the cost and time to prepare an application to the State Department of Regulatory Agencies for relocation.

Other possible losses faced by the firms may consist of accounts and income if there is a break in service to their customers and in educating their customers to their new locations and the acceptance of the new locations.

Should the occupants be eligible for relocation assistance, the State will assist them as required by Chapter 111 of the Hawaii Revised Statutes. The relocation assistance is basically comprised of compensatory payment for the cost of relocating to a new location or a lump sum payment if the occupant decides to terminate their operations.

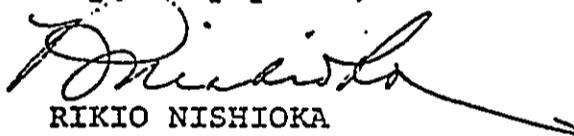
3. Social

a. Relocation

Parcel 20 is occupied by the owner, International Savings and Loan Association, Ltd., and by several businesses. Parcel 21 is occupied by several tenants. Should these businesses be eligible for relocation assistance, the State will assist them as required by Chapter 111 of the Hawaii Revised Statutes.

The businesses will be faced with re-establishing themselves in their new locations. The employees and patrons may also be required to make adjustments in their living and social habits, as brought out by the relocation.

Very truly yours,



RIKIO NISHIOKA
State Public Works Engineer

PK:jnt 4-4



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

January 16, 1979

RE: Letter No. (P) 2375.8

Mr. Hideo Murakami, State Comptroller
State of Hawaii
Dept. of Accounting & General Services
P. O. Box 119
Honolulu, HI 96810

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT, WAILUKU JUDICIARY & OFFICE BUILDING,
LAND ACQUISITION, WAILUKU, MAUI, HI (CONSULTATION PHASE)

Dear Sir:

The Department of Water Supply has reviewed your communication dated December 6, 1978, for the subject project. Please be advised that there is a Special Rule in effect regulating the approval of building and issuance of water meters for an interim period. If you have any questions, please call or write our Engineering Department.

Sincerely,


Tatsumi Imada, Director

RI/tm

"By Water All Things Find Life"

FEB 5 1979

(P)1099.9

Mr. Tatsumi Imada
Director
Department of Water Supply
County of Maui
P. O. Box 1109
Wailuku, Maui, Hawaii 96793

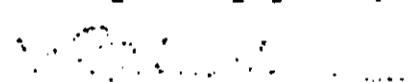
Dear Mr. Imada:

Subject: Environmental Impact Statement
Wailuku Judiciary and Office Building
Land Acquisition, Wailuku, Maui
(Consultation Phase)

Thank you for informing us of the interim Special Rule in effect which is regulating the approval of building and subdivision permits and the issuance of water meters.

We understand that the Special Rule will be lifted when the improvements to the water system are completed this year. We hope that by the time we apply for the building permit there would be no further restriction in effect:

Very truly yours,


RIKIO NISHIOKA
State Public Works Engineer

PK:jym

APPENDIX D

Comments and Responses
to
EIS (Public Review Phase)

COMMENTS AND RESPONSES
TO
ENVIRONMENTAL IMPACT STATEMENT
(PUBLIC REVIEW PHASE)

	<u>COMMENTS (Date and By)</u>	<u>DAGS RESPONSE DATE</u>
5/9/79	Fish & Wildlife Service U.S. Department of Interior	Response not required
5/10/79	Department of Planning and Economic Development, State of Hawaii	Response not required
5/10/79	Corps of Engineers, Honolulu	Response not required
5/17/79	U. S. Army Engineer District, Honolulu	Response not required
5/24/79	Department of Health, State of Hawaii	Response not required
6/4/79	Department of Transportation, State of Hawaii	7/6/79
6/5/79	Water Resources Research Center University of Hawaii	Response not required



United States Department of the Interior

FISH AND WILDLIFE SERVICE

300 ALA MOANA BOULEVARD
P. O. BOX 50167
HONOLULU, HAWAII 96850

May 9, 1979

IN REPLY REFER TO:
ES
Room 6307

Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Re: Wailuku Judiciary
and Office Building
and Land Acquisition
Wailuku, Maui

Dear Sir:

We have reviewed the subject Environmental Impact Statement (EIS) and determined that the proposed development will have little if any adverse impact on fish and wildlife resources in the area.

We have no additional comments to offer at this time.

We appreciate this opportunity to comment.

Sincerely yours,

Maurice H. Taylor

Maurice H. Taylor
Field Supervisor
Division of Ecological
Services

cc: HA
NMFS
HDF&G
Hawaii DAGS



Save Energy and You Serve America!

RECEIVED

MAY 11 5 27 PM '79

2XROW 2040
2040

May 10, 1979

Ref. No. 8935

Mr. Richard L. O'Connell
Director
Office of Environmental Quality
Control
550 Halekiauila Street, Room 301
Honolulu, Hawaii 96813

Dear Mr. O'Connell:

Subject: EIS for the Wailuku Judiciary and Office Building
Land Acquisition

We have reviewed the subject EIS and find that it has adequately assessed the major environmental impacts which can be anticipated.

Our previous comments made in regard to the EIS preparation notice were satisfactorily addressed in this document.

Thank you for the opportunity to review this statement.

Sincerely,



HIDETO KONO

cc: ✓ Department of Accounting and
General Services

RECEIVED

PF 119 eo S 21 11:17
APZV251187E
DIV. OF ENGINEERING
2320

10 MAY 1979

Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Gentlemen:

We have reviewed the Environmental Impact Statement (EIS) for the Wailuku Judiciary and Office Building Land Acquisition, Wailuku, Maui. While there is a U.S. Army Reserve Center in Wailuku, it is not located within the designated Civic Center and is not expected to be affected by the proposed land acquisition.

The EIS is returned in accordance with your instructions.

Sincerely,

1 Incl
As stated

CARL P. RODOLPH
Colonel, CE
Director of Engineering and Housing

Original signed by
JOHN E. PEARSON, JR.
LTC, Corps of Engineers

* / Copy Furnished:
Department of Accounting
and General Services
P.O. Box 119
Honolulu, Hawaii 96810



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

2700 US E 2100

2000 2000

PODED-PV

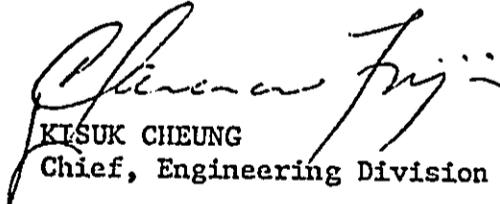
17 May 1979

Mr. Hideo Murakami, Comptroller
Department of Accounting and
General Services
State of Hawaii
PO Box 119
Honolulu, Hawaii 96810

Dear Mr. Murakami:

We have reviewed the environmental statements for the Crestview Elementary School Site Selection and the Wailuku Judiciary and Office Building, Land Acquisition. Neither project affects any of our planned activities or projects and we have nothing to add to the environmental statements. We thank you for allowing us to participate in the review process for both projects.

Sincerely yours,


KISUK CHEUNG
Chief, Engineering Division

CF:
Office of Environmental Quality
Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

May 24, 1979

GEORGE A. L. YUEN
DIRECTOR OF HEALTH

VERNE C. WAITE, M.D.
DEPUTY DIRECTOR OF HEALTH

HENRY N. THOMPSON, M.A.
DEPUTY DIRECTOR OF HEALTH

JAMES S. KUMAGAI, PH.D., P.E.
DEPUTY DIRECTOR OF HEALTH

TADAO BEPPU
DEPUTY DIRECTOR OF HEALTH

MEMORANDUM

In reply, please refer to:
File: EPHS-SS

To: Mr. Hideo Murakami, State Comptroller
Department of Accounting & General Services

From: Deputy Director for Environmental Health

Subject: Environmental Impact Statement (EIS) for Wailuku Judiciary
and Office Building and Land Acquisition, Wailuku, Maui

Thank you for allowing us to review and comment on the subject EIS. On the basis that the project will comply with all applicable Public Health Regulations, please be informed that we have no objections to this project.

We realize that the statements are general in nature due to preliminary plans being the sole source of discussion. We, therefore, reserve the right to impose future environmental restrictions on the project at the time final plans are submitted to this office for review.

James S. Kumagai
for JAMES S. KUMAGAI, Ph.D.

cc: Office of Environmental Quality Control

RECEIVED

JUN 14 11 48 AM '79

DIV. OF PUBLIC WORKS
DAGS

June 4, 1979

STP 8.5460

Office of Environmental
Quality Control
550 Halekauwila St., Rm. 301
Honolulu, Hawaii 96813

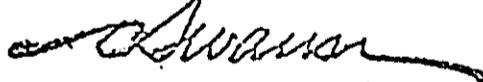
Gentlemen:

Subject: EIS - Judiciary and Office Building
and Land Acquisition, Wailuku, Maui

Thank you very much for giving us the opportunity to
review and comment on the above-captioned document.

The set of figures regarding the number of parking
spaces, net gained and total, on page 5, item d, does not
agree with the figures on page 4-6, items 3, 4, and 6. We
suggest that the design provide for the higher set of figures
(page 5) as parking in this area is critical.

Very truly yours,



Ryokichi Higashionna
Ryokichi Higashionna

ALK:jk

cc: LT-P
DAGS

GEORGE R. ARIYOSHI
GOVERNOR



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

HIDEO MURAKAMI
COMPTROLLER

MIKE N. TOKUNAGA
DEPUTY COMPTROLLER

LETTER NO. (P) 1654.9

JUL 6 1979

Honorable Ryokichi Higashionna
Director
Department of Transportation
State of Hawaii
Honolulu, Hawaii

Dear Mr. Higashionna:

Subject: EIS - Judiciary and Office Building
2nd Land Acquisition, Wailuku, Maui

Thank you for your comments regarding the inconsistencies in the figures that describe the parking provisions in the body of the EIS and in Appendix B.

Please be assured that we plan to design for the amount of parking that is described on Page 5 of the EIS. Page B-4 is an attachment of a May 4, 1978 letter to DPED and was applicable at the time it was written. We were responding to DPED's February 15, 1978 comments to the EIS Preparation Notice. There was an increase in floor space and parking subsequent to our letter to DPED. This is reflected in the current program that is presented on Page 5.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Hideo Murakami".

HIDEO MURAKAMI
State Comptroller

UNIVERSITY OF HAWAII

Water Resources Research Center

20AG

June 5, 1979

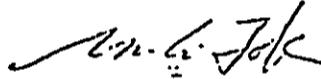
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Sir:

Subject: Review of EIS of the Wailuku Judiciary and Office
Building Land Acquisition, Wailuku, Maui

Thank you for sending the subject EIS for our review and comment.
We have reviewed this EIS and have no comments to make on this EIS.

Sincerely,



Yu-Si Fok, Professor
WRRC Faculty EIS Review Coordinator

YSF: gk

Enclosure

cc: Dept. of Accounting and General Services ✓
Dr. Moncur
Mr. Murabayashi
Dr. Peterson
Dr. Saxena

AN EQUAL OPPORTUNITY EMPLOYER

2510 Dole Street - Honolulu, Hawaii 96822

D-9

APPENDIX E

Additional Comments and Responses
to
EIS (Public Review Phase)

ADDITIONAL
COMMENTS AND RESPONSES
TO
ENVIRONMENTAL IMPACT STATEMENT
(PUBLIC REVIEW PHASE)

<u>COMMENTS (Date and By)</u>	<u>DAGS RESPONSE DATE</u>
7/27/79 Maui Electric Company, Ltd.	Response not required
7/27/79 Department of Agriculture, State of Hawaii	Response not required
7/27/79 Department of Parks & Recreation, County of Maui	Response not required
7/27/79 Planning Department, County of Maui	Response not required
7/27/79 Department of Defense, State of Hawaii	Response not required
7/27/79 Fish & Wildlife Service, U. S. Department of the Interior	Response not required
7/30/79 Mr. Stephen Hynson, Brock & Associates, Wailuku, Maui	10/19/79
7/30/79 Department of Planning & Economic Development, State of Hawaii	Response not required
8/7/79 Headquarters, Naval Base, Pearl Harbor	Response not required
8/8/79 Department of Transportation, State of Hawaii	Response not required
8/9/79 Director of Engineering and Housing, U. S. Army Support Command, Hawaii	Response not required
8/10/79 Historic Preservation Program Department of Land & Natural Resources, State of Hawaii	Response not required
8/16/79 Environmental Center, U.H.	Response not required
8/21/79 Soil Conservation Service U. S. Department of Agriculture	Response not required
8/22/79 U. S. Army Engineer District Department of the Army	Response not required

<u>COMMENTS (Date and By)</u>	<u>DAGS RESPONSE DATE</u>
9/7/79 Office of Environmental Quality Control, State of Hawaii	10/20/79
9/12/79 Department of Health, State of Hawaii	Response not required
9/24/79 Water Resources Research Center, U.H.	Response not required



MAUI ELECTRIC COMPANY, LIMITED

Friday/July 27, 1979

OFFICE OF ENVIRONMENTAL QUALITY CONTROL
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Subject: Wailuku Judiciary and Office Building EIS

We have reviewed subject report, returned herewith, and have no comments to offer. We appreciate being given the opportunity to review this report.

T. M. SATO
Manager, Engineering

Enc.
xc: DAGS, Honolulu

GEORGE R. ARIYOSHI
GOVERNOR



DONALD A. BREMNER
Chairman

KEN T. TAKAHASHI
Executive Secretary

TELEPHONE NO.
(808) 548-6915

STATE OF HAWAII
ENVIRONMENTAL QUALITY COMMISSION
OFFICE OF THE GOVERNOR
550 HALEKAUWILA ST
ROOM 301
HONOLULU, HAWAII 96813

Dear Reviewer:

Attached for your review is an Environmental Impact Statement (EIS) that was prepared pursuant to Chapter 343, Hawaii Revised Statutes and the Rules and Regulations of the Environmental Quality Commission:

Title: WAILUKU JUDICIARY AND OFFICE BUILDING

Location: Wailuku, Maui

Classification: Agency Action

Your comments or acknowledgement of no comments on the EIS are welcomed. Please submit your reply to the accepting authority or approving agency:

Office of Environmental Quality Control
550 Halekauwila Street
Room 301
Honolulu, Hawaii 96813

Please send a copy of your reply to the proposing party:

Dept. of Accounting and General
Services
P. O. Box 119
Honolulu, Hawaii 96810

Your comments must be received or postmarked by: Sept. 7, 1979.

If you have no further use for this EIS, please return it to the Commission.

Thank you for your participation in the EIS process.

July 27, 1979

The Department of Agriculture has
no comments on the EIS.

John Farias, Jr.
John Farias, Jr.
Chairman, Board of Agriculture

ELMER F. CHAVALHO
Mayor



HELEN LUUWAI
Director

ERIC SOTO
Deputy Director

TELEPHONE 244-7833

DEPARTMENT OF PARKS AND RECREATION
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

July 27, 1979

Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Gentlemen:

Subject: Environmental Impact Statement for the
Wailuku Judiciary and Office Building

We have reviewed the subject environmental impact
statement and have no comments to make.

Thank you for the opportunity to review information
contained in the statement.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Helen Luuwai".

(Mrs.) Helen Luuwai
Director of Parks

Enclosure

cc: Dept. of Accounting & General Services
P.O. Box 119
Honolulu, Hawaii 96810

PLANNING COMMISSION
Patrick Kiwano, Chairman
Marvin Romme, Vice Chairman
Mary Cabustay
Charles Ota
Rogelio Taddol
Wesley Wong
Harlow Wright
Wayne Uemae, Ex-Officio
Tatsumi Imada, Ex-Officio



Elmer F. Cravalho
Mayor

Yosh Ishikawa
Planning Director

Yoshikazu "Zuke" Matsui
Deputy Planning Director

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

July 27, 1979

Mr. Richard L. O'Connell, Director
Office of Environmental Quality Control
Room 301
550 Halekauwila Street
Honolulu, Hawaii 96813

Dear Mr. O'Connell:

Re: Environmental Impact Statement for
the Wailuku Judiciary and Office Building,
Wailuku, Maui, Hawaii

Thank you for the opportunity to review the above
referenced document. Please be advised that we have no
comments.

Very truly yours,

A handwritten signature in black ink, appearing to read "Toshio Ishikawa", is written over a horizontal line.

TOSHIO ISHIKAWA
Planning Director

cc: Claro Capili, Sr., Acting Mayor
Dept. of Accounting & General Services

GEORGE R. ARIYOSHI
GOVERNOR



VALENTINE A. SIEFERMANN
MAJOR GENERAL
ADJUTANT GENERAL

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
~~FORT RUGER, HONOLULU, HAWAII 96816~~
3949 DIAMOND HEAD ROAD, HONOLULU, HAWAII 96816

HIENG

27 JUL 1979

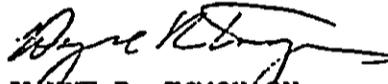
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Gentlemen:

Wailuku Judiciary and Office Building
Wailuku, Maui

Thank you for sending us a copy of the "Wailuku Judiciary and Office Building" Environmental Impact Statement. We have no comments to offer at this time. The attached document is returned for your use.

Yours truly,


WAYNE R. TOMOYASU
Major, CE, HARNG
Contr & Engr Officer

Enclosure

cc: DAGS



United States Department of the Interior

FISH AND WILDLIFE SERVICE

300 ALA MOANA BOULEVARD
P. O. BOX 50167
HONOLULU, HAWAII 96850

IN REPLY REFER TO:

ES
Room 6307

July 27, 1979

Office of Environmental Quality Control
550 Halekauwila Street
Honolulu, Hawaii 96813

Re: EIS - Wailuka Maui
Judiciary and Office
Building

Dear Sir:

We have reviewed the EIS dated July 1979. The proposed development will have little adverse impact on fish and wildlife in the area.

We are returning the Environmental Impact Statement as requested.

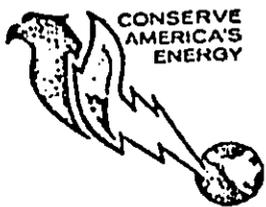
We appreciate this opportunity to comment.

Sincerely yours,

Maurice H. Taylor
Field Supervisor
Division of Ecological
Service

Enclosure
1. EIS

cc: Dept. of Accounting & General Service



E-8

Save Energy and You Serve America!

BROCK AND ASSOCIATES
SURVEYORS • ENGINEERS

48 MARKET STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-7464

FILE:

July 30, 1979

Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Oahu, Hawaii 96813

Re: Wailuku Judiciary and Office Building EIS

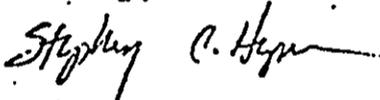
Dear Sir:

Thank you for the opportunity to review the EIS. Even given the general nature of the EIS, there are two aspects of the project that need further definition and refinement before the impacts of the project can be adequately evaluated:

1. Traffic impact. What is the expected peak-hour volume of traffic once the project is completed, and what is the peak-hour capacity of the streets in the area? A qualitative analysis of the situation indicates that the peak-hour capacity is being approached, if not exceeded, by current traffic volumes. The area is also heavily used by pedestrians, especially school children. I fail to find any mention of traffic impacts on pedestrians in the report.
2. Micro climate. The placement of a 5 to 6 story building on the site will probably increase the amount of runoff, the ambient air temperature, and the air turbulence of the local area. How will these effects be mitigated?

Thank you.

Sincerely,



Stephen Hynson
Associate, Planning

lk

GEORGE R. ARIYOSHI
GOVERNOR



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

HIDEO MURAKAMI
COMPTROLLER

MIKE N. TOKUNAGA
DEPUTY COMPTROLLER

LETTER NO. (P) 2065.9

OCT 19 1979

Mr. Stephen Hynson
Brock and Associates
48 Market Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Hynson:

Subject: Wailuku Judiciary and Office Building, EIS

Our response to your concerns stated in your letter dated July 30, 1979 and noted below are as follows:

Your concerns:

Even given the general nature of the EIS, there are two aspects of the project that need further definition and refinement before the impacts of the project can be adequately evaluated:

1. *Traffic impact. What is the expected peak-hour volume of traffic once the project is completed, and what is the peak-hour capacity of the streets in the area? A qualitative analysis of the situation indicates that the peak-hour capacity is being approached, if not exceeded, by current traffic volumes. The area is also heavily used by pedestrians, especially school children. I fail to find any mention of traffic impacts on pedestrians in the report.*
2. *Micro climate. The placement of a 5 to 6 story building on the site will probably increase the amount of runoff, the ambient air temperature, and the air turbulence of the local area. How will these effects be mitigated?*

Response regarding comment on traffic impact:

This response is limited to the traffic impact on Main Street and at High Street where the subject project may create a traffic impact.

- a. Although these two streets widens to form additional turning lanes where they intersect, we can consider these two streets to be two-laned, each rated conservatively with a capacity of 1,400 VPH.

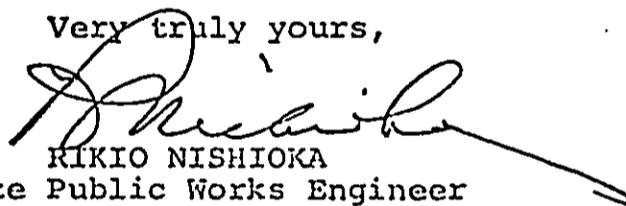
- b. The most current traffic count taken in March 1979 by the Department of Transportation, State of Hawaii showed that the peak-hour traffic was at 2:00 to 3:00 P.M. with 893 VPH on Main Street, and 842 VPH on High Street.
- c. Based on the above the two streets are not considered to be near their peak capacities.

In the future should these two streets be determined to be heavily congested, the State and County traffic authorities will take steps such as prohibiting on-street parking, considering one-way traffic, etc. to permit additional vehicular flow; and installing traffic lights for pedestrian safety.

Response regarding comment on Micro climate:

- a. Runoff - There are very limited open grounds at present on the two properties proposed to be acquired. It is our proposal to provide some open landscaping for the building which will be an improvement over the present condition and slightly reduce storm runoff. The consultant hired to design this project will take into consideration the total drainage of the site.
- b. Ambient Air Temperature and Air Turbulence - There probably will be an increase in the ambient air temperature and air turbulence of the local area. We, however, do not foresee these conditions to be of significant consequences.

Very truly yours,



RIKIO NISHIOKA
State Public Works Engineer

PK:ssk



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

Kamamalu Building, 250 South King St., Honolulu, Hawaii • Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

GEORGE R. ARIYOSHI
Governor

HIDETO KONO
Director

FRANK SKRIVANEK
Deputy Director

July 30, 1979.

Ref. No. 9639

Mr. Richard L. O'Connell
Director
Office of Environmental Quality
Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Mr. O'Connell:

Subject: Wailuku Judiciary and Office Building - EIS

Thank you for the opportunity to comment on the above. Our concerns during the initial consultation phase have been satisfactorily addressed. We have no additional comments to offer.

Sincerely,

Frank Skrivaneck
for Hideto Kono

cc: Hon. Hideo Murakami

HEADQUARTERS
NAVAL BASE PEARL HARBOR
BOX 110
PEARL HARBOR, HAWAII 96860

IN REPLY REFER TO:

002A:amn
Ser 1600

(AUG 1979

Office of Environmental Quality Control
550 Halekawiila Street, Room 301
Honolulu, Hawaii 96813

Gentlemen:

Environmental Impact Statement for
The Wailuku Judiciary and Office Building
Land Acquisition

The Environmental Impact Statement for the Wailuku Judiciary and Office Building Land Acquisition has been reviewed and the Navy has no comments to offer. As requested, the EIS is returned.

The opportunity to review the subject EIS is appreciated.

Sincerely,



J. W. CARL
LIEUTENANT COMMANDER, CEC, USN
DEPUTY FACILITIES ENGINEER
BY DIRECTION OF THE COMMANDER

Copy to:
State DAGS

GEORGE R. ARIYOSHI
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

August 8, 1979

RYOKICHI HIGASHIONNA, PH.D.
DIRECTOR

DEPUTY DIRECTORS
CHARLES O. SWANSON
WALLACE AOKI
JAMES R. CARRAS
DOUGLAS S. SAKAMOTO

IN REPLY REFER TO:

STP 8.5591

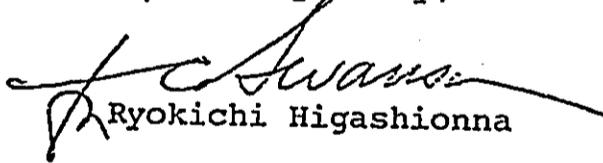
Mr. Richard L. O'Connell
Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Mr. O'Connell:

Subject: Environmental Impact Statement
Wailuku Judiciary and Office Building
Wailuku, Maui

Thank you very much for giving us the opportunity to review and comment on the above-captioned EIS. We have no substantive comments to offer which could improve the statement.

Yours very truly,


Ryokichi Higashionna



DEPARTMENT OF THE ARMY
HEADQUARTERS UNITED STATES ARMY SUPPORT COMMAND, HAWAII
FORT SHAFTER, HAWAII 96858

! 9 AUG 1979

APZV-EHE-E

Office of Environmental Quality Control
State of Hawaii
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

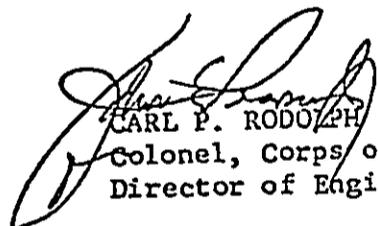
Gentlemen:

The Environmental Impact Statement (EIS) for the Wailuku Judiciary and Office Building Land Acquisition, Wailuku, Maui, has been reviewed and we have no comments to offer regarding the text of the EIS. There are no Army installations or activities in the vicinity of the proposed project. Page D-1 mistakenly identifies this office as the Corps of Engineers, Honolulu. Actually, we are the Directorate of Engineering and Housing (DEH), US Army Support Command, Hawaii (USASCH), and have the facilities engineering and housing responsibilities for Army installations in Hawaii.

The EIS is returned in accordance with your request.

Sincerely,

1 Incl
As stated


CARL P. RODOLPH
Colonel, Corps of Engineers
Director of Engineering and Housing

CF:
Department of Accounting
and General Services
P.O. Box 119
Honolulu, Hawaii 96810

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



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

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

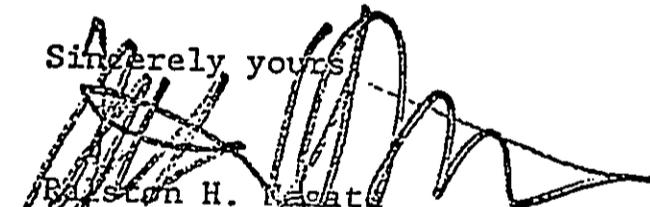
August 10, 1979

Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Sir:

This letter is in response to your Environmental Impact Statement (EIS) for the Wailuku Judiciary and Office Building and Land Acquisition Project. The proposed parcels that are currently being studied for acquisition contain no known historic sites. Tax Map Key 3-4-13:21 does have a building on it but the building is modern and not significant. Tax Map Key 3-4-13:20 does contain an older building, the original home of Maui Dry Goods. During a conversation with Bob Browning on August 8, 1979 it was determined that the building is a wood frame structure built in 1913 and renovated fairly extensively in c. 1935. The new facade was added approximately 10 years ago. Because of major changes, this building is not historically significant.

Sincerely yours



Raiston H. Neat
Program Director
Historic Preservation Program

cc: Dept. of Accounting and
General Services



University of Hawaii at Manoa

Environmental Center
Crawford 317 • 2550 Campus Road
Honolulu, Hawaii 96822
Telephone (808) 948-7381

Office of the Director

August 16, 1979

RE:082

Mr. Richard O'Connell
Office of Environmental Quality Control
550 Halekauwila Street
Room 301
Honolulu, Hawaii 96813

Dear Mr. O'Connell:

Draft Environmental Impact Statement
Wailuku Judiciary and Office Building

The Environmental Center has received the above cited DEIS for the Land Acquisition in Wailuku by the Department of Accounting and General Services for the proposed Wailuku Judiciary and Office Building.

After conducting a staff review of the DEIS, we find that the environmental impacts that may result from the proposed action have been adequately addressed for the project. Therefore, we will make no further comments regarding the statement.

Thank you for the opportunity to review this document.

Sincerely,

Doak C. Cox
Director

DCC/df

cc: DAGS
Barbara Vogt

E-17

AN EQUAL OPPORTUNITY EMPLOYER

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

P. O. Box 50004, Honolulu, HI 96850

August 21, 1979

Mr. Richard L. O'Connell
Director, Office of Environmental
Quality Control
550 Halekauwila St., Room 301
Honolulu, HI 96813

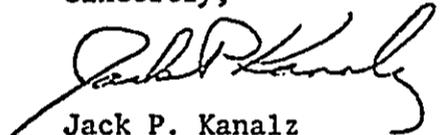
Dear Mr. O'Connell:

Subject: Environmental Impact Statement for the Wailuku Judiciary
and Office Building Land Acquisition, Wailuku, Maui

We have reviewed the subject draft environmental impact statement and
have no comments to offer.

Thank you for the opportunity to review this document.

Sincerely,


Jack P. Kanalz
State Conservationist

Enclosure: EIS

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





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

22 August 1979

PODED-PV

Mr. Hideo Murakami
Department of Accounting
and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Murakami:

We have no further comments on the environmental statement for the
Wailuku Judiciary and Office Building, Land Acquisition that was
forwarded to us by the State Office of Environmental Quality Control.
We appreciate the opportunity of participating in the review process.

Sincerely yours,

KISUK CHEUNG
Chief, Engineering Division

✓ CF: w/EIS
Director
Office of Environmental Quality
Control, State of Hawaii
550 Halekauwila Street
Room 301
Honolulu, Hawaii 96813

GEORGE R. ARIYOSHI
GOVERNOR



Ruf
RICHARD O'CONNELL
DIRECTOR

TELEPHONE NO.
548-6915

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
OFFICE OF THE GOVERNOR
550 HALEKAUWILA ST.
ROOM 301
HONOLULU, HAWAII 96813

September 7, 1979

MEMORANDUM

TO: Hideo Murakami, Comptroller
Department of Accounting and General Services

FROM: Richard L. O'Connell *R. O'Connell*

SUBJECT: Environmental Impact Statement for Wailuku Judiciary
and Office Building Land Acquisition, Wailuku, Maui

We have reviewed the subject document and offer
the following comments for your consideration:

1. Page 7

Based on the tax revenues from parcels
20 and 21, the price of land acquisition seems
quite high. What are the appraised value of
the parcels? What are the assessed values of
the parcels and improvements according to the
State Department of Taxation?

2. Energy Efficiency

Recognizing the seriousness of our energy
crisis, consideration should be given to design-
ing an energy efficient building. Natural venti-
lation and other ways to increase the efficient
use of energy should be discussed.

For your convenience, we have listed the commenting
agencies and private parties on an attached sheet.

We thank you for the opportunity to review this
document and look forward to the revised statement.

Attachments

LIST OF COMMENTING AGENCIES

FEDERAL

*U. S. Fish & Wildlife Service	July 27, 1979
*Department of the Army	August 9, 1979
*Soil Conservation Service	August 21, 1979
*Corps of Engineers	August 22, 1979
*Naval Headquarters	August 7, 1979

STATE

*Department of Defense	July 27, 1979
*Department of Planning and Economic Development	July 30, 1979
*Department of Transportation	August 8, 1979
*Department of Land and Natural Resources (Historic Preservation)	August 10, 1979

COUNTY OF MAUI

*Planning Department	July 27, 1979
*Department of Parks and Recreation	July 27, 1979

UNIVERSITY OF HAWAII

*Environmental Center	August 16, 1979
-----------------------	-----------------

PRIVATE PARTIES

*Maui Electric Comapny	July 27, 1979
Brock and Associates	July 30, 1979

*Denotes comment previously forwarded by reviewer

GEORGE R. ARIYOSHI
GOVERNOR



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

HIDEO MURAKAMI
COMPTROLLER

MIKE N. TOKUNAGA
DEPUTY COMPTROLLER

LETTER NO. (P) 2066.9

OCT 20 1979

Mr. Richard L. O'Connell
Director
Office of Environmental Quality
Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Mr. O'Connell:

Subject: Environmental Impact Statement for Wailuku
Judiciary and Office Building Land Acquisition,
Wailuku, Maui

Our response to your concerns stated in your letter dated
September 7, 1979 and noted below are as follows:

Your concerns:

1. Page 7

Based on the tax revenues from parcels 20 and 21, the price of land acquisition seems quite high. What are the appraised value of the parcels? What are the assessed values of the parcels and improvements according to the State Department of Taxation?

2. Energy Efficiency

Recognizing the seriousness of our energy crisis, consideration should be given to designing an energy efficient building. Natural ventilation and other ways to increase the efficient use of energy should be discussed.

Mr. Richard L. O'Connell
Page 2

Letter No. (P)2066.9

Response regarding property valuation:

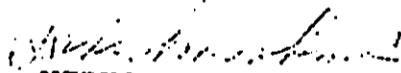
The assessed and the appraised (market) values of the two parcels are as follows:

	<u>Parcel 20</u> <u>TMK:3-4-13</u>	<u>Parcel 21</u> <u>TMK:3-4-13</u>
Assessed Valuation (obtained from the Department of Taxation)		
Improvements	\$ 67,396	\$ 83,748
Land	55,674	76,214
Total Assessed Valuation (60% of Market Value as set by the Department of Taxation)	<u>\$123,070</u>	<u>\$159,962</u>
Appraised (or market) value	\$206,000	\$267,000
Total Appraised Value of the two parcels.....	\$473,000	

Response regarding energy efficiency:

The architect designing the building will be instructed to design the building to be energy efficient as per the "Energy Conservation Opportunities Check List" which suggests many basic design considerations to reduce energy consumption, and which is a part of the "Architects and Engineers--Guide" followed in designing State buildings constructed by DAGS. We will also instruct the consultant to design the building to be within a specified theoretical Energy Utilization Index (EUI) which will make the consultant utilize energy-saving ideas.

Very truly yours,


HIDEO MURAKAMI
State Comptroller

PK:ssk

5701 1 1 1 1 1

September 12, 1979

- SS

MEMORANDUM

To: Mr. Hideo Murakami, State Comptroller
Department of Accounting & General Services

From: Deputy Director for Environmental Health

Subject: Environmental Impact Statement (EIS) for Wailuku
Judiciary and Office Building

Thank you for allowing us to review and comment on the subject EIS. On the basis that the project will comply with all applicable Public Health Regulations, please be informed that we have no objections to this project.

We realize that the statements are general in nature due to preliminary plans being the sole source of discussion. We, therefore, reserve the right to impose future environmental restrictions on the project at the time final plans are submitted to this office for review.

for _____
JAMES S. KUMAGAI, Ph.D.

cc: Office of Environmental Quality Control ✓

UNIVERSITY OF HAWAII

Water Resources Research Center

24 September 1979

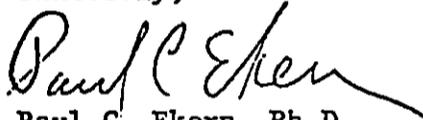
Office of Environmental
Quality Control
550 Halekauwila St.
Room 301
Honolulu, Hawaii 96813

Gentlemen:

Subject: EIS, Wailuku Judiciary and Office Building

We have reviewed the subject EIS and have no comments at this time.

Sincerely,


Paul C. Ekern, Ph.D.
WRRRC EIS Coordinator

PCE:jmm

cc: H. Yamauchi
J.E.T. Moncur
DAGS

E-25

AN EQUAL OPPORTUNITY EMPLOYER

2540 Dole Street • Honolulu, Hawaii 96822

