



EXECUTIVE CHAMBERS
HONOLULU

GEORGE R. ARIYOSHI
GOVERNOR

April 11, 1986

Ms. Letitia N. Uyehara
Director
Office of Environmental Quality Control
465 South King Street, Room 115
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

Based on the recommendation of the Office of Environmental Quality Control, I am pleased to accept the final environmental impact statement for the Kaunakakai State Office Building Complex as a satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes.

This environmental impact statement will be a useful tool in deciding whether this project should be allowed to proceed. My acceptance of the statement is an affirmation of its adequacy under applicable laws and does not constitute an endorsement of the proposal.

When the decision is made regarding this action, I expect the proposing agency to carefully weigh the societal benefits against the environmental impact which will likely occur. This impact is adequately described in the statement, and together with the comments made by reviewers, provides a useful analysis of alternatives to the proposed action.

With warm personal regards, I remain,

Yours very truly,


George R. Ariyoshi

cc: Honorable Hideo Murakami

OEOG LIBRARY
FINAL
ENVIRONMENTAL IMPACT STATEMENT
FOR THE
KAUNAKAKAI STATE OFFICE BUILDING COMPLEX

KAUNAKAKAI, MOLOKAI

FEBRUARY, 1986

PLANNING BRANCH
DIVISION OF PUBLIC WORKS
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
HIDEO MURAKAMI, COMPTROLLER

TABLE OF CONTENTS

	<u>Page</u>
TABLE OF CONTENTS	i
LIST OF FIGURES	iv
LIST OF TABLES	v
SUMMARY	1
A. Description of the Project	1
B. Alternatives Considered	1
C. Summary of Environmental Impacts	1
CHAPTER 1 - INTRODUCTION	2
A. Authority	2
B. Purpose	2
C. Background	2
CHAPTER 2 - PROJECT DESCRIPTION	8
A. Occupants	8
B. Land Area Requirements	9
C. Parking	9
D. Construction	9
E. Use of Public Funds or Land	10
F. Phasing and Timing	10
G. Service Area	11
CHAPTER 3 - DESCRIPTION OF PROJECT LOCATION	12
A. General	12
B. Terrain	12
C. Existing Land Uses	12
D. Planned Land Uses	13
1. State Land Use	13
2. County Kaunakakai General Plan	13
3. County Zoning	15
4. Molokai Community Plan	15
5. Special Management Area	16
CHAPTER 4 - ALTERNATIVES TO THE PROJECT	18
A. Alternative A - Do Nothing	18
B. Alternative B - Lease Office Spaces	18
C. Alternative C - Construct New Facilities for Each Agency	18

TABLE OF CONTENTS
(Cont.)

	<u>Page</u>
CHAPTER 5 - ALTERNATIVE SITES FOR THE PROJECT	20
A. Basis for Site Selection	20
B. Minimum Criteria	20
1. Size	20
2. Shape	21
3. Location	21
4. Accessibility to Highway	21
5. Sparsely Occupied Area	21
6. Flood and Tsunami Hazard	21
C. Alternative Sites for Selection Review	22
1. Site A, Including the Former State Office Building Area	22
2. Site B, Present Kaunakakai Park and Ballfield	24
3. Site C, Open Area Mauka of Kaunakakai Elementary School	25
4. Hospital Site	25
5. Site Availability	26
CHAPTER 6 - SITE SELECTION PLANNING MODELS AND SITE EVALUATION	29
A. General	29
B. Functional Model	29
1. Foundation	29
2. Shape	31
3. Slope	34
4. Accessibility	34
5. Utility and Drainage	36
6. Adverse Effects from Adjacent Activities .	38
C. Environmental Model	40
1. The Relationship to Land Use Plans, Policies, Controls and Proposals for the Affected Area	40
2. Any Probable Adverse Environmental Effects Which Cannot be Avoided	44
3. Any Irreversible and Irretrievable Commitments of Resources	52
D. Project Cost	52
1. Land Acquisition Cost	54
2. Construction Cost	54
3. Displacement Cost	59
4. Relocation and Replacement Cost	59
5. Summary of Project Costs	61
6. Implementation Factors	61
E. Summary of Evaluations	62

TABLE OF CONTENTS
(Cont.)

	<u>Page</u>
CHAPTER 7 - ISSUES, APPROVALS AND CONSULTANTS	67
A. Summary of Unresolved Issues	67
B. List of Necessary Approvals Required for the Project	67
C. List of Organizations and Reasons Consulted in Preparing the EIS	67
APPENDIX A - DEVELOPING THE LAND AREA REQUIREMENTS ...	A1
APPENDIX B - COMPUTATION OF PARKING REQUIREMENTS	B1
APPENDIX C - DAGS CONSTRUCTION SPECIFICATIONS ON POLLUTION CONTROL	C1
APPENDIX D - EIS CONSULTATION PHASE CORRESPONDENCE ...	D1
APPENDIX E - EIS PUBLIC REVIEW PHASE CORRESPONDENCE ..	E1

LIST OF FIGURES

<u>Figure</u>	<u>Title</u>	<u>Page</u>
1	Island of Molokai	3
2	Location Map After	3
3	The Present Kaunakakai Civic Center	4
4	Contour Map, Kaunakakai After	12
5	Existing Land Uses, Kaunakakai After	12
6	State Land Use Designation Map	14
7	Kaunakakai General Plan After	14
8	Molokai Community Plan's Proposed Land Use Map	After 15
9	Special Management Area	17
10	Flood Insurance Rate Map	After 21
11	Site Map	After 22
12	Existing Utilities	After 37
13	Flood Boundary and Floodway Map	After 42

LIST OF TABLES

<u>Table</u>	<u>Title</u>	<u>Page</u>
1	Inventory of Office Space Occupied by Proposed Kaunakakai State Office Building Occupants	7
2	Projected Building Area Requirement	8
3	Estimated Physical and Chemical Properties of Soils	32
4	Interpretation of Engineering Properties of Soils	33
5	Accessibility and Safety	37
6	Department of Finance Property Evaluation	55
7	Estimated Property Acquisition Costs (Projected for July 1986)	56
8	Facilities Cost Estimate	58
9	Project Cost	61
10	Summary of Evaluations	63

SUMMARY

A. DESCRIPTION OF THE PROJECT

The proposed project involves the construction of the Kaunakakai State Office Building Complex on the island of Molokai, Hawaii. The Kaunakakai State Office Building Complex is being planned to accommodate the office requirements of those State agencies that were displaced by the loss of the State Office Building, to accommodate their future expansion requirements and to accommodate the District Court and library either concurrently or at some future date.

The project is projected to accommodate an ultimate total of 47,000 sq. ft. of gross building area and its off-street parking requirements.

This project includes the following activities - the site selection, the land acquisition, tenant relocation and the construction.

B. ALTERNATIVES CONSIDERED

Alternatives to this project considered were no project, leasing office spaces and construct new facilities for each agency. However, in view of the objectives of the project to relocate all the State agencies in one central location, these alternatives were determined to be unacceptable.

C. SUMMARY OF ENVIRONMENTAL IMPACTS

1. It can be generally noted that the two alternative sites reviewed for selection as the project site will present relatively the same environmental impact - not necessarily of adverse nature.
2. The selection of Sites A and B will require the relocation of the existing occupants and users.
3. The selection of Site B will require the taking of the existing ballfield/park.

ENVIRONMENTAL IMPACT STATEMENT
FOR THE
KAUNAKAKAI STATE OFFICE BUILDING COMPLEX

CHAPTER I
INTRODUCTION

A. AUTHORITY

This report was prepared under the authority of Act 218, SLH 1974 from which the sum of \$16,000 was allotted for purposes of preparing a site selection and an environmental impact statement for the Kaunakakai State Office Building Complex project.

B. PURPOSE

The purpose of the Kaunakakai State Office Building Complex project is to reestablish the State agencies into suitable facilities centrally and jointly located for facilitating efficient and convenient services to the public. Suitable facilities refer to accommodations that may have to be leased or constructed. If the facilities or Kaunakakai State Office Building Complex as identified herein are to be constructed, extra considerations must be given to the location.

C. BACKGROUND

The Kaunakakai State Office Building and its connecting portable addition were destroyed by fire on February 10, 1980. These two structures comprised a part of the facilities located on State land presently designated as the Kaunakakai Civic Center.

This State land is located in Kaunakakai Town on the makai corner of Ala Malama Street and Makaena Place in Kaunakakai as shown in Figures 1 and 2. The property is further identified as Parcel 12, TMK: 5-3-05 and contains 2.234 acres. Through Governor's E.O. No. 1640 the "site was set aside for public purpose, to wit, the construction of a Territorial Tax and Health Building and the maintenance of it for office purposes to be under the control and management of the Superintendent of Public Works, Territory of Hawaii." (Under reorganization, the office of the Superintendent of Public Works has been reidentified as the Department of Accounting and General Services.)

As shown in Figure 3, the following structures are still located on the civic center site and occupied as follows:

- o Former Police Station and Jail - Two dilapidated wooden structures. The former Police Station is now occupied by the Department of Taxation and by the Judiciary's Probation Officer after the State Office Building was destroyed by the fire. The former Jail is not fit for office use.
- o Kaunakakai Library - A wooden structure erected in 1937, is in fair condition and occupied by the library.
- o District Court Building - A dilapidated wooden structure. One-half of the building is occupied by the District Court and the other half occupied by the County Water Department for shop and storage purposes.
- o County Shop-Garage - Two dilapidated, termite ravaged, wooden structures occupied by the County field maintenance operations for storage of miscellaneous equipment and as meeting area.
- o Former County Office Building - A wooden structure in fair condition and occupied by the Department of Labor and Industrial Relations office when they were displaced by the fire.
- o Parking Areas - One used by State and the other used by the County.

Besides relocation of the above agencies into their present location, the following agencies were displaced into facilities in Hoolehua and Kalamaula as a result of the fire:

Progressive Neighborhood Program, Office of the Governor
 Molokai Health Office, Department of Health
 Molokai Labor Office, Department of Labor and Industrial Relations
 Enforcement Division, Forestry and Wildlife Division, Department of Land and Natural Resources
 Public Welfare and Vocational Rehabilitation Offices, Department of Social Services and Housing
 Cooperative Extension Service, University of Hawaii
 Tax Office, Department of Taxation

The present locations of the State agencies are noted in Table 1.

The present Kaunakakai Civic Center property will be reviewed in this report (see description of Site A in Chapter 5) to determine whether it is large enough to accommodate the projected needs. It is, however, apparent that the property is too small and a larger site would be required.

It was therefore necessary and appropriate to consider the alternative of establishing the replacement facility into a larger and possibly a better site and not necessarily be limited to the present property.

TABLE 1

INVENTORY OF OFFICE SPACE OCCUPIED BY
PROPOSED KAUNAKAKAI STATE OFFICE BUILDING OCCUPANTS

Occupant	Present Location	Present Occupancy in sq. ft. <u>1/</u>
Progressive Neighborhoods Program, Office of the Governor <u>2/</u>	Hoolehua Rec. and Comm. Ctr., Hoolehua	864 (H)
Judiciary, District Court	District Court Bldg., at site of Kaunakakai State Office Bldg.	800 (C)
Dept. of Labor & Industrial Relations	Former County Bldg. at site of Kaunakakai State Office Bldg.	900 (C)
Public Welfare Office, DSSH	Ala Malama Bldg., Kaunakakai	1320 (L)
Public Welfare and Vocational Rehabilitation Division, DSSH	Ala Malama Bldg., Kaunakakai	660 (L)
Dept. of Health	Hoolehua Rec. and Comm. Ctr., Hoolehua	2090 (H)
Cooperative Extension Services, U of H	Hoolehua Rec. and Comm. Ctr., Hoolehua	890 (H)
Dept. of Taxation	Former Police Station at former site of State Office Bldg.	600 (C)
Enforcement Division, DLNR	Hoolehua Water Dept. Baseyard	100 (C)
Forestry and Wildlife, DLNR	Kalamaula Yard	96 (O)

1/ Present occupancy

2/ This program will be terminated

(H) Indicates HHL facility at Hoolehua

(C) Indicates County building

(L) Indicates leased

(O) Indicates own temporary accommodations

CHAPTER 2
PROJECT DESCRIPTION

This project consists of the site selection, land acquisition, design and construction of a State Office Building or Buildings depending on the siting conditions of the selected site.

A. OCCUPANTS

This project is being undertaken to provide replacement office facilities for the State agencies noted in Table 1 plus the ancilliary requirements such as meeting-conference rooms, lunchrooms, etc. These office facilities as summarized in Table 2 will be located in the Kaunakakai State Office Building Complex. As noted in Table 2, the State agencies' projected requirements are 15,450 and 16,510 net sq. ft. respectively for the years 1985 and 1990.

TABLE 2
PROJECTED BUILDING AREA REQUIREMENT

Occupant	Projected Space Requirement in Sq. Ft.	
	1985	1990
Judiciary, District Court & Probation Office	2,300	2,300
Dept. of Labor & Indus. Relations	1,000	1,170
Public Welfare Office, DSSH	1,150	1,360
Vocational Rehab., DSSH	120	120
Dept. of Health	5,700	6,130
Coop. Ext. Svcs., U of H	1,400	1,400
Dept. of Taxation	1,000	1,150
DLNR	960	1,060
DAGS:	1,820	1,820
Joint Use Large Meeting Conference Room 900		
Joint Use Small Meeting Rm. 200		
Lunchroom 200		
Itinerant Offices 160		
Lobby 360		
Sub-Total Assigned Area	15,450	16,510 net sq. ft.
Gross Bldg. Area Allow. ^{1/} @0.5 Factor	7,730	8,260
Gross Bldg. Area	23,180	24,770 gross sq. ft.

^{1/} Gross building area allowance refers outside wall-to-outside wall measurements including hallways, roofed lanais, toilets, janitor's closets, etc.

The projected space requirements for 1990 do not grossly differ from that of 1985, therefore, this project will proceed on the basis of developing a 16,510 net sq. ft. (24,770 gross sq. ft.) building to accommodate the 1990 office space needs.

B. LAND AREA REQUIREMENTS

The projected land area requirement for siting the Kaunakakai State Office Building Complex is 4.5 acres. This land area requirement is based on the 1990 projections of space needs and an all inclusive provision for parking, open space, landscaping, library and future additions. (See Appendix A for computation.)

C. PARKING

In accordance with the County Zoning Ordinance, the development will require a minimum of 120 parking spaces provided for employee, public and official State vehicles in support of the 1990 building requirements and the future office addition. (See Appendix B for computation.)

D. CONSTRUCTION

The construction of the project will include the following work activities:

- o Site clearing, earthwork.
- o Excavation and filling for laying utility lines and foundations.
- o Concrete paving and placement.
- o Laying concrete masonry units.
- o Carpentry, dry wall, glasswork and roofing.
- o Landscaping.
- o Paving for driveways, parking and walkways.

These work activities will result in adverse dust, noise, rubbish and siltation conditions which may be unappreciated by the community. These effects will be temporary in nature and shall be controlled by the implementation of pollution control measures during the construction by provisions of the construction specifications as exhibited in Appendix C.

E. USE OF PUBLIC FUNDS OR LAND

This project will be funded entirely by public funds through CIP appropriations from the State Legislature.

The existing Kaunakakai Civic Center site of 2.234 acres and the adjoining County of Maui site of 2.164 acres and its adjoining State land are the only Government owned land in the downtown area which can be considered as a possible site for this project. However, additional private land adjacent to this site may be considered. All other vacant sites to be evaluated as possible sites for this project will be on private lands.

F. PHASING AND TIMING

The project will basically consist of reestablishing the targeted State agencies into the new facility. The Department of Education will be provided the opportunity to reestablish the library into the project should they determine it to be advisable. The library will, however, be considered as a supplemental project.

Should the private properties which are identified later in the report be selected, the project, i.e. the construction of the facilities could be undertaken completely as one phase. However, should the existing site be selected, it may be necessary to construct the facilities over two or more phases depending on how the construction could be coordinated with the relocation of the occupants.

The timing of the project will also depend on the site selection, the processes of the land acquisition and possibly the displacement and relocation of the present occupants.

Tentative project schedules are shown based on two different conditions, i.e. without displacement and with displacement.

<u>Activity</u>	<u>Site With Displacement</u>	<u>Site Without Displacement</u>
Select Site	12/85	12/85
Start Land Acquisition	2/86	2/86
Negotiate Displacement and Relocation	2/86	NA
Fund Acquisitions of Site and Replacement Facilities, Displace and Relocate Occupants	7/86	NA

<u>Activity</u>	<u>Site With Displacement</u>	<u>Site Without Displacement</u>
Start Design	11/87	2/87
Start Construction	11/88	2/88
Complete Construction	11/89	2/89

G. SERVICE AREA

The island of Molokai, being relatively small with an estimated population of 5,905 persons (excluding the population of Kalaupapa) based on the 1980 U. S. Census, will be served by only one State Office Building Complex. According to the census, the population consisted of 2,331 residents in West Molokai and 3,574 persons situated in East Molokai with 2,231 of them living in Kaunakakai.

Also, being that Kaunakakai is centrally located and is the only business, commercial and shopping district on Molokai, the State Office Building Complex shall be located in Kaunakakai Town.

CHAPTER 3
DESCRIPTION OF PROJECT LOCATION

A. GENERAL

This chapter describes Kaunakakai Town, the existing land uses and the planned land uses. Excerpts of the maps used by the regulatory government agencies of the planned land uses are included in this chapter. In order to facilitate the readers' orientation of the alternative sites being considered for the State Office Building Complex, these alternative sites which are discussed in later chapters will be noted on the maps.

B. TERRAIN

Kaunakakai Town is located on the southern coast of Molokai in an area considered to be nearly level and gently sloping as an alluvial fan and as a drainage way. The elevation of the town ranges from sea level to about 150 feet at its mauka area.

The main part of Town is practically level from the shore with an elevation of 5 feet, inland to Kolapa Place with an elevation of 15 to 20 feet. (See Contour Map, Figure 4.)

C. EXISTING LAND USES

Kaunakakai is the largest town on Molokai and contains most of the island's financial institutions, retail stores and service shops; and also contains the island's County government offices, State government offices (note: Some offices were temporarily relocated due to the loss of the State Office Building), hospital, private-professional offices, courthouse, public library and police station. (See Figure 5)

Kaunakakai is also the center of the island's surface transportation and industrial activities with Kaunakakai Harbor and the adjoining industrial area serving these activities.

Ala Malama Street is the principal street in Kaunakakai. It connects diagonally with Kamehameha V Highway and bisects the Town through its main commercial area and continues on into the mauka residential area. Between Ala Malama Street and Kamehameha V Highway is the triangular area intersected by Mohala Street and Kamoi Street.

Beginning with the office building at the corner of Ala Malama Street and Kamehameha V Highway, the fronting properties on the Ala Malama Street - Ailoa Street loop

and the triangular area contains most of the business and public facilities in the Town. All the facilities are no more than two-stories high.

Several residential cottages are located in the triangular area and about three dozen residential cottages are located behind the business establishments on the north side of Ala Malama Street.

D. PLANNED LAND USES

1. State Land Use

As shown in Figure 6, Kaunakakai Town is basically designated for URBAN use. The exceptions to this are 1) that portion of town immediately mauka of the Kaunakakai Elementary School adjoining the Community Center and 2) the Elderly Housing Project site which are designated for AGRICULTURE use. The areas surrounding the Town are designated for AGRICULTURE use with pockets of URBAN areas.

2. County Kaunakakai General Plan

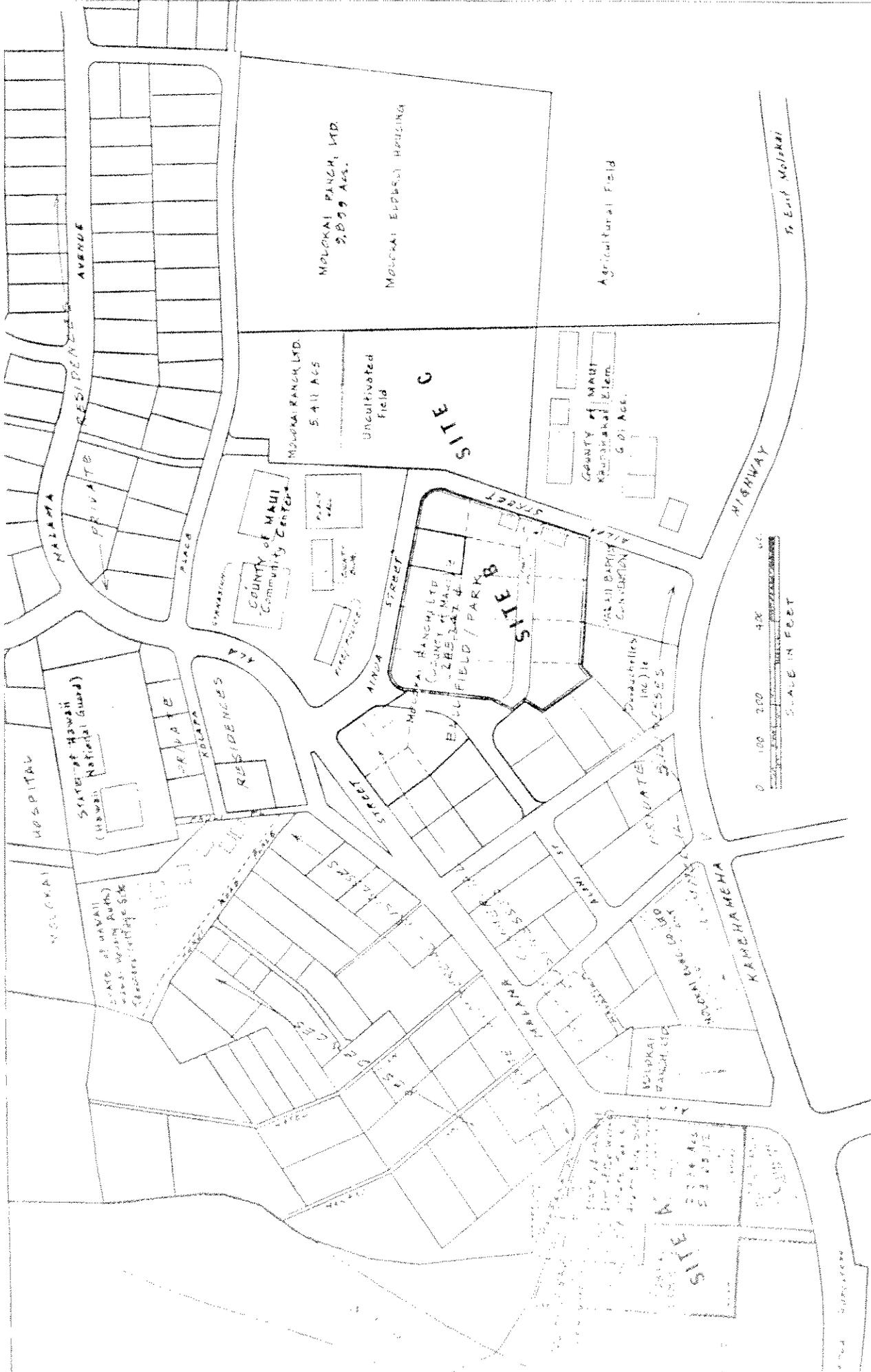
The general planned uses for land in Kaunakakai are as shown in Figure 7. Of particular significance are the following:

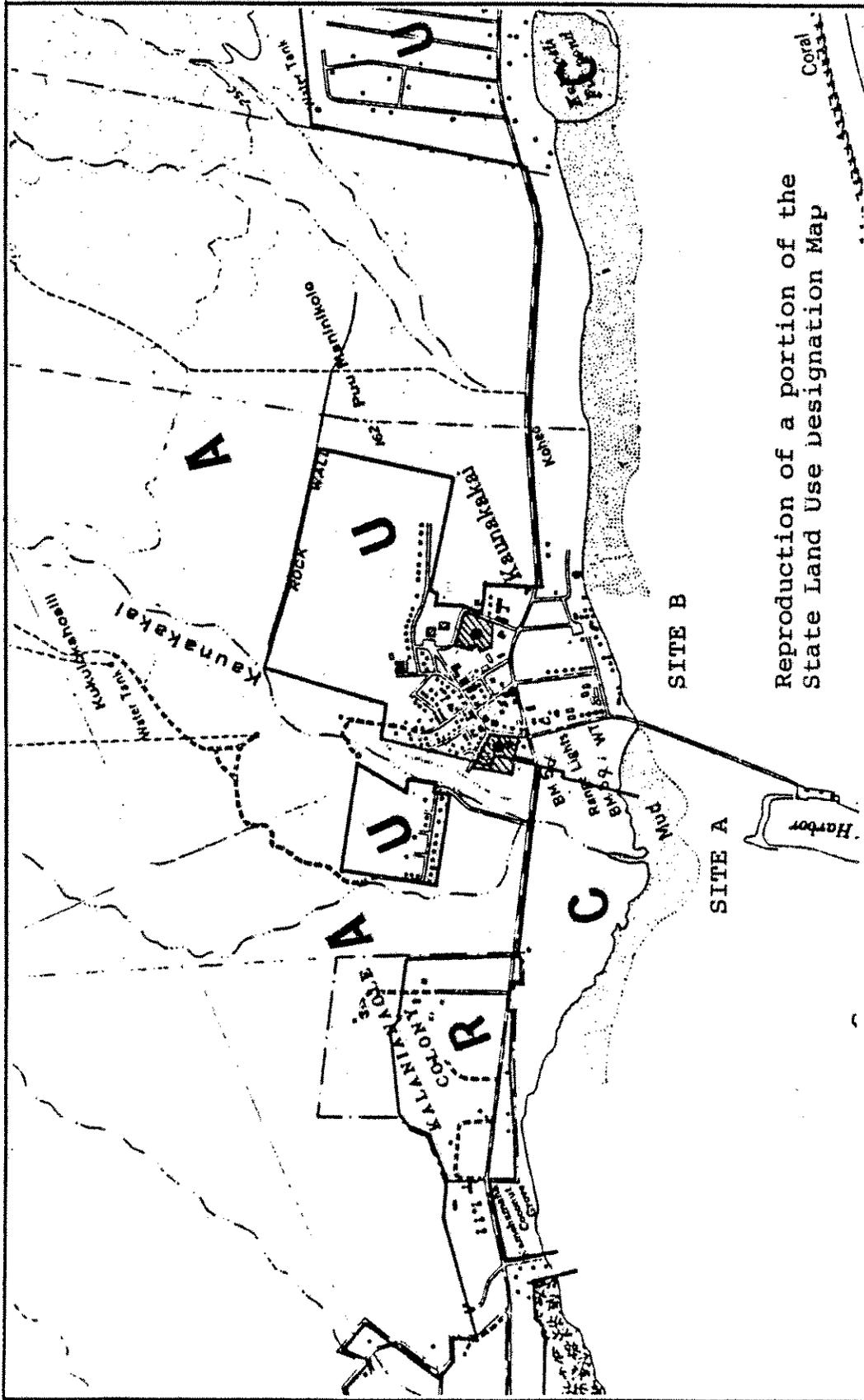
- a. The former State Office Building site and adjoining County Baseyard site are designated for PUBLIC and SEMI-PUBLIC use and noted as the CIVIC CENTER.
- b. The area mauka of Ala Malama Street from Makaena Place to the fronting lots on Kolapa Place extending to a depth of approximately 450 feet are designated for BUSINESS use.
- c. The irregular area enclosed by Kamehameha V highway, Ala Malama Street, Ainoa Street and Ailoa Street is designated for BUSINESS use. The area fronting Ainoa Street from a depth of 200 ft. at Ala Malama Street to a depth of approximately 400 ft. at Ailoa Street is also designated for business use.
- d. The vacant property mauka of the school and located between the County's Community Center and the Molokai Elderly Project is designated for PUBLIC and SEMI-PUBLIC use.
- e. The agricultural land on Kamehameha V Highway east of the school is designated for PARK use.



Contour & Elevation
 Source: U.S. Army Corps of Engineers
 Flood Insurance Studies
 Topographical Survey 1978







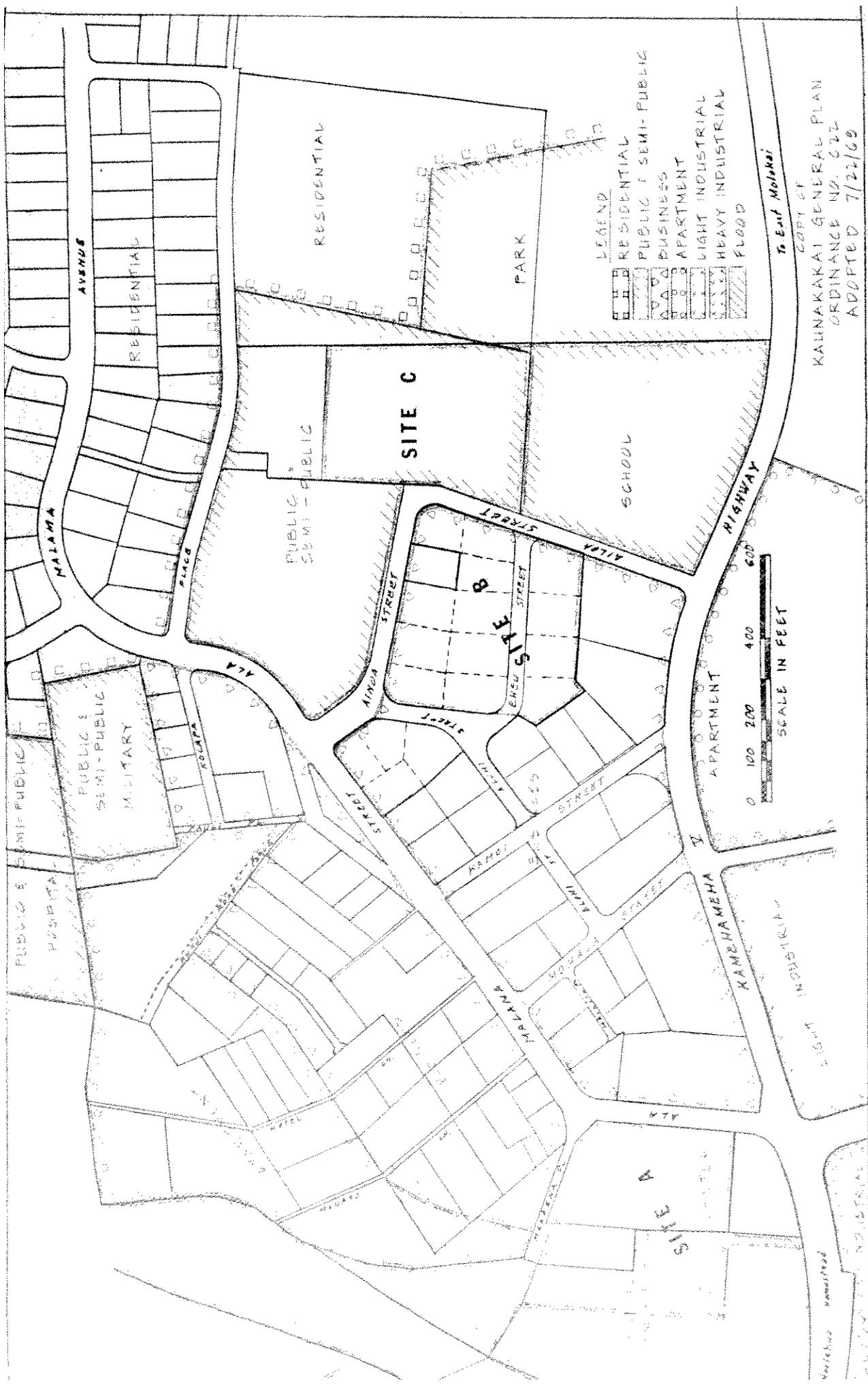
Reproduction of a portion of the
State Land Use Designation Map

FIGURE 6

STATE LAND USE DESIGNATION MAP

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



LEGEND

[Symbol: Dotted pattern]	RESIDENTIAL
[Symbol: Horizontal lines]	PUBLIC / SEMI-PUBLIC
[Symbol: Vertical lines]	BUSINESS
[Symbol: Diagonal lines (top-left to bottom-right)]	APARTMENT
[Symbol: Diagonal lines (top-right to bottom-left)]	LIGHT INDUSTRIAL
[Symbol: Cross-hatch pattern]	HEAVY INDUSTRIAL
[Symbol: Wavy lines]	FLOOD

To East Molokai

COPY OF
 KAUNAKAKAI GENERAL PLAN
 ORDINANCE NO. 222
 ADOPTED 7/22/69



SCALE IN FEET

3. County Zoning

Molokai is covered by the Interim Zoning Ordinance wherein there is no detailed planned delineation for the use of the land. Under this Interim Zoning Ordinance publicly owned buildings are permissible to be erected on Molokai.

4. Molokai Community Plan

The County's Molokai Community Plan (MCP), adopted on January 16, 1984, (See Figure 8) provides a relatively detailed scheme for implementing the General Plan's objectives and policies for the island of Molokai and is intended to serve as a decision-making tool to guide the development of Molokai through the year 2000.

The MCP is proposed to be implemented through zoning, code changes and other County actions, and through cooperative actions of other government and private parties.

Of significance to this project are the following recommendations of the MCP:

- o Extend the URBAN DISTRICT into the area abutting the northern and eastern URBAN DISTRICT boundaries of Kaunakakai Town for residential, public facility and park uses.
- o Relocates the existing ball park facilities in Kaunakakai to new community park area east of Kaunakakai School.
- o Sets aside land west of the Coast Guard facility in Kaunakakai along the shoreline for fairgrounds and rodeos.
- o Expands library facility on current site in Kaunakakai.
- o Designates the area encompassing the present Kaunakakai ballfield-park for BUSINESS/COMMERCIAL use.
- o Designates the area mauka of the elementary school for PUBLIC/QUASI-PUBLIC USE.
- o Designates the area adjoining the eastern boundary of the elementary school for PARK use.

MOLOKAI COMMUNITY PLAN'S PROPOSED LAND USE MAP
 FIGURE 8

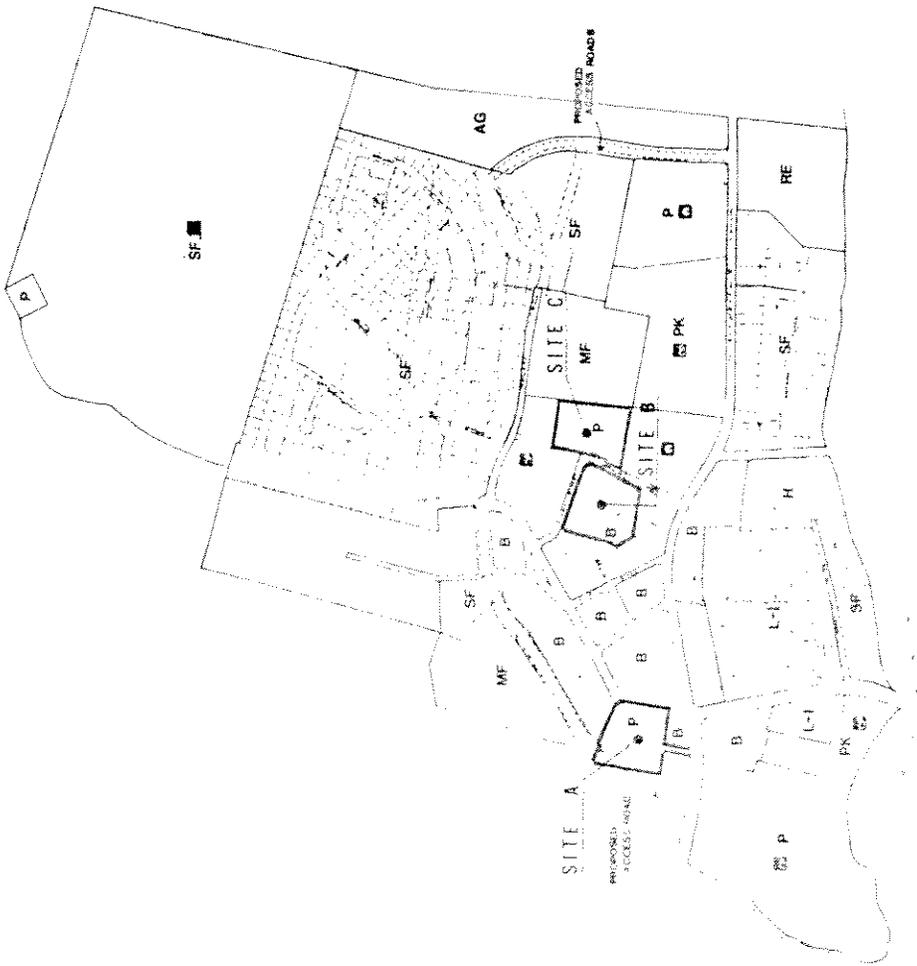
LEGEND

LAND USE:

C	CONSERVATION
AG	AGRICULTURAL
R	RURAL
RE	RESERVE
SF	SINGLE FAMILY RESIDENTIAL
MF	MULTI-FAMILY RESIDENTIAL
B	BUSINESS COMMERCIAL
LI	LIGHT INDUSTRIAL
HI	HEAVY INDUSTRIAL
H	HOTEL RESORT
P	PUBLIC QUASH-PUBLIC
AP	AIRPORT
PK	PARK

PROPOSED NEW or MODIFIED PUBLIC FACILITIES:
 (approximate locations)

	BEACH/MOUNTAIN ACCESS
	SCHOOL/LIBRARY
	PARK/GOLF COURSE
	BOAT RAMP
	POLICE STATION
	FIRE STATION
	HOSPITAL/HEALTH CENTER
	SEWER TREATMENT PLANT
	SANITARY LANDFILL
	GOVERNMENT OFFICES



5. Special Management Area

The SMA extends from the shoreline mauka to include all of the State URBAN land use area in Kaunakakai Town as shown in Figure 9.

Under this designation, the development of all property in Kaunakakai are subject to the SMA rules and regulations of the County of Maui.

K A U N A K A K A I

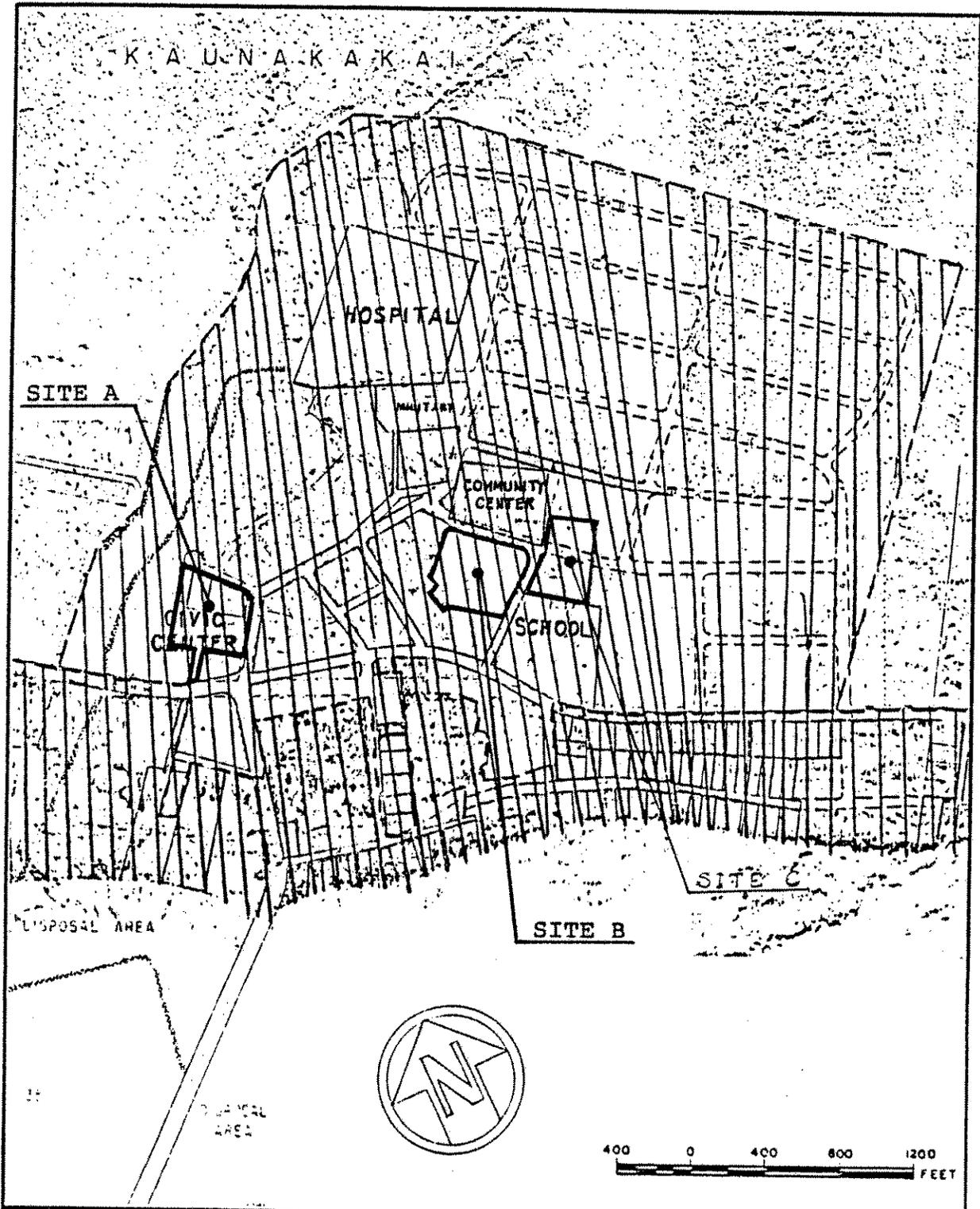


FIGURE 9

SPECIAL MANAGEMENT AREA

STATE OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES

DIVISION OF PUBLIC WORKS

PLANNING BRANCH

CHAPTER 4
ALTERNATIVES TO THE PROJECT

The alternatives to this project are discussed below.

A. ALTERNATIVE A - DO NOTHING

This alternative to do nothing would mean that the State agencies will continue to remain in their present accommodations. This alternative to do nothing is being considered because in certain situations the status quo is an acceptable solution. However, in this situation, the State agencies who would occupy this facility would certainly not continue to remain in their present accommodations.

This alternative to do nothing may not be realistic since the need for proper accommodations will lead the occupants to seek better accommodations by leasing spaces or even to attempt to construct their own facility. The agencies located at Hoolehua may move to Kaunakakai to be closer to the population center. The DSSH Vocational Rehabilitation Division, for example has chosen to lease an office in Kaunakakai rather than relocating into the Hoolehua Recreation and Community Center.

B. ALTERNATIVE B - LEASE OFFICE SPACES

This alternative would mean that DAGS would not construct the State Office Building, and would thus leave the State agencies to resolve the office space situation themselves. The State agencies, under this situation, would most likely lease privately owned space.

Kaunakakai has only a few sturdy and acceptable commercial buildings which could be leased for State office purposes. If the State agencies leased all the space they need, they would probably take all the leased spaces in Kaunakakai and disrupt the local small businesses.

Proceeding on the basis that this proposed State Office Building Complex project is to provide safe, adequately sized and proper accommodations for the State agencies including parking for the public in one location in Kaunakakai, this alternative to lease space may not attain these objectives, particularly the objective of being collocated and convenient to the public.

C. ALTERNATIVE C - CONSTRUCT NEW FACILITIES FOR EACH AGENCY

This alternative would mean that new facilities would be constructed for each agency as they are funded. A scattering of State buildings could be expected to be constructed.

The capital and operating costs will be higher in comparison to a State facility planned and constructed as one coordinated project.

Of greater importance, however, are the negative factors of 1) being separately located, leading to the public's inconvenience of being serviced; 2) once constructed, not being able to be flexible to more readily accommodate the changing office space needs of State agencies; 3) not being able to consolidate conference rooms to create one large room which is needed from time-to-time; and 4) not being able to share duplicating machines, staff rooms, toilets, lobbies, handicapped facilities, parking, etc.

CHAPTER 5
ALTERNATIVE SITES FOR THE PROJECT

A. BASIS FOR SITE SELECTION

A major consideration of the project is to select a site for a new State Office Building Complex. Because the new State Office Building Complex will be a symbol of government and should reflect dignity, respect, unity, orderliness, accessibility, assistance and service, it is essential that the complex be located to enhance these characteristics.

In more concrete terms, the collocation of the State agencies provides certain benefits such as:

- o Public convenience when transacting business involving more than one agency of the State government.
- o Reduced cost, time and effort by the user public.
- o More efficient contacts and cooperation between public employees, leading to more effective delivery of services.
- o Accommodation of expansion within the building for a State agency needing additional office space in the future. Space for future expansion of the office building can be planned.
- o Reduced cost of development by joint use of parking areas, conference rooms, lobbies, office equipment, toilets, etc.
- o Reduced cost of maintenance services, facilitate more effective security provisions, etc.

B. MINIMUM CRITERIA

The selection consisted of locating sites which essentially met the following site selection minimum criteria:

1. Size: The site must be large enough to accommodate the projected 1990 space requirements of the State Office Building Complex. The site should also be large enough to satisfy the off-street parking, building setbacks and any other requirements. As developed and shown in Appendix A, the minimum land area requirement was computed to be 3.0 acres. (The desirable area is 4.5 acres.)

2. Shape: The site must be basically rectangular-shaped with a breadth to depth ratio not exceeding 3 to 1. In case of an irregular-shaped site, the average dimensions shall be used. The shape is important because extremely narrow sites impose severe design constraints and inflexibility in placing the proposed buildings in their optimum arrangement and orientation.

3. Location: The functional and operational requirements of the occupant agencies require that the complex be situated in Kaunakakai Town. The heart or the business section of the town consists of the area encircled by Ala Malama Street, Ainoa Street, Ailoa Street and Kamehameha V Highway, and the properties fronting on Ala Malama Street and Ainoa Street. This area is the preferred location for the complex.

The areas outside the heart of the town will probably require the State Land Use Commission to rezone Agricultural land for Urban use. It will also require larger costs for development of the road access and utilities.

4. Accessibility to Highway: The site must be easily and safely accessible to the major highway or Kamehameha V Highway servicing the island.

The heart of the town's streets, as noted above, including the interconnecting Mohala and Kamoi Streets comprise the major streets in Kaunakakai Town. Accordingly, any site fronting those streets should be acceptable in terms of accessibility for the people of Molokai.

5. Sparsely Occupied Area: The site must be sparsely occupied. A densely occupied residential or business site shall not be selected for further consideration. There are too many factors and potential problems in acquiring and developing the site, from the increased cost of acquiring developed properties to the difficulties entailed in relocating the occupants which will more than likely excessively extend the construction start date and project cost.

6. Flood and Tsunami Hazard: The site must not be in a flood hazard or tsunami inundation zone.

Kaunakakai Town, mauka of Kamehameha V Highway is designated as "Zone C" in the Flood Insurance Rate Map by the Federal Flood Insurance Program. The Zone C designation (see Figure 10), means the included area is estimated to be subjected to

FIGURE 10
 FLOOD ZONE MAP

KEY TO MAP

100 Year Flood Boundary — ZONE B
 Zone Designations With Date of Determination
 100 Year Flood Boundary — ZONE A
 100 Year Flood Boundary — ZONE B
 Base Flood Elevation Line With Elevation In Feet**
 Base Flood Elevation In Feet Where Uniform Within Zones**
 Elevation Reference Mark
 Coastline Mile

EEL 0871
 RM7 X
 4 M 20

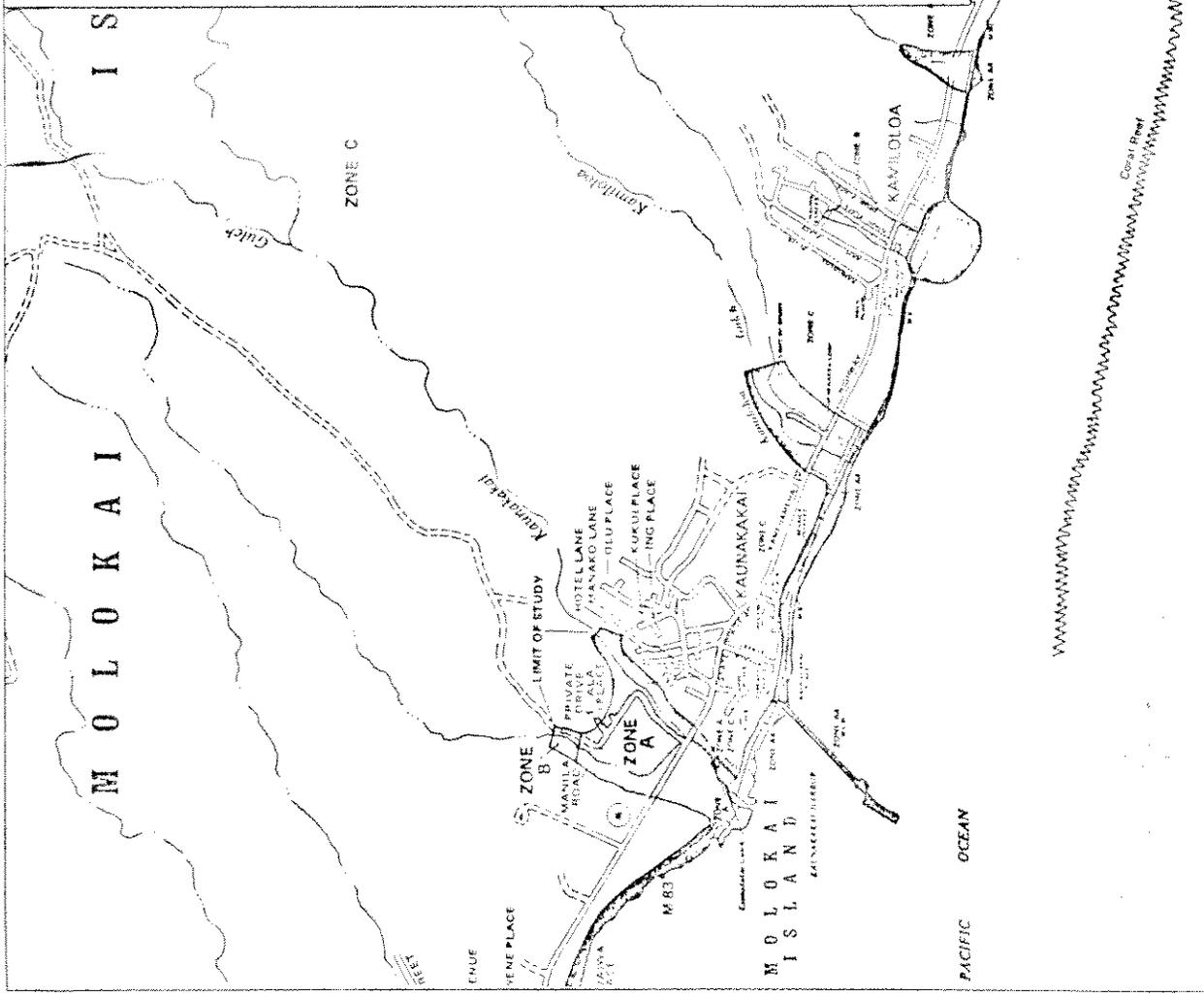
**Referenced to the National Geodetic Vertical Datum of 1929

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Area of 100-year flood, base flood elevation and flood hazard factors not determined.
AD	Area of 100-year flood where depth of penetration and flood hazard factors are determined, but the flood hazard factors are not determined.
AM	Area of 100-year flood where depth of penetration and flood hazard factors are determined, but the flood hazard factors are not determined.
ATAD	Area of 100-year flood, base flood elevation and flood hazard factors not determined.
ASB	Area of 100-year flood to be corrected by flood penetration factors when construction, base flood elevation and flood hazard factors are not determined.
B	Area of 100-year flood and 500-year flood where depth of penetration and flood hazard factors are determined, but the flood hazard factors are not determined.
C	Area of 100-year flood, base flood elevation and flood hazard factors not determined.
D	Area of undetermined, but probable, flood hazard.
V	Area of 100-year flood where depth of penetration and flood hazard factors are not determined.
V1/20	Area of 100-year flood with mobility factor determined, base flood elevation and flood hazard factors not determined.

NOTES TO USER

APPROXIMATE SCALE 2000 0 2000 FEET



minimal flooding and that flood control improvements are not required.

Kaunakakai Gulch on the western edge of the town is designated as a FLOOD PLAIN in the Flood Insurance Rate Map. This stream area, however, is not being considered for siting any building.

C. ALTERNATIVE SITES FOR SELECTION REVIEW

Three alternative sites that meet the minimum site selection criteria are shown in Figure 11 and described below.

1. Site A, Including the Former State Office Building Area (Figure 11)

The former State Office Building property, as shown in Figure 3, contains the following facilities:

Former Police Station (occupied by the State)

Jail (vacant)

Kaunakakai Public Library

Courthouse (half occupied by the District Court and half by a County field maintenance unit)

Former County Office Building (occupied by the State)

Shop-Garage (occupied by a County field maintenance unit)

Two Parking Areas (one used by the State and one by the County)

All of the above facilities with the exception of the Public Library are viewed by DAGS to be expendable, and thus, this property should be considered as suitable for the proposed complex.

However, since the County occupies two of the facilities and uses one of the parking areas, their need for these facilities may be a problem in developing this property for the complex. Some sort of arrangement, such as the County agreeing to relocate out of the property, would free this property for development.

The former State Office Building property, 2.234 acres in size, does not meet the minimum land area requirement. However, by considering the acquisition of the adjoining County properties through purchase or land exchange, a developable site of 4.4 acres could be available. This would be slightly below the desirable land area of 4.5 acres. A description of the site is given below.

Basic site and Identification: Site of the former State Office Building, makai corner of Ala Malama Street and Makaena Place

Tax Map Key: 5-3-05, Parcel 12

Land Area: 2.234 acres

Owner: State of Hawaii (E.O. to DAGS)

State Land Use Designation: URBAN with portion AGRICULTURE (See Figure 6)

Kaunakakai General Plan (County)

Designation: PUBLIC & SEMI-PUBLIC (See Figure 7)

Zoning Designation: INTERIM ZONING

Present Usage: Site for Kaunakakai Library, District Court, former Police Station occupied by State Department of Taxation, former County Office Building occupied by State Department of Labor and Industrial Relations, and County Shop-Garage.

Topography: Slight slope, 8.0 feet to 10.5 feet elevation or 1% makai to mauka

Complementary Site and Identification:

Portion of the County baseyard, fronting Makaena Place, adjoining the makai end of the former State Office Building site

Tax Map Key: 5-3-05, Parcel 13

Land Area: 20,957 sq. ft. or 0.481 acre

Owner: County of Maui

State Land Use Designation: AGRICULTURE (See Figure 6)

Kaunakakai General Plan (County) Designation: PUBLIC & SEMI-PUBLIC (See Figure 7)

Zoning Designation: INTERIM ZONING

Present Usage: Portion of County baseyard. Occupied by a shop-office building used by County maintenance operations and by DAGS maintenance operations with parking around building.

Topography: Slight slope, practically level. Elevation 8.0 feet

Complementary Site and Identification:

Portion of the County baseyard extending from Kam V Highway to Parcel 13

adjoining the makai end of the former
State Office Building site and the
Chevron Service Station
Tax Map Key: 5-3-05, Portion of Parcel 10
Land Area: 1.683 acre or 73,311 sq. ft.
Owner: Maui County
State Land Use Designation: AGRICULTURE (See
Figure 6)
Kaunakakai General Plan (County) Designation:
PUBLIC & SEMI-PUBLIC (See Figure 7)
Zoning Designation: INTERIM ZONING
Present Usage: Portion of County baseyard.
Occupied by a shop office building and
by County and State Department of
Transportation maintenance operations
Topography: Practically level. Elevation
8.0 feet

2. Site B, Present Kaunakakai Park and Ballfield
(Figure 11)

The present Kaunakakai Park and Ballfield meets the minimum site selection criteria but is slightly below the desirable land area. It is located in the central part of Kaunakakai Town and adjacent to the existing County of Maui Community Center. A description of the site is given below:

Identification: Present Kaunakakai Park and
Ballfield
Tax Map Key: 5-3-02, portion of Parcel 94,
14 lots plus Ehue Street
Land Area: 193,007 sq. ft. or 4.43 acres
Owner: Molokai Ranch, Ltd. (lease to County
of Maui) The lease is for a term of 30
years starting August 23, 1965 "for
public park and recreational purposes"
at a rental of one (1) dollar per year
State Land Use Designation: URBAN (See
Figure 6)
Kaunakakai General Plan (County) Designation:
BUSINESS (See Figure 7)
Zoning Designation: INTERIM ZONING
Present Usage: Laid out with two baseball
fields--a little league field in the
narrower west end and a senior league
field in the east end. The east end,
makai corner is also occupied by two
cottages used by the Molokai Economic
Opportunity Facility.
Topography: Level, slight slope 9.5 to 11.0
feet elevation or 0.5% makai to mauka

3. Site C, Open Area Mauka of Kaunakakai Elementary School (Figure 11)

The open area mauka of the Kaunakakai Elementary School meets the desirable land size of 4.5 acres. It is located in the central part of Kaunakakai Town, adjoining the existing County of Maui Community Center, the Kaunakakai Elementary School and the Molokai Elderly Housing. A description of the site is given below.

Identification: Open area mauka of Kaunakakai Elementary School and west of Elderly Housing

Tax Map Key: 5-3-02, portion of Parcel 167

Land Area: 4.5 acres makai portion of 5.411 acres parcel

Owner: Molokai Ranch, Ltd.

State Land Use Designation: AGRICULTURE (See Figure 6))

Kaunakakai General Plan (County) Designation: PUBLIC & SEMI-PUBLIC (See Figure 7)

Zoning Designation: INTERIM ZONING

Present Usage: Open land, formerly cultivated. Used for holding fair/rallies and community events.

Topography: Slight slope, 9 feet to 12.0 feet elevation or 1.5% makai to mauka; swale along east edge and makai edge one to two feet deep to convey storm water normally dry.

Based on the discussion under site availability, this site was dropped from further consideration.

4. Hospital Site

The Molokai General Hospital's administration offered to sell to the State a portion of the hospital's property for siting the Kaunakakai State Office Building Complex.

However, a review by DAGS concluded that the hospital site should not be considered because it did not meet the following minimum site selection criteria:

a. Location

The hospital site is located on the fringe of the town next to private residences.

b. Access

The offsite development will require extensive road improvements involving possible relocation of residences, access will be through residential areas, and access will have a steep slope for pedestrians.

c. Topography

The steep slope of the site will require extensive grading to develop the site and to make the State Office Building accessible for the handicapped. The existence of the storm gully bisecting the site will require extensive drainage work.

5. Site Availability

The latest information received on the County's plans for Kaunakakai, as expressed by Mayor Hannibal Tavares in a meeting held on June 28, 1983 between the Mayor, the State Comptroller and members of their respective staffs, is as follows:

- a. The County wanted to reserve the site (Site C) immediately adjacent to the community center as an expansion area for their facilities.
- b. The County favored the ballfield (Site B) for siting the Kaunakakai State Office Building Complex.
- c. The County believes that government baseyards should be located away from Kaunakakai town. They, accordingly, are intending to relocate their present baseyard.
- d. The County intends to construct a ballfield at a site east of the school to replace the existing ballfield (at Site B), and hopes to start construction in two years pending the Council's approval.

An informal meeting was also held on June 28, 1983 with Mr. Aka Hodgins, manager of Molokai Ranch. Mr. Hodgins informed the Comptroller and staff of the following:

- a. Molokai Ranch had offered a site to the County for relocation of the ballfield (Site B). This will in turn permit Molokai Ranch to sell or lease Site B as business zoned lots.

- b. Molokai Ranch may not object to the State purchasing or trading properties for Site B, with a possible State property being the existing State Office Building site.
- c. He did not feel Molokai Ranch would object to the State constructing its new buildings at the existing State Office Building site.

From the preceding information, the following outlooks regarding the possible disposition of the sites were formulated:

1. Site A, Existing Civic Center and the Adjoining Baseyard Property

- a. The existing baseyard area adjoining the present State Civic Center site (Site A) shall be considered to be available for the new civic center on the basis that the County will relocate their baseyards away from Kaunakakai town.
- b. At the present, the County has no budget for the relocation of the baseyard. The County is, however, conducting preliminary discussions on exchanging their baseyard site for a Molokai Ranch property located elsewhere.
- c. Should this site be selected by DAGS, the actual acquisition of the baseyard, may not be readily accomplished until the baseyard is relocated.
- d. DAGS can construct the Kaunakakai State Office Building Complex in stages, with the baseyard area developed after the baseyard is relocated.

2. Site B, Existing Ballfield-Park

- a. The MCP recommends that this site be retained for park usage until a comparable ball park is constructed.
- b. The County favors this site for the Kaunakakai State Office Building Complex. The County hopes to start construction of a replacement ballfield-park in two years.
- c. There will be a strong opposition to the conversion of this park for the Kaunakakai State Office Building Complex until a replacement park is constructed.

- d. According to the terms of the lease on this park site, should the site "...cease to be used for public park and/or recreation purposes for a continuous period of six months or more, then the lessor shall have the right... to cancel this lease and resume possession of said demised property."
 - e. It is possible that Molokai Ranch will not object to DAGS selecting this site for the Kaunakakai State Office Building Complex.
 - f. Development on this site by DAGS would require that the initiation of construction be restrained until the replacement ballfield-park is completed.
3. Site C, Open Area Mauka of Kaunakakai Elementary School
- a. This site is used on occasions to hold fairs, rallies and community events to supplement the ballfield/park (Site A) area.
 - b. The selection of this site for the Kaunakakai State Office Building Complex would be following the MCP which designates the site for "P" PUBLIC/QUASI-PUBLIC usage.
 - c. The County wants this site to accommodate the future expansion needs of the County government.
 - d. In deference to the County's desires to retain Site C for its expansion needs, this study dropped consideration of Site C for reasons discussed previously.

CHAPTER 6
SITE SELECTION PLANNING MODELS
AND SITE EVALUATION

A. GENERAL

Two models were developed based on functional and environmental criteria to aid in the site selection for the State Office Building Complex. The formulation of these two models attempts to identify any adverse environmental effects the project may have on the community while fulfilling its physical and operational requirements for the benefit of the community.

The models will be used to represent an ideal site for the project against which prospective sites may be compared. Although no site may satisfy all of the criteria, the models are a useful tool because of the systematic manner in which the evaluation can be made.

B. FUNCTIONAL MODEL

The functional model pertains to those physical characteristics which directly affect the operational efficiency of the State Office Building Complex.

1. Foundation

The foundation of the proposed complex is a major concern. The type of soil underlying the complex will directly affect the cost of the complex. The evaluation of the foundation at each alternate site will be subcategorized into two elements as follows:

a. Soil Stability

This subcategory is identical to that of "Suitability as a source of road fill" that is found in Table 4 of the "Soil Survey Interpretations", prepared by the Soil Conservation Service Soil Survey^{1/}. The rating of soil as a fill material for roadways is a direct indication of compactability, acceptable bearing capacity, nominal

^{1/} Soil Survey Interpretations, Molokai. Report R43 prepared by Soil Conservation Service, U. S. Department of Agriculture in cooperation with the Department of Land and Natural Resources, State of Hawaii, January 1972.

settlement potential, and overall volume stability. The ratings of good, fair, and poor as presented in the above reference will be used in rating soil stability.

b. Shrink-Swell Potential

Certain types of soils tend to swell when their moisture content increases and tend to shrink upon drying. The higher the shrink-swell potential of a soil, the greater the amount of settlement that may occur beneath a pavement or a building. Additionally, swelling can disrupt the shape of the fill or foundation and thus damage the supported pavements and structures. Therefore, a high shrink-swell potential of a foundation material is very undesirable.

The foundation will be rated on the shrink-swell potential of the material as follows:

Poor - High shrink-swell potential

Fair - Moderate shrink-swell potential

Good - Low shrink-swell potential

The following generalized information on the physical properties and qualities of the soil in Kaunakakai will not take the place of on-site soil foundation tests, which will be made during the design of the buildings.

According to the Soil Survey Interpretations, Molokai^{1/} the site underlying the alternative sites in Kaunakakai are delineated to be a Jaucus-Mala-Pulehu association. This association occurs as a narrow band along the coastal plains of Molokai. It consists of soils that formed in alluvial and coral sand. The soils are on alluvial fans and drainageways. They are deep, nearly level and gently sloping. They tend to be composed of excessively drained and well-drained soils that have coarse-textured to fine-textured underlying material.

^{1/} Soil Survey Interpretations, Molokai. Report R43 prepared by Soil Conservation Service, U. S. Department of Agriculture in cooperation with the Department of Land and Natural Resources, State of Hawaii, January 1972.

The estimated physical and chemical properties as well as the interpretation of the engineering properties of the soils are described in Tables 3 and 4.

According to the tables, the Jaucas soil component is described to be sandy and poor for roadfill being unstable and highly erodible, but the Mala and Pulehu components are described to be loamy and good for roadfill. Together the Jaucus-Mala-Pulehu soil association is interpreted to be fair under soil stability.

The Jaucus, Mala and Pulehu soil components are described to have very low, low to moderate shrink-swell potential. Together this Jaucus-Mala-Pulehu association is interpreted to be of good characteristic regarding its shrink-swell potential.

The foundation ratings for the sites are as follows:

Site	Sub-Rating	
	Soil Stability	Shrink-Swell
A	Fair	Good
B	Fair	Good

2. Shape

The site should generally have a rectangular shape to incur a minimum amount of unusable land, and to enable the State Office Building Complex to be sited with reasonable provisions to take advantage of the prevailing winds for natural ventilation and to avoid the heating effect of the sun. Where the lengths and widths vary, the average distance would be used. The ratings for shape shall be based on a generally rectangular site with length-to-width ratios as follows:

Good	1:1 to <1.5:1
Fair	1.6:1 to <2.4:1
Poor	2.5:1 and greater

The shape ratings for the sites are as follows:

Site	Length to Width Ratio	Rating
A	1.1 to 1	Good
B	1.0 to 1	Good

TABLE 3
ESTIMATED PHYSICAL AND CHEMICAL PROPERTIES OF SOILS

SOIL ASSOCIATION AND MAJOR SOILS	DEPTH TO BEDROCK (feet)	DEPTH FROM SURFACE (inches)	CLASSIFICATION		PERMEABILITY (inches per hr.)	AVAILABLE WATER CAPACITY (inches per in. of soil)	REACTION (pH Value)	SHRINK SWELL POTENTIAL	CORROSION	
			USDA TEXTURE	UNIFIED					UNCOATED STEEL	CONCRETE
1. JAUCAS-MALA-PULEHU										
Jaucas	5+	0-14	Sand	SF	6.3-20.0	0.07-0.09	6.6-7.3	Very low	Low	Low
Mala	5+	14-60	Sand	SF	6.3-20.0	0.05-0.07	6.6-7.3	Very low	Low	Low
Pulehu	5+	0-40	Silty clay	ML - MH	0.63-2.0	0.11-0.13	6.1-7.8	Moderate	Moderate	Low
		40-60	Sand	SF	6.3-20.0	0.06-0.08	7.4-7.8	Low	Moderate	Low
		0-33	Clay loam & loam	CL	0.63-2.0	0.11-0.13	6.6-7.3	Moderate	Low	Low
		33-47	Loamy sand & fine sandy loam	SM	2.0-6.3	0.11-0.13	7.4-7.8	Low	Low	Low
		47-60	Silt loam	ML	0.63-2.0	0.11-0.13	7.4-7.8	Low	Low	Low

Source: Soil Survey Interpretations, Molokai. Report R43 prepared by Soil Conservation Service, U.S. Department of Agriculture in cooperation with the Department of Land and Natural Resources, State of Hawaii, January 1972, p. 37.

TABLE 4
 INTERPRETATION OF ENGINEERING PROPERTIES OF SOILS

SOIL ASSOCIATION AND MAJOR SOILS	SUITABILITY AS SOURCE OF						SOIL FEATURES AFFECTING ENGINEERING PRACTICES			
	TOPSOIL	ROADFILL	HIGHWAY LOCATION	FARM BONDS		IRRIGATION	TERRACES AND DIVERSIONS	CRASSED WATERWAYS		
				RESERVOIR AREA	EMBANKMENT					
1. JAUCAS-MALA- PULEHU										
Jaucas	Poor; low available water capacity	Poor; unstable; highly erodible	Unstable slopes; erodible	Sandy pervious material	Highly pervious; poor stability	Low available water capacity; rapid intake rate	Unstable embankment; sandy material; rapid permeability	Highly erodible; low available water capacity low fertility		
Mala	Good	Good	Subject to flooding on 0 to 3 percent slopes	Subject to flooding on 0 to 3 percent slopes; moderate permeability	1/	Slopes as much as 7 percent; moderate permeability	Susceptible to siltation	Susceptible to siltation of channels; difficult to establish plants		
Pulehu	Good	Good	Subject to flooding in low areas	Moderate permeability; subject to flooding in low areas	Good compaction characteristics; high shear strength	Slopes as much as 7 percent; moderate permeability	Subject to stream overflow in low areas	Slopes as much as 7 percent		

1/ All features favorable.

Source: Soil Survey Interpretations, Molokai. Report R43 prepared by Soil Conservation Service, U.S. Department of Agriculture in cooperation with the Department of Land and Natural Resources, State of Hawaii, January 1972, p. 37.

3. Slope

A 5% or greater slope would most likely involve additional cost for terraced construction to make the Complex readily accessible to the handicapped. The greater the slope, the greater the additional cost.

The slope is calculated by dividing the difference of the highest and lowest elevation contour lines traversing the site by the horizontal distance generally measured perpendicular to the contour lines. Where the slope varies, the average is used. The ratings for slope are as follows:

Good - <5%
Fair - 5% to <10%
Poor - 10% or greater

The two sites are almost level, gently sloping down makai.

The slope ratings for the sites are as follows:

<u>Site No.</u>	<u>Slope</u>	<u>Rating</u>
A	0.8%	Good
B	0.6%	Good

4. Accessibility

This item is subcategorized to five elements as follows:

a. Pedestrian

The ratings for this element are based on the number of sides accessible for the pedestrian as follows:

Good - Three sides

Fair - Two sides

Poor - One side

b. Automobile

The ratings for this element are based on the number and type (length or width) of sides abutting the fronting through roadways as follows:

Good - One length and one width

Fair - One length or two widths

Poor - One width only

c. Bus Service

The ratings for this element are based on availability and proximity to a bus line as follows:

Good - Available within 1/4 mile from the site.

Fair - Available within 1/2 mile from the site.

Poor - Unavailable or available greater than 1/2 mile from the site.

Since Kaunakakai is not provided with bus service, the two sites will be rated to be poor under this element.

d. Traffic Safety

The ratings for this element are based on the traffic handling capability of the frontage roadways as follows:

Good - Access directly off the main highway serving and/or passing through the service area.

Fair - Access via a through street capable of handling the civic center traffic generated between 9:00 a.m. and 3:00 p.m.

Poor - Access via a dead-end roadway.

e. Pedestrian Safety

The ratings for this element are based on the adequacy of the roadway features along the shoulders for the pedestrian as follows:

Good - Adequate sidewalks and crosswalks are available to the site.

Fair - Adequate sidewalks can be provided along the normal pedestrian routes.

Poor - The frontage road needs to be substantially improved - widened, signalized, potential need for pedestrian overpass/underpass in addition to sidewalk/shoulder improvements.

The accessibility rating for the sites are shown in Table 5.

5. Utility and Drainage

This item is subcategorized into water, sewer, drainage, power and communication systems. The ratings for this item are based on availability and adquacy as follows:

Good - All utility and drainage systems are available along the frontage road and are adequate to meet the design year requirements.

Fair - One or two utility and drainage systems are unavailable along the frontage road or inadequate to meet the design requirements. However, adequate lines are available within 300 feet. In the case of power and communication systems, the distance is within 500 feet.

Poor - One or more utility and drainage systems are unavailable along the frontage road or inadequate. It will require development or extension to meet the civic center needs of the unavailable or inadequate systems at a substantial cost.

a. Water

Figure 12 shows a 6-inch and a 4-inch waterline fronting Sites A and B respectively. These waterlines are inadequate to provide the necessary fire flow requirements. The Board of Water Supply estimates a cost of approximately \$100,000 for improvements to the BWS system.

b. Sewer

Figure 12 shows 8-inch sewer lines fronting the two sites. These should be adequate for the civic center.

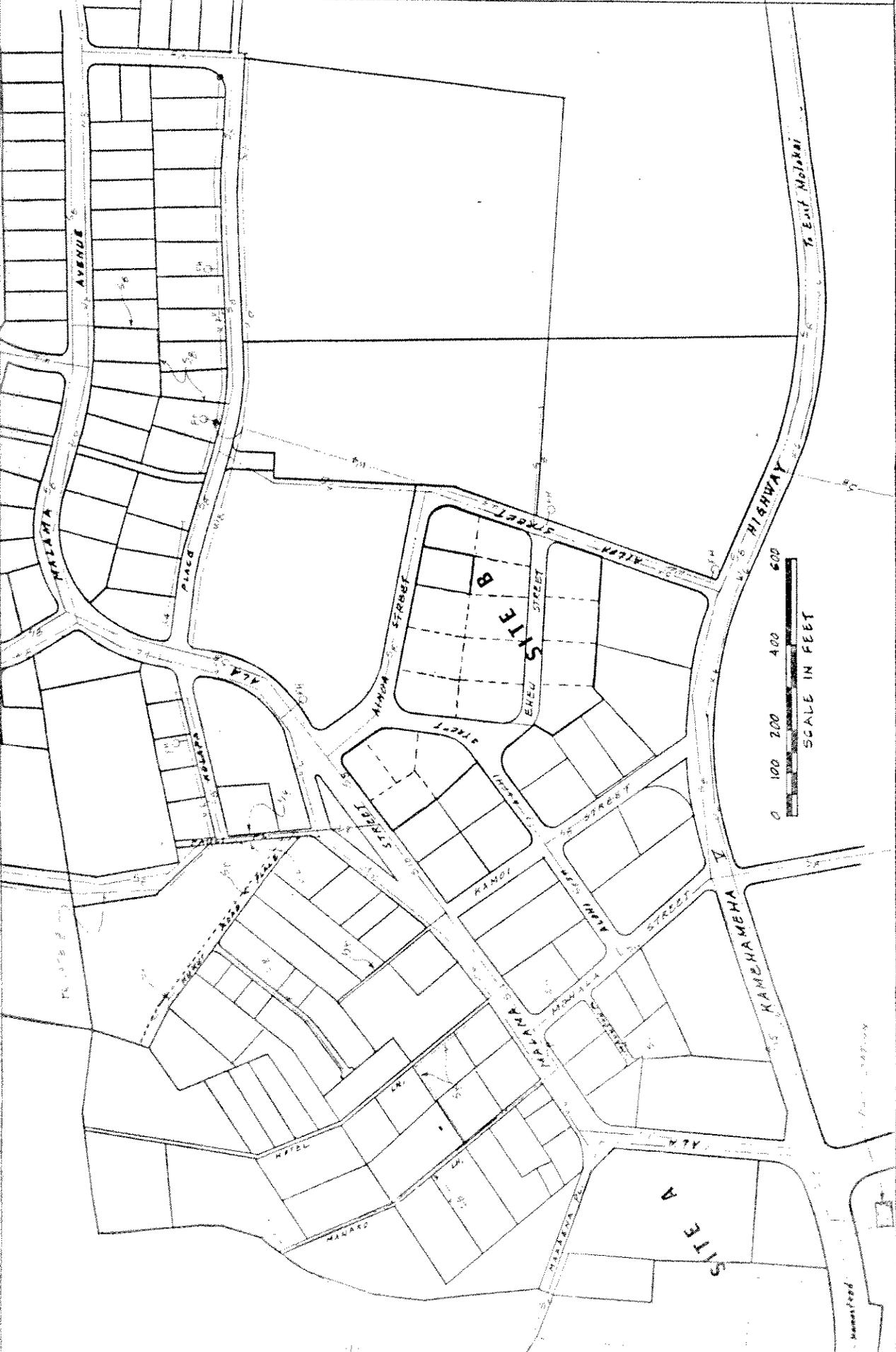
TABLE 5

ACCESSIBILITY AND SAFETY

Site No.	ACCESSIBILITY						SAFETY			
	Pedestrian		Automobile		Bus Service		Traffic		Pedestrian	
	No. of Sides	Rating	No. and Type of Sides	Rating	Availability	Rating	Access	Rating	Pedestrian	Rating
A	3-Kam V Hwy., Ala Malama St. and Makaena Pl.	Good	3-Kam V Hwy., Ala Malama St. and Makaena Pl.	Good	Not Available	Poor	Access via Kam Hwy. and Ala Malama St.	Good	Sidewalk provided along Ala Malama St. Sidewalk can be provided along Kam V Hwy. and Makaena Pl.	Good
B	3-Ainoa, Ailoa & Alohi St.	Good	2-Ainoa St. and Ailoa St.	Good	Not Available	Poor	Access via Ainoa-Ailoa Sts.	Fair	Sidewalk can be provided along Ainoa and Ailoa Sts.	Fair

EXISTING UTILITIES

FIGURE 12



c. Drainage

Kaunakakai Town has no underground drainage system. Thus the storm runoff at the two sites are disposed of by overland flow into adjoining properties of lower elevation. Since there is no drainage system to connect too, disposal of water by overland flow will be continued.

d. Power and Communication

There are adequate power and communication provisions within 300 feet of the two sites.

e. Rating

The utility and drainage ratings for the sites are as follows:

<u>Site No.</u>	<u>Remarks</u>	<u>Rating</u>
A	Fire flow water system inadequate. No drainage system.	Poor
B	Fire flow water system inadequate. No drainage system.	Poor

6. Adverse Effects from Adjacent Activities

This criterion is subcategorized into two elements.

a. Industrial/Commercial/Agricultural Activities

This criterion is based on the adverse impact of adjacent noncompatible activities on the State Office Building Complex. The ratings for this criterion are based on the following:

Good - The site is not located in the vicinity of an industrial/commercial/agriculture activity that will create nuisances such as noise, dust, odors, smoke, etc.

Fair - The site is located in the vicinity of an industrial/commercial/agriculture activity that will create some nuisances such as noise, dust, odors, smoke, etc.

Poor - The site is located adjacent to an industrial/commercial/agriculture activity that will be a constant source of nuisance such as noise, dust, odors, smoke, etc.

The ratings on adverse effects from adjacent activities for each site are as follows:

<u>Site No.</u>	<u>Industrial/Commercial/Agricultural Activities</u>	<u>Rating</u>
A	Proceeding on the basis that the present base-yard operations will be relocated into another area, this study follows accordingly that this area will be cleared of all industrial uses.	Good
B	Adjacent properties General Planned for commercial use. The economic state of Kaunakakai does not seem to indicate the establishment of a nuisance emanating industry.	Good

b. Traffic Noises

The ratings for this element are based on the impact of noises generated by traffic on the State Office Buildings. Since Molokai has only a few heavy trucks and Kamehameha V Highway fronting the town has a 20 MPH speed limit between Manila Place on the west and Kapaakea on the east which limits the traffic noises, the ratings for disturbing traffic noises was based on its distance from Kamehameha V Highway.

Good - The site is more than 200 feet away from Kamehameha V Highway.

Fair - The site abuts Kamehameha V Highway on the windward side.

Poor - The site abuts Kamehameha V Highway on the leeward side.

The traffic noise ratings for each site are as follows:

<u>Site No.</u>	<u>Description</u>	<u>Rating</u>
A	The site is more than 200 feet distant from Kamehameha Highway	Good
B	The site is more than 200 ft. distant from Kamehameha V Highway.	Good

C. ENVIRONMENTAL MODEL

The environmental criteria under this model pertains to the environmental characteristics of the sites which affects the environmental setting of the community.

1. The Relationship to Land Use Plans, Policies, Controls and Proposals for the Affected Area

a. Conformance With the State Land Use Designation (See Figure 6)

The ratings under this criterion are based on supporting the intent of the State Land Use Commission as follows:

Good - The site is within an URBAN district.

Fair - The site is within an AGRICULTURE or CONSERVATION district and is adjacent to an URBAN district.

Poor - The site is within an AGRICULTURE or CONSERVATION district and is not adjacent to the URBAN district.

The State Land Use ratings for each site are as follows:

<u>Site No.</u>	<u>Discussion of Site</u>	<u>Rating</u>
A	The 2.234 acre State Office Building site and the 0.481 acre County property are within the URBAN district. The additional 1.683 acre portion of the adjacent Parcel 10 is within the AGRICULTURE district.	Fair
B	The site is within the URBAN district.	Good

b. Conformance With the Kaunakakai General Plan (See Figure 7)

The ratings under this criterion are based on conformance with the Kaunakakai General Plan.

Good - The site is designated for PUBLIC or SEMI-PUBLIC use.

Fair - The site is designated for RESIDENTIAL, APARTMENT or BUSINESS use.

Poor - The site is designated for RESORT, INDUSTRIAL, AGRICULTURE, PRESERVATION, MILITARY or CEMETARY use.

The Kaunakakai General Plan ratings for each site are as follows:

<u>Site No.</u>	<u>Designated Use in General Plan</u>	<u>Rating</u>
A	PUBLIC and SEMI-PUBLIC	Good
B	BUSINESS	Fair

c. Conformance With the Special Management Area (Coastal Zone Management) Rules and Regulations (See Figure 9)

Sites within the Special Management Area are subjected to additional rules and regulations of the County of Maui. The ratings under this criterion are based on the following:

Good - The entire site is outside this area.

Fair - A portion of the site is within this area.

Poor - The entire site is inside this area.

Since the two sites as well as the entire town of Kaunakakai are within the SMA shown in Figure 9, the two sites are rated Poor under this criterion. However, it should be noted that the two sites do not affect the coastal zone management for which the SMA rules and regulations were established.

d. Conformance With the National Flood Insurance Program's Flood Area Designation (See Figure 13 for Floodway Flood Boundary and Floodway Map)

The ratings under this criterion are based on the following:

Good - The entire site is outside the Floodway.

Fair - A major portion of the site is outside the Floodway with occupant structures developable outside the Floodway.

Poor - A major portion of the site is within the Floodway.

The two sites are outside the Floodway and are accordingly rated Good.

e. Conformance With the County Zoning Ordinance

The ratings under this criterion are based on the following:

Good - The site is zoned BUSINESS or APARTMENT.

Fair - The site is zoned RESIDENTIAL or HOTEL.

Poor - The site is zoned AGRICULTURAL, INDUSTRIAL or PRESERVATION.

FIGURE 13
FLOOD BOUNDARY AND FLOODWAY MAP

KEY TO MAP

- 500 Year Flood Boundaries
- 100 Year Flood Boundaries
- FLOODWAY FRINGE
- 100 Year Flood Boundary
- 500 Year Flood Boundary
- Approximate 100 Year Flood Boundaries
- Cross Section Line
- Limit of Coastal High Hazard Area
- Elevation Reference Mark
- Coastline Map

NOTES TO USER

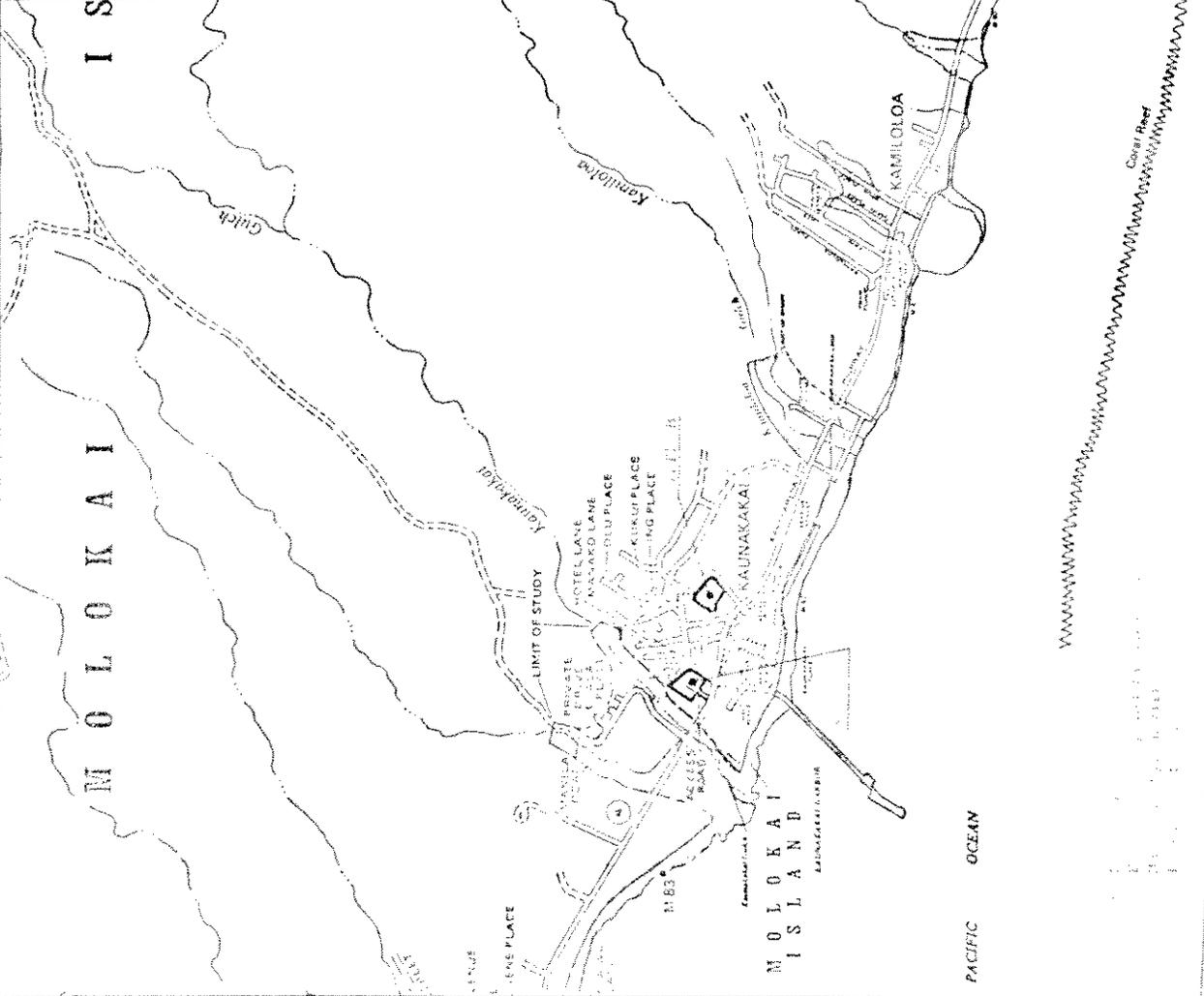
Boundaries of the floodways were determined at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Insurance Administration.

This map was prepared to support minimum flood plain management regulations. It may not show all areas subject to flooding in the community or all potential features outside special flood hazard areas.

For obtaining map panels, see separately printed index to Map Panels.

RM 7 X
 M 20

APPROXIMATE SCALE
 2000 0 2000 FEET

g. Conformance with the Provisions of the
Historic, Cultural and Scenic District

The ratings under this criterion are based on the following:

Good - The site is outside this district thus there will be no chance of the civic center conflicting with any intent of the ordinance covering this district. If the site is within this district, the civic center will greatly support the intent of the ordinance and the benefits to the district derived from establishment of a civic center will far outweigh any adversity.

Fair - The site is within this district and there may be potential conflict with the intent of the ordinance covering this district. The benefits to the district derived from establishment of a civic center will generally balance any adversity. The site could have better uses in terms of enhancing the district.

Poor - The site is within this district and there will be a strong conflict with the intent of the ordinance covering this district. The benefits to the district derived from establishment of a civic center will be minimal and be far outweighed by other adversities.

No area in Kaunakakai Town is designated as an Historic, Cultural or Scenic District. As such, the two sites are rated good.

2. Any Probable Adverse Environmental Effects Which
Cannot be Avoided

Because this subject matter is difficult to quantify, the ratings of Good, Fair and Poor will not be used. Instead a discussion on how each of the subcategories are affected by the establishment of the civic center at the various alternative sites and a determination of whether the environmental effects are significantly adverse or not significantly adverse will be made.

a. Technical

- (1) Transportation - The impact of the project on the alternative sites, on the need for road improvements and effects on the project clientele's visitation trips and staff's commuting trips will be discussed.

Discussion - The two sites are located along the route via Ala Malama Street and Ainoa Street, not more than 1,000 feet separates Site A from Site B. Considering the accessibility of the two sites from any part of town and from other parts of Molokai, no additional roadway need to be provided for the project. The location will also make it conveniently accessible for the people to walk from one part of town to the sites.

- (2) Energy - The impact of the establishment of the project at the alternative sites on the efficient use of energy resources.

The State Office Buildings will be laid out and designed for natural ventilation wherever possible. Air conditioning will be considered for functional reasons. Other energy conservation measures will be incorporated in the design of the facilities such as area lighting, regulated lighting controls, building orientation and shading, use of natural ventilation, etc.

- (3) Traffic - The impact of the establishment of the project at the alternative sites on the traffic along the project's fronting roads.

The State Office Building Complex will collectively contain the programmed State agencies and will significantly attract more traffic than at present where the State agencies are scattered.

The State Office Building Complex's traffic consists of a) the commuting employees traffic to and from work and b) public clientele of the State agencies. The traffic caused by the employees will be quickly dissipated as

they park their cars in the morning and leave in the afternoon. Of possible concern is the traffic between 9 a.m. to 3 p.m. when the State agencies' public clientele joins the traffic together with the people going to the stores, offices, shops, etc. This concern is expected as Kaunakakai Town is inadequately provided with off-street parking accommodations. The State Office Building Complex will not, however, substantially contribute to the parking problem as the Complex will be provided with off-street parking for its clientele.

- (4) Summary - The establishment of the project at either of the sites is not believed to have any significantly adverse environmental effects in the subcategories of transportation, energy consumption and traffic and parking conditions.

b. Economic

- (1) Land Development - The impact of the establishment of the project over other development at the alternative sites.

Site A

The 2.234-acre State land controlled by DAGS is a major part of Site A. DAGS has no other development proposed for its land.

The governmental land use regulatory plans designates a portion of the adjoining baseyard site for AGRICULTURAL use. However, being that it is a part of Kaunakakai Town, it is doubtful that this site will be developed for agricultural use.

Site B

This site is subdivided to be comprised of over a dozen lots sized 9,000 sq. ft. to 14,000 sq. ft. plus interior roadways. Should the need for business sites be raised, it is presumed that the owner will choose to make it available for business uses upon termination of the present lease in 1995.

All governmental land use plans call for this site to be designated for BUSINESS use. The establishment of the project on this site will reduce the amount of land for business use by the private community.

The business community has already expanded into the area makai of Kamehameha V Highway so it would not be unthinkable to foresee a possible expansion of this makai area into additional business uses.

- (2) Employment - The impact on the establishment of the project at the alternative sites on the employment situation in Kaunakakai.

Regardless of whichever site is selected, the project will provide employment for the design consultant and construction forces. It is possible that residents of Molokai could be hired on the design and construction work forces.

Upon completion of the project, the State agencies will be relocated from their present work locations into this new facility. As time goes by and the work load of the State agencies increases, additional people will be routinely hired to staff the State agencies.

- (3) Project Cost - The input of the expenditure required to undertake the project on the State's fiscal situation.

The estimated cost of the project at either of the alternate sites (discussed in detail in a later portion of this report) are as follows:

<u>Site</u>	<u>Project Cost</u>
A	\$6,176,000
B	\$6,377,000

- (4) Removing Land From Tax Base - The input on the establishment of the project at the alternative sites on the tax base.

The two properties being considered, do not pay any property taxes. In terms of the effect of the State acquiring either of the two properties, the effect should not be of serious concern.

- (5) Summary - There will be no significant differences in the project cost between the alternative sites which will effect the State's limited capital improvement budget. Other than the budgetary ceiling there will be no adverse environmental effects due to the financial aspects of this project.

c. Social

- (1) Population - The impact of the establishment of the project at the alternative sites on the population growth and patterns.

The establishment of the project at any of the sites will have no significant impact on effecting the population's status. The project is to be sited in an urbanized area and is responding to the need to provide government services for the population rather than acting as a catalyst for the population growth, patterns of growth.

- (2) Park, Recreation and Open Space - The impact of the establishment of the project at the alternative sites on the preservation, maintenance, and promotion of scenic, historic, cultural parks, recreation areas, shorelines and valued open spaces.

The selection of Site A will not directly affect any parks, recreation and valued open spaces.

The selection of Site B will cause the loss of the only ballfield in Kaunakakai. Should the site be selected and actions be taken to acquire and to develop the site for the project, Kaunakakai will be without a ballfield. Unless a replacement ballfield-park is developed, the loss of the ballfield will be severely felt by the community.

Considering the following, it can be assumed that this area may in the future be reclaimed by the landowner and converted for business uses:

- (a) The entire ballfield-park area including Site B is designated for BUSINESS use in the Kaunakakai General Plan.
 - (b) The Molokai Community Plan follows by also showing this area for BUSINESS use.
 - (c) Both plans further designated the area east of the Kaunakakai Elementary School for a park.
 - (d) The entire ballfield-park is presently subdivided into varied sized lots from 9,283 sq. ft. to 14,222 sq. ft. with included streets.
- (3) Community Life and Housing - The impact of the establishment of the project at the alternative sites on lifestyles and on the housing situation.

Since Site A is composed of State offices, and the County baseyard and Site B is a ballfield-park and since the designated planned uses does not call for residential or cultural type uses, this project should not have any adverse impact on the lifestyles and on the housing situation of the people.

The alternative sites are situated in close proximity, so there should be no significant impact on the employees and the clientele whether the project is located on one site or another.

- (4) Education and Culture - The impact of the establishment of the project at the alternative sites on fostering of the culture and the arts.

The alternative sites are located in close proximity and the project should not have any adverse effect on culture and the arts in Kaunakakai whether situated in one site or another.

- (5) Relocation - The impact of the establishment of the project at the alternative sites where the present occupants-owners or tenants need to be relocated.

Selection of Site A would require the following relocations:

- (a) Permanent relocation of the base-yard operation.
- (b) Temporary relocation of the State agencies until the new State Office Building Complex is completed.

Selection of Site B would require the following relocations:

- (a) Permanent relocation of the ballfield park and facilities.
- (b) Permanent relocation of the Molokai Economic Opportunity Facility.

- (6) Summary - The establishment of the project at either of the two sites are determined to have the impacts on the subcategories as noted in the following table.

Site	Population	Parks, Recreation and Open Space	Community Life & Hsg.	Education and Culture	Relocation
A	Not Adverse	Not Adverse	Not Adverse	Not Adverse	Adverse
B	Not Adverse	Adverse	Not Adverse	Not Adverse	Adverse

d. Environmental

- (1) Land, Water, Mineral and Natural Resource - The impact of the establishment of the project at the alternative sites on the conservation and protection of the natural resources.

The two sites are within the Special Management Area (SMA), however the

development of either of the two sites is neither expected to adversely affect the coastal resources nor be counter to objectives and policies of the SMA regulations.

- (2) Noise - The noise impact of the establishment of the project at the alternative sites.

During the construction of the project at any of the sites, there will be the commonly associated noises from the earth moving equipment, construction equipment and tools.

The construction noises will not be in excess of the acceptable limits as regulated by the Department of Health.

Following the completion of the project and its occupancy, the project will not generate any noises in excess of the acceptable limits as regulated by the Department of Health.

- (3) Flora and Fauna - The impact of the establishment of the project at the alternative sites on the protection of endangered or valued species of flora and fauna.

Other than the common birds and rodents and plantings, there are no endangered or valued species of flora or fauna at the two sites.

There are some plantings on Sites A and B, such as coconut, monkeypod and banyan trees, which if determined to be appropriately situated to provide shading shall be retained.

The development of either of the two sites will not have any adverse effect on endangered or valued flora and fauna on the sites.

- (4) Aesthetics - The impact on the establishment of the project at the alternative sites on the aesthetic features of the sites.

The two sites could by some people be considered to be aesthetic. Sites A and

B are green and add a refreshing touch to the town and Site B is spacious and open.

The project as constructed will be landscaped with green lawns and shady trees somewhat similar to the existing appearances of Sites A and B but still not be able to retain the spacious openness of Site B.

- (5) Summary - The establishment of the project at either of the sites are not believed to have any significantly adverse impact in the subcategories of conservation and protection of land, water, minerals, natural resources, flora and fauna, the retention of aesthetic features of the sites and in the noises emanating from the sites.

3. Any Irreversible and Irretrievable Commitments of Resources

The impact of the establishment of the project at the alternative sites regarding the irreversible and irretrievable commitments of resources.

The development of the project regardless of the site selected will commit land, labor and construction materials. Should the State Office Building Complex be abandoned in the future, the facility could be used for other purposes.

D. PROJECT COST

A major consideration in the site selection is the project costs composed of land acquisition, occupant displacement, relocation and replacement, site development and building construction of each alternate site.

There is a possibility that a land exchange could be worked out for the County lands on Site A with State land. This could dispense the need for purchasing the County lands on Site A. Similarly, there is a possibility that a land exchange could be worked out for Site B owned by Molokai Ranch, Ltd. with State land. This also could dispense the need for purchasing Site B.

In summary, the basic costs of the land exchange consists of the cost of Site A and B. That is whatever the State offers in exchange, the cost of the exchange is reflected in the costs of the site being acquired. The land exchanges for either of the two sites will,

however, result in the earlier acquisition and less troublesome or complicated development of the project at one site or the other.

The following discussion on the two sites establishes the basis for the cost estimate of each item.

Site A

The total acreage being considered is 4.398 acres and includes the present 2.234 acre civic center site, and the 2.164 acre County's baseyard site as shown in Figure 11.

The selection of this site will, therefore, require the acquisition of the County's baseyard consisting of the 0.481 acre, Parcel 13 and the 1.683 acre, Lot No. 49-B-2 transferred to the County.

The selection of this site will require the total displacement of the baseyard operations. The selection of this site may also require the temporary relocation of the State government operations situated on the civic center site except for the library. The library building is in relatively fair condition and will be retained.

It is determined by this review that the cost of acquiring Site A should be based on the following:

- o Purchase of properties - Parcel 13, and Lot No. 49-B-2.
- o Displacement of occupants - Parcel 13 (includes DAGS maintenance operation) and Lot No. 49-B-2.
- o Temporary relocation of State agencies (lease of alternate facilities) - Parcel 12.

Site B

This area is subdivided with the tax maps showing the designated lots and roadways as reproduced in Figure 11.

Based on the required acreage and the configuration of the subdivided area, a suitable site for this project which may probably be also acceptable to the land owner is the 4.5 acre portion of Parcel 94 comprised of the lots bounded by Ailoa, Ainoa, and Alohi Streets, and the makai lots on Eheu Street.

Besides being the ballfield-park, this site includes the facilities of the Molokai Economic Opportunity Facility occupying approximately a quarter acre along Ailoa Street.

Should this Site B be selected, the ballfield-park will be lost. Being that the County will be without a ballfield-park, the State will be obligated to provide funding for a replacement ballfield-park. This funding could be an aid to County grant by the State legislature.

It is determined by this review that the cost of acquiring Site B should be based on the following:

- o Purchase of portion of Parcel 94.
- o Relocation of the ballfield-park including funding the purchase of an alternate ballfield-park site.
- o Displacement of the Molokai Economic Opportunity facility.

1. Land Acquisition Cost.

The basis for estimating the acquisition cost of the land including improvements are the County Department of Finance's assessed valuation as computed from their estimates of the fair market value as presented in Table 6.

The above basic land acquisition costs were reworked to reflect 1) the considered highest and best use of the site, 2) only the amount of land required, 3) the improved access to the site and 4) the projected escalated cost. The estimated land acquisition cost for the alternative sites are presented in Table 7.

2. Construction Cost

The following conditions at the two sites are relatively similar or of minor differences, lead to the conclusion that they would not significantly effect the cost of constructing the State Office Building at one site or another:

Soils: The soil at the two sites are expected to be of similar physical properties with favorable foundation characteristics.

Slope: The slope of the two sites are relatively slight and no extensive excavation and excessive grade separations are anticipated.

TABLE 6
DEPARTMENT OF FINANCE'S PROPERTY EVALUATION

Site	TMK	Area in Acres	General Land Classification	1982 Assessed Valuation		Fair Market Value		Total
				Land	Improvements	Land	Improvements	
A	5-3-05:12	2.234	1, Single Family, Residential	Not Evaluated	Not Evaluated	Not Evaluated	Not Evaluated	Not Evaluated
	5-3-05:13 (County Baseyard)	0.481 (20,957 sq. ft.)	1, Single Family, Residential	\$1 (Not Evaluated)	\$1 (Not Evaluated)	\$308	\$24,167	Not Evaluated
	Lot No. 49-B-2 (Former Molokai Ranch Land. Portion used by County for baseyard)	1.683	5, Agriculture	\$185 ^{1/}	\$14,500			\$24,475
B	5-3-02:94	5.699 (248,247 sq. ft.)	3, Commercial	\$294,917	\$24,448 (Two Bldgs.)	\$491,528	\$40,747	\$532,275
Reference Lot	5-3-05:11 (Standard Oil, Ltd.)	0.715 (31,145 sq. ft.)	3, Commercial	\$123,321 ^{1/}	\$65,023 (Service Station)	\$205,385	\$108,372	\$313,757

^{1/} No change from 1980 valuation.

TABLE 7
 ESTIMATED PROPERTY ACQUISITION COSTS
 (Projected for February, 1986)

Site	TRK	Area in Acres	Highest & Best Use	Adjustments	Acquisition Cost		
					Land	Improvement	Total
A	5-3-05:12	2.234	Commercial	-----	0	0	0 ^{1/}
	Lot No. 49-B-2	1.683	Commercial	Same basis as Parcel 11 ^{2/} Land, \$302,000/ac. x 1.683 ac. x 85% Imprv., 1982 FWV + 10% inflation	\$432,000	\$27,000	\$459,000
A Total Excluding Reference Lot	5-3-05:13	0.481	Commercial	Same basis as Parcel 10 ^{2/}			
	Various	4.398	Commercial		\$555,000	\$37,000	\$692,000
B	5-3-02 Por. of 94	4.43	Commercial	Unimproved - rated at 70% of developed	937,000	\$50,000	\$987,000
Reference Lot	5-3-05:11 (Corner Lot)	0.715	Commercial	Land, 1982 FWV + 5% inflation Impr., 1982 FWV + 10% inflation	\$216,000 (\$302,000/ acre)	\$119,000	\$335,000

1/ State owned, no acquisition involved.
 2/ Interior lot reduction of 15%.

Existing Obstacles: Strictly referring to the construction cost of erecting the State Office Building at one site or another, the following obstacles are not expected to substantially effect the building construction cost.

a. Site A

Existing obstacles consist of the Library, former Police Station and Jail, former County Office Building, County Shop-Garage, parking lots, the District Court Building, the County Shop Building on Parcel 12, the County property, and the County-State steel framed building, fueling station and driveway on the portion of Lot No. 49-B-2 occupied by the baseyard.

Should the decision be made to choose this site for the siting of the State building, all the above structures, except for the Library, would have to be vacated and removed from the site or demolished.

The estimated \$100,000 cost for demolishing the structures shall be considered as site development cost, separately from the building construction cost.

b. Site B

The existing obstacles consist of the two baseball diamonds, bleachers, high backstop fencing and the two cottages occupied by the Molokai Economic Opportunity Facility.

Should the decision be made to choose this site for the siting of the State building, the above facilities would have to be removed or demolished.

The estimated \$20,000 for demolishing the facilities shall be considered as site development cost, separately from the building construction cost.

Building Construction Cost: Except for the different site development costs of the two sites attributed to the existing conditions, the basic costs of constructing the State Office Building, at an estimated sum of \$4,570,000 as shown in Table 8, at either of the two sites are not expected to differ substantially.

TABLE 8
FACILITIES COST ESTIMATE
(in thousands of dollars)

PROJECT: Kaunakakai State Office Complex

I. PLANS

1.	Development Report..	\$	_____
2.	Other Reports.....	\$	_____
3.	TOTAL PLANS (lines 1+2).....	\$	---

II. LAND

4.	TOTAL LAND (separately estimated).....	\$	---
----	--	----	-----

III. DESIGN

5.	Building (based on line 15)...	\$	173
6.	Equipment (based on line 26)...	\$	12
7.	TOTAL PLANS (lines 5+6).....	\$	185

IV. CONSTRUCTION

8.	Building (Hon. Index Cost)	\$	1,748 ^{a/}
9.	Sitework (Hon. Index Cost)	\$	180
10.	Parking (Hon. Index Cost)	\$	78 ^{b/}
11.	Utilities (Hon. Index Cost)	\$	Incl. in sitework
12.	Landscaping (Hon. Index Cost)	\$	Incl. in sitework
13.	Subtotal (lines 8+9+10+11+12).....	\$	2,006
14.	Time Escalation (35% of line 13)	\$	702
15.	Subtotal (lines 13+14).....	\$	2,708
16.	Regional Factor (30% of line 15)	\$	812
17.	Subtotal (lines 15+16).....	\$	3,520
18.	Contingency (based on line 17)...	\$	77
19.	Inspection (based on line 15)....	\$	100
20.	Subtotal (lines 17+18+19).....	\$	3,697
21.	Works of Art (1% of line 20)....	\$	37
22.	Conditional Fac. (15% of line 20)	\$	556
23.	TOTAL CONSTRUCTION (lines 20+21+22).....	\$	4,290

V. EQUIPMENT

24.	Equipment (Hon. Index Cost).....	\$	50
25.	Time Escalation (35% of line 24)...	\$	18
26.	Subtotal (lines 24+25).....	\$	68
27.	Regional Factor (30% of line 26)...	\$	20
28.	Equip. Inspec. (based on line 26)...	\$	7
29.	TOTAL EQUIPMENT (based on lines 26+27+28).....	\$	95

VI. TOTAL PROJECT COST.....\$ 4,570

a/ 14,210 net sq. ft. excluding Judiciary + 50% gross building factor =
21,315 sq. ft. x \$94/sq. ft. = \$2,004,000

b/ Parking, 26,000 sq. ft. @ \$3/sq. ft. = \$78,000

c/ Escalation, 1/84 to 10/87 Bid Opening = 46 mos. @ 3/4%/mo = 35%

3. Displacement Cost

According to the State statutes, any owners or tenants occupying real property and displaced by government action should be compensated. The displacee's compensation consists of relocation payments and payment for replacement housing for owners of dwellings.

The displacement involved in this project do not involve dwellings, so therefore, the displacees are only eligible for relocation payments. According to the statutes, a relocation payment to a displacee shall be for his or its actual and reasonable moving expense.

The moving expense is estimated to be a relatively minor cost as follows:

<u>Site</u>	<u>Estimated Displacement Cost</u>
A	\$60,000
B	\$20,000

4. Relocation and Replacement Cost

The expense of relocation and replacement are not required by statute but are included in this review since the possible acquisition and the required displacee payments under the statute will not be enough to make up for the loss of the facilities and the disrupting effect on the County's operations and programs conducted at the facilities on the sites being considered.

These relocation and replacement costs are costs which the County may request the State to fund as part of the project cost.

Summary of Estimated Relocation and Replacement Costs

The measurable impacts of the selection would be 1) the financial cost and 2) time. Time, the project start date, is delayed for the situation where the acquiring of a site requires a replacement of facilities for the displaced operations. The time impact could be considered in terms of dollars by equating the impact on the project cost by time.

The estimated costs of the impacts are as follows:

a. Site A

(1) Relocation and Replacement Costs \$777,000

(a) Temporary accommodations for the existing State agencies being displaced

o Lease cost for 3,500 sq. ft. office @\$1.50/sq. ft./mo. from clearance date (10/87) to completion of new building (11/88) or 13 months 69,000

o Moving and set up cost including renovation 20,000

(b) Permanent relocation and replacement of the existing County operations

o 6,300 sq. ft. steel framed shop building for relocation 150,000

o 8,000 sq. ft. Shop-Storage Building @\$65 per sq. ft. for replacement 520,000

o 6,000 sq. ft. parking area @\$3.00 per sq. ft. for replacement 18,000

b. Site B

(1) Relocation and Replacement Costs \$780,000

(a) Permanent relocation of the ballfield-park

- o State assistance in funding replacement land acquisition and in construction of new ballfield-park

Purchase six acres @\$60,000 per acre 360,000

Construct ballfield-park with fence, 300 seat bleachers, and 30 car parking 420,000

5. Summary of Project Costs

Table 9 shows the estimated cost of the project including land acquisition, tenant displacement, relocation and replacement costs, design, site development and building construction costs.

TABLE 9
PROJECT COST

<u>Cost Item</u>	<u>Site A</u>	<u>Site B</u>
Land Acquisition	\$ 692,000	\$ 987,000
Siting Differences and Conditions	100,000	20,000
Basic Design and Construction	4,570,000	4,570,000
Tenant Displacement	60,000	20,000
Relocation and Replacement	777,000	780,000
Total Project Cost	<u>\$6,199,000</u>	<u>\$6,377,000</u>

6. Implementation Factors

Due to the facts that 1) the two sites are not totally controlled by DAGS, 2) the presence of the occupying County facilities, and 3) it is not determinable at this time what the County would do regarding the disposition of their facilities, this study has proceeded on the following basis:

1. After the site is selected for the project, the land acquisition process and the design and construction would start at the same time.

2. The cost estimate was prepared on the worst case situation that the project will fund the relocation and replacement of the facilities to clear the land for the project.

In actuality, however, should Site A be selected, the design of the project could, if desired, proceed in the portion of the site already under control of DAGS. Depending on the design, some parts of the project could also be constructed.

There are several points regarding the two sites, they are as follows:

Site A

- o The County wants the baseyard operation to be relocated out of Kaunakakai, and are considering its relocation to Kalamaula.
- o The County is considering the use of their land on Site A as an exchange medium for an new baseyard site.
- o Once the baseyard operations relocate, the County would have no further use of their land located at Site A.

Site B

- o The designation of another site for the ballfield-park, and the construction of the ballfield-park, do not necessarily mean that the community would relinquish the existing ballfield park on Site B.
- o The lease for the ballfield-park on Site B is in effect until 1995. The County could possibly wait until then before constructing a replacement ballfield-park, or even choose to extend the lease to retain the ballfield-park as a second ballfield-park

The preceding points out that the implementation of the Kaunakakai State Office Building Complex may be more readily undertaken, in part if not totally, on Site A than on Site B.

E. SUMMARY OF EVALUATIONS

The site selection process was broken down into three major topics of evaluation: Functional Model, Environmental Model and Capital Cost. The results of the evaluation are tabulated in Table 10. A review of the

TABLE 10

SUMMARY OF EVALUATIONS

FUNCTIONAL MODEL	ALTERNATIVE SITE	
	A	B
1. Foundation		
a. Soil Stability	F	F
b. Shrink-Swell Potential	G	G
2. Shape	G	G
3. Slope	G	G
4. Accessibility		
a. Pedestrian	G	G
b. Automobile	G	G
c. Bus Service	P	P
d. Traffic Safety	G	F
e. Pedestrian Safety	G	F
5. Utility and Drainage	P	P
6. Adverse Effects from Adjacent Activities		
a. Industrial/Commercial/Agrigultural Activities	G	G
b. Traffic Noises	G	G
TOTALS: G = Good F = Fair P = Poor	8 2 2	7 3 2

TABLE 10 (CONT'D.)

FUNCTIONAL MODEL		ALTERNATIVE SITE	
		A	B
1.	Relationship to Land Use Plans, Policies, Controls and Proposals for the Affected Area		
a.	Conformance with the State Land Use Designation	F	G
b.	Conformance with the Kaunakakai General Plan	G	F
c.	Conformance with the Special Management Area Rules	P	P
d.	Conformance with the Flood Area Designation	G	G
e.	Conformance with the County Zoning Ordinance	G	G
f.	Conformance with the Molokai Community Plan	G	F
g.	Conformance with the Provisions of the Historic, Cultural and Scenic District	G	G
2.	Any Probable Adverse Environmental Effects Which Cannot be Avoided		
a.	Technical		
(1)	Transportation	N.A.	N.A.
(2)	Energy	N.A.	N.A.
(3)	Traffic	N.A.	N.A.
b.	Economic		
(1)	Land Development	N.A.	N.A.
(2)	Employment	N.A.	N.A.
(3)	Removing Land from Tax Base	N.A.	N.A.
(4)	Project Cost	N.A.	N.A.
c.	Social		
(1)	Population	N.A.	N.A.
(2)	Parks, Recreation and Open Spaces	N.A.	Adv.
(3)	Community Life and Housing	N.A.	N.A.
(4)	Education and Culture	N.A.	N.A.
(5)	Relocation	Adv.	Adv.
d.	Environmental		
(1)	Land, Water, Mineral and Other Natural Resources	N.A.	N.A.
(2)	Noise	N.A.	N.A.
(3)	Flora and Fauna	N.A.	N.A.
(4)	Aesthetics	N.A.	N.A.
TOTALS:			
	G = Good	5	4
	F = Fair	1	2
	P = Poor	1	1
	A = Adverse Environmental Effect	1	2
	NA = Not Adverse	15	14

TABLE 10 (CONT'D.)

CAPITAL COST (IN \$1,000)	ALTERNATIVE SITE	
	A	B
Land Acquisition	\$ 692	\$ 987
Siting Differences and Conditions	100	20
Design and Construction	4,570	4,570
Tenant Displacement	60	20
Relocation and Replacement	777	780
TOTAL PROJECT COST	\$6,199	\$6,377

table shows that under the Functional and Environmental Models there are no substantial differences in the ratings between the two sites.

As for the subcategory items under "Any Possible Adverse Environmental Effects Which Cannot be Avoided," the total compilations show no substantial differences between the two sites. It is, however, essential that the adverse ratings for Site B under the impact to Parks, Recreation and Open Spaces, and adverse ratings for Sites A and B under Relocation impact be fully considered.

The degree of the adverse impacts on the social aspects cannot be quantified, but it is only fair to point out that in the case of the former the loss of the ballfield-park (Site B) has been compensated for by the provision of re-establishing a new ballfield-park should Site B be selected as part of this project.

In the case of the latter, the selection of Sites A or B would require the relocation of the present occupants which has been considered by the compensatory provisions.

In summary, the two sites will have minimum adverse environmental impact.

Under the Capital Cost measure, the following items are pointed out:

- o Parcel 12 at Site A is too small by itself to serve as the site for the Kaunakakai State Office Building Complex; therefore, additional property must be required.
- o In the case of Site A, the cost of acquiring the 2.164 acre additional property would be \$692,000; and in the case of Site B, the cost of acquiring the 4.43 acre property would be \$987,000.

CHAPTER 7
ISSUES, APPROVALS AND CONSULTANTS

A. SUMMARY OF UNRESOLVED ISSUES

<u>Issue</u>	<u>How Issues Will be Resolved or Reasons for Proceeding With Project Without Resolving Problems</u>
None identified at this time.	

B. LIST OF NECESSARY APPROVALS REQUIRED FOR THE PROJECT

<u>Item</u>	<u>Approving Office</u>	<u>Status of Approval</u>
Land Use Change	Dept. of Planning County of Maui <u>1/</u>	Depending on site selected
Water Service	Dept. of Water Supply County of Maui	<u>2/</u>
Sewer Service	Dept. of Public Works County of Maui	<u>2/</u>
Grading Permit	Dept. of Public Works County of Maui	<u>2/</u>
Building Permit	Dept. of Public Works County of Maui	<u>2/</u>
Special Management Area	Dept. of Planning County of Maui	<u>2/</u>
Connection to Highway	State Dept. of Transportation	Depending on site selected

1/ Act 230 approved by the Governor on June 5, 1985 authorizes the Counties to review and approve district boundary amendments involving land areas of fifteen acres or less, except on conservation districts.

2/ Approvals will be applied for during the design.

C. LIST OF ORGANIZATIONS AND REASONS CONSULTED IN PREPARING THE EIS.

<u>Consultant Organization/Persons</u>	<u>Subject Matter</u>
--	-----------------------

See Appendix D

APPENDIX A

DEVELOPING THE LAND AREA REQUIREMENTS

DEVELOPING THE LAND AREA REQUIREMENTS

ASSUMPTIONS AND EXPLANATIONS

- A. That the occupants of the complex will consists of the agencies with the estimated office area requirements listed in Table 2 plus an additional 50% increase of building floor and parking areas.
- B. That the complex will consist of more than one building.
- C. That a large meeting-conference room for State government associated meetings and conferences, plus a smaller meeting-conference room, would be provided for use by all the occupants.
- D. That the complex will be one-storied so elevators will not be needed and the problems associated with handi-capped access and the unavailability of elevator service technicians during emergencies will be eliminated.
- E. That the complex should be designed without air conditioning. However, if the design with natural ventilation is not workable, an economical air conditioning and mechanical ventilation system must be considered.
- F. That parking will be on ground level and the number of spaces will not be less than the number required by the County's CZO.
- G. That access to the complex and parking shall provide accessibility for the handicapped.
- H. That in harmony with the rural like surrounding, the building shall be laid out with ample space for future expansions and for landscaped open areas with large shade trees to reduce heating from the sun.
- I. In order to have adequate land available to comply with the above provisions, the total land area requirements of the complex shall be obtained by multiplying the gross building area requirement by a factor of 4.

COMPUTATION

Using the 1990 projected building area requirements from Table 2 and the above assumptions and explanations, the land area requirement (LAR) for this project was computed as follows:

<u>AREA ITEM</u>	<u>AREA (SQ. FT.)</u>	
DLIR	1,170	
DSSH	1,480	
Taxation	1,150	
1990 Net Building Area	<u>3,800</u>	
50% Gross Area Allowance	1,900	
Gross Building Area A		5,700
DOH	6,130	
1990 Net Building Area	<u>6,130</u>	
50% Gross Area Allowance	3,065	
Gross Building Area B		9,195
U of H	1,400	
DLNR	1,060	
DAGS	1,820	
1990 Net Building Area	<u>4,280</u>	
50% Gross Area Allowance	2,140	
Gross Building Area C		6,420
JUD	2,300	
1990 Net Building Area	<u>2,300</u>	
50% Gross Area Allowance	1,150	
Future Gross Building Area D		3,450
DOE	5,000	
1990 Net Building Area	<u>5,000</u>	
50% Gross Area Allowance	2,500	
Gross Building Area E		7,500
Total Gross Building Area	32,265 s.f.	
LAR Factor	x 4	
Minimum Land Area	<u>129,000</u> s.f.	
	(3 acres)	
50% Future Expansion	<u>(1.5 acres)</u>	
Desired Land Area	(4.5 acres)	

TEST

To verify whether the 4.5 acres would be sufficient for the State Office buildings and parking, a trial layout was prepared for a site which essentially has the same common features of the sites being considered:

- o Wide frontage on a main street.
- o Rectangular-shaped with a breadth to depth ratio not exceeding 3 to 1.
- o Slightly sloped in one direction.

The trial layout as presented in the following drawing shows that a 4.5 acre site would be sufficient to meet the land area requirement of the State Office Complex.

560' ±

350' ±

BUILDING, 40' x 410' = 16,400 sq ft

BUILDING, 40' x 410' = 16,400 sq ft

FUTURE BLDG. 40' x 120' = 4,800 sq ft →

FUTURE BLDG. 40' x 300' = 12,000 sq ft

48 Spaces @ 8.5' + 12 Spaces @ 7.5' = 498'
TOTAL 120 PARKING SPACES
48 Spaces @ 8.5' + 12 Spaces @ 7.5' = 498'

TOTAL LAND AREA 350' x 560' = 4.5 AC.

TRIAL LAYOUT OF FACILITIES
ON 4.50 ACRE SITE
SCALE: 1" = 80'-0"

APPENDIX B

COMPUTATION OF PARKING REQUIREMENTS

PARKING REQUIREMENTS

COUNTY PARKING STANDARD

Total building floor area equals 49,000 gross sq. ft. Per the County CZO, the number of required off-street parking spaces shall be determined based on the gross floor area of the building including covered lanais and patios as follows:

- o One parking space for each 500 sq. ft. of floor area of offices.
- o One parking space for every six seats in places of assembly.
- o One parking space for each 300 sq. ft. of floor area of libraries.

PARKING FOR PLACES OF ASSEMBLY

Court	1,200 sq. ft.
Conference Rooms	1,100 sq. ft.
Total	<u>2,300 sq. ft.</u>

At 40 sq. ft. per seat, 2,300 sq. ft. = 58 seats.

At one parking space for every 6 seats, 58 seats require 10 parking spaces.

PARKING FOR LIBRARY

7,500 sq. ft. Library

At one parking space for each 300 sq. ft., library requires 25 parking spaces.

PARKING FOR OFFICE USE

49,000 gross sq. ft. less 2,300 sq. ft. and 7,500 sq. ft. = 39,200 sq. ft.

At one parking space for each 500 sq. ft., 39,200 sq. ft. of offices required 79 parking spaces.

PARKING FOR LOADING

At two parking spaces/building, 3 buildings = 6 parking spaces.

TOTAL PARKING REQUIREMENT

The above four uses total 120 parking spaces.

APPENDIX C

DAGS CONSTRUCTION SPECIFICATIONS ON POLLUTION CONTROL

SECTION 01567 - POLLUTION CONTROL

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.

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 therefore 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 Chapter 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. Pile driving operations shall be confined to the period between 9:00 a.m. and 5:30 p.m., Monday through Friday. Pile driving will not be permitted on weekends and legal State and Federal holidays.

In the event the Contractor's operations require the State's inspectional and engineering personnel to work overtime, the Contractor shall reimburse the State for the cost of such services in accordance with Section 7.9 of the General Conditions.

- D. Starting up on construction 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 Regulation. 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 Subsection 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.

END OF SECTION

APPENDIX D

EIS CONSULTATION PHASE COMMENTS

- o Letter from Department of Accounting and General Services transmitting draft Environmental Impact Statement
- o Listing of consultants and status of response
- o Comments and Responses to draft Environmental Impact Statement

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) 1515.4

OCT 30 1984

To Whom It May Concern:

Subject: Kaunakakai State Office Building Complex
(EIS Consultation Phase)

Transmitted herewith for your review and comments is a copy of the draft Environmental Impact Statement for the Kaunakakai State Office Building Complex. We would appreciate those comments especially within your area of responsibility, expertise and/or concern. Please send your comments by November 30, 1984 to:

Mr. Teuane Tominaga
Acting State Public Works Engineer
P. O. Box 119
Honolulu, Hawaii 96810-0119

If you have no comments to offer relative to the project, we would appreciate your response to that effect. Should you have specific questions or need additional clarification on the EIS, please direct your inquiries to Mr. Peter Kimura or Mr. Stanley Shin of the Division of Public Works at 548-5460.

Very truly yours,

Mike N. Tokunaga
HIDEO MURAKAMI
State Comptroller

Attachment

KAUNAKAKAI STATE OFFICE BUILDING COMPLEX
EIS CONSULTATION PHASE
LISTING OF CONSULTANTS AND STATUS OF RESPONSE

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>COMMENTS REC'D</u>	<u>DAGS RESPONSE</u>
<u>Individuals</u>		
o Sen. Gerald K. Machida 5th Sen. Dist.	None	N.A.
o Rep. Clayton H. W. Hee 9th Rep. Dist.	None	N.A.
o Mrs. Pearl Punahale, Community Info. Specialist, OHA	None	N.A.
o Mr. John Sabre, Progressive Neighborhoods Program	None	N.A.
<u>State Agencies</u>		
o Dept. of Health	11/13/84	Not Req'd
o Dept. of Labor and Industrial Relations	11/01/84	Not Req'd
o Dept. of Land and Natural Resources	None	N.A.
o Dept. of Planning and Economic Development	12/06/84	05/20/85
o Dept. of Budget and Finance	11/15/84	Not Req'd
o Judiciary	None	N.A.
o Cooperative Ext. Services, University of Hawaii	11/27/84 11/29/84	Not Req'd
o Dept. of Social Services and Housing	11/21/84	Not Req'd
o Progressive Neighborhoods Prog., Office of the Governor	11/02/84	Not Req'd
o Dept. of Taxation	11/30/84	Not Req'd
o Central Services Div., Dept. of Accounting and General Services	11/08/84	Not Req'd
o Dept. of Education	11/13/84	Not Req'd

<u>ADDRESSEE</u>	<u>DATE</u>	<u>COMMENTS REC'D</u>	<u>DAYS RESPONSE</u>
<u>State Agencies (Cont.)</u>			
o Office of Hawaiian Affairs		None	N.A.
o Office of Environmental Quality Control		11/26/84	Not Req'd
<u>County of Maui</u>			
o Mayor		None	N.A.
o Dept. of Economic Development		11/13/84	Not Req'd
o Parks and Recreation Dept.		11/23/84	05/15/85
o Planning Dept.		None	N.A.
o Dept. of Public Works		11/29/84	05/16/85
o Water Supply Dept.		11/23/84 03/18/85	05/16/85
<u>Federal Agencies</u>			
o U.S. Fish and Wildlife Service		11/15/84	Not Req'd
o Soil Conservation Services		11/26/84	Not Req'd
o Engineering Div., U. S. Army Engineering District, Honolulu		11/15/84	Not Req'd
o Environmental Protection Agency		None	N.A.
<u>Others</u>			
o Chevron USA Inc., Kaunakakai		None	N.A.
o Molokai General Hospital		None	N.A.
o Molokai Ranch Ltd.		None	N.A.
o Cooke Land Co., Inc.		None	N.A.
o Molokai Rehabilitation Facility		None	N.A.
o Molokai Chamber of Commerce		None	N.A.
o Phillips Brandt Reddick		None	N.A.
o Maui Economic Opportunity, Inc.		None	N.A.

R. R. ARIYOSHI
GOVERNOR OF HAWAII



Leslie S. Matsubara

~~XXXXXXXXXXXX~~
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH

P. O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:
EPHSD-SS

November 13, 1984

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

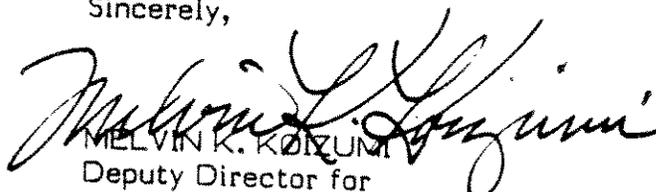
Dear Mr. Murakami:

Subject: Request for Comments on Draft Environmental Impact Statement
(EIS) for Kaunakakai State Office Building Complex (EIS Consultation
Phase)

Thank you for allowing us to review and comment on the subject proposed
EIS. Please be informed that we do not have any comments or objections to this
project at this time.

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,


MELVIN K. KOIZUMI
Deputy Director for
Environmental Health

ONGE R. ARIYOSHI
GOVERNOR



JOSHUA C. AGSALUD
DIRECTOR

ROBERT C. GILKEY
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS
825 MILILANI STREET
HONOLULU, HAWAII 96813

November 1, 1984

MEMORANDUM

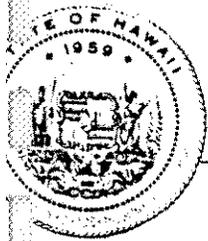
TO: The Honorable Hideo Murakami
Director
Department of Accounting and General Services

FROM: David M. Komori
Administrative Assistant. *David Komori*

SUBJECT: Kaunakakai State Office Building Environmental
Impact Statement Draft

This is to acknowledge receipt of the draft
Environmental Impact Statement for the Kaunakakai State
Office Building Complex.

We have no comments to offer relative to this project.



DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

KAMAMALLU BUILDING, 250 SOUTH KING ST., HONOLULU, HAWAII
MAILING ADDRESS: P.O. BOX 2359 HONOLULU, HAWAII 96804 • TELEX: 7430250

GEORGE R. ARIYOSHI
GOVERNOR
KENT M. KEITH
DIRECTOR
MURRAY E. TOWILL
DEPUTY DIRECTOR
LINDA KAPUNIAI ROSEHILL
DEPUTY DIRECTOR

DIVISIONS
BUSINESS AND INDUSTRY DEVELOPMENT DIVISION
ENERGY DIVISION
335 Merchant St., Room 110, Honolulu, Hawaii 96813
FOREIGN-TRADE ZONE DIVISION
Pier 2, Honolulu, Hawaii 96813
LAND USE DIVISION
PLANNING DIVISION
RESEARCH AND ECONOMIC ANALYSIS DIVISION
OFFICES
DIRECTOR'S OFFICE
ADMINISTRATIVE SERVICES OFFICE
INFORMATION OFFICE

Ref. No. P-710

December 6, 1984

Mr. Teuane Tominaga
Acting State Public Works Engineer
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810-0119

Dear Mr. Tominaga:

Subject: Kaunakakai State Office Building Complex EIS, Molokai

We have reviewed the subject environmental impact statement (EIS) and have the following comment.

The EIS assesses the proposed project's effects on environmental resources at alternative sites and reviews the conformance with State and local land use policies. On page 40, the sites are evaluated as to conformance with the Coastal Zone Management (CZM) Special Management Area (SMA) regulations. The criteria for evaluation is the location of the site, i.e., inside or outside of the SMA. With reference to the conclusion reached in the evaluation, we note that a project's location within the SMA in itself is not necessarily detrimental. However, adverse impacts on coastal resources may result depending on the site involved. Identifying the project's effects on objectives and policies of Chapter 205A, HRS, will clarify the project's overall conformance with the SMA permit requirements.

Thank you for the opportunity to review the document.

Very truly yours,

Kent M. Keith

R. ARIYOSHI
VERNON



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) 1241.5

MAY 20 1985

Honorable Kent Keith
Director
Department of Planning and
Economic Development
State of Hawaii
Honolulu, Hawaii

Dear Mr. Keith:

Subject: Draft Environmental Impact Statement
Kaunakakai State Office Building Complex

Thank you for your letter of December 6, 1984 and your
comment regarding the Special Management Area (SMA)
regulations.

Development of the sites considered for the subject
project is not expected to adversely affect the coastal zone
natural resources but will still be subject to the SMA
permit requirements.

Very truly yours,

HIDEO MURAKAMI
State Comptroller

GEORGE R. ARIYOSHI

GOVERNOR

RECEIVED
NOV 19 1 07 PM



JENSEN S. L. HEE

DIRECTOR

DENNIS K. GODA

DEPUTY DIRECTOR

PUBLIC EMPLOYEES HEALTH FUND
EMPLOYEES' RETIREMENT SYSTEM
PUBLIC UTILITIES COMMISSION
OFFICE OF THE PUBLIC DEFENDER

DIV. OF PUBLIC WORKS
STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
STATE CAPITOL
P.O. BOX 150
HONOLULU, HAWAII 96810-0150

DIVISIONS:
BUDGET, PLANNING AND MANAGEMENT
HAWAII INSTITUTE FOR MANAGEMENT
AND ANALYSIS IN GOVERNMENT
ELECTRONIC DATA PROCESSING
FINANCE

November 15, 1984

MEMORANDUM

TO: Mr. Teuane Tominaga
Acting State Public Works Engineer
Department of Accounting and General Services

FROM: Director of Finance

SUBJECT: KAUNAKAKAI STATE OFFICE BUILDING COMPLEX (EIS CONSULTATION PHASE)

This is in response to your memorandum of October 30, 1984, which transmitted to this office a copy of the draft, "Environmental Impact Statement for the Kaunakakai State Office Building Complex," for our review and comments.

According to the EIS, three sites are currently under consideration for the Kaunakakai State Office Building Complex. The estimated total cost of the project by sites are Site A, \$4,459,000; Site B, \$4,791,000; and Site C, \$3,425,000. However, in your department's CIP request for the FB 1985-87, the total cost for this project was estimated at \$5,798,000. In discussions with your staff, it is our understanding that the higher amount of \$5,798,000 is a more current and accurate figure.

We would appreciate it if you could keep this office apprised of the developments of this project, especially with regard to the project's cost and completion schedule.

JENSEN S. L. HEE

COOPERATIVE EXTENSION SERVICE

University of Hawaii at Manoa • College of Tropical Agriculture and Human Resources
United States Department of Agriculture Cooperating

November 27, 1984

Mr. Teuane Tominaga
Acting State Public Works Engineer
P. O. Box 119
Honolulu, HI 96810-0119

Dear Mr. Tominaga:

I have reviewed the draft Environmental Impact Statement for the Kaunakakai State Office Building Complex.

I agree and support the statements regarding Flora, Fauna, and Aesthetics.

Site A is our first choice. We like the proximity to the post office, bank and various agency offices which makes it convenient for clients as well as staff.

Sincerely,



Daniel T. Shigeta
County Administrator-HITAGR Maui

cc: Yukio Kitagawa

COOPERATIVE EXTENSION SERVICE

University of Hawaii at Manoa • College of Tropical Agriculture and Human Resources

United States Department of Agriculture Cooperating

November 29, 1984

Mr. Teuane Tominaga
Acting State Public Works Engineer
P.O. Box 119
Honolulu, HI 96810-0119

Dear Mr. Tominaga:

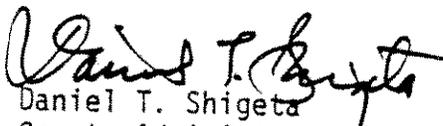
Our Molokai staff members have just reviewed the EIS for the Kaunakakai State Office Building complex and have selected site B as their first choice. My previous letter dated November 27 stated site A and I am acceptable to this change.

Our Molokai staff members have increased in number since the first space request was submitted several years ago. We now require space for the following:

- 1 stenographer
- 1 clerk typist
- 4 extension agents
- 2 nutrition aides

We feel that the proposed 1,000 square feet of office space allocated to us may not be adequate. I hope that you will be able to adjust adequate space for our staff. Thank you.

Sincerely,


Daniel T. Shigeta
County Administrator-HITAHM Maui

cc: Yukio Kitagawa



FRANKLIN Y. K. SUNN
DIRECTOR

RICHARD K. PAGLINAWAN
DEPUTY DIRECTOR

ALFRED K. SUGA
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING

November 21, 1984

MEMORANDUM

TO: Honorable Hideo Murakami
State Comptroller

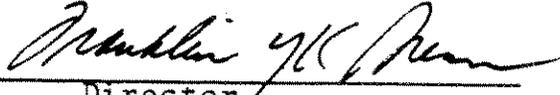
FROM: Franklin Y.K. Sunn
Director

ATTN: Mr. Teuane Tominaga
Acting State Public Works Engineer

SUBJECT: Kaunakakai State Office Building Complex
(EIS Consultation Phase)

Our Department has reviewed the subject EIS and has no comments to offer relative to the proposed action at this time.

Thank you for allowing us to comment on this matter.



Director

E. R. ARIYOSHI
GOVERNOR



STATE OF HAWAII
PROGRESSIVE NEIGHBORHOODS PROGRAM

OFFICE OF THE GOVERNOR
ROOM 101, 335 MERCHANT STREET
HONOLULU, HAWAII 96813
(808) 548-2014

Ltr ref No. PNP:84-525

November 2, 1984

Mr. Teuane Tominaga, Acting Engineer
State Public Works
Department of Accounting & General Services
Post Office Box 119
Honolulu, Hawaii 96810-0119

Dear Mr. Tominaga:

Thank you for the opportunity to review the Environmental Impact Statement for the Kaunakakai State Office Building Complex. While we do not have any comments related to the impact statement itself, we wish to inform you that the Progressive Neighborhoods Program will not be an occupant of the New State office facility in the future. Our present program now housed at Hoolehua will be phased out at the end of this fiscal year and no budget submission for its continuation will be made for Fiscal Biennium 1985-87.

If there are any questions, please contact George Ikeda at 548-2014.

Sincerely,

WALTER W.F. CHOY, Acting Director

WWFC/gc

GEORGE R. ARIYOSHI
GOVERNOR



HERBERT M. DIAS
DIRECTOR OF TAXATION

WALLACE AOKI
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TAXATION
P.O. BOX 259
HONOLULU, HAWAII 96809

November 30, 1984

Mr. Teuane Tominaga
Acting State Public Works Engineer
P. O. Box 119
Honolulu, Hawaii 96810-0119

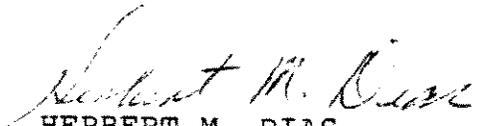
Dear Mr. Tominaga:

RE: Letter No. (P) 1515.4
Kaunakakai State Office Building Complex
(EIS consultation Phase)

This is in response to the State Comptroller's letter dated October 30, 1984 requesting comments on the above subject.

This is to inform you that we have no comments to offer relative to the above project.

Very truly yours,


HERBERT M. DIAS
Director of Taxation

GEORGE R. ARIYOSHI
GOVERNOR



RM-85.125

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
CENTRAL SERVICES DIVISION
729B KAKOI STREET
HONOLULU, HAWAII 96819

HIDEO MURAKAMI
COMPTROLLER
MIKE N. TOKUNAGA
DEPUTY COMPTROLLER

DIVISIONS:
ACCOUNTING
ARCHIVES
AUDIT
AUTOMOTIVE
CENTRAL SERVICES
PUBLIC WORKS
PURCHASING
SURVEY

November 8, 1984

MEMORANDUM

TO: Mr. Teuane Tominaga, Acting State Public Works Engineer
Division of Public Works, DAGS

FROM: Acting Chief, Central Services Division

SUBJECT: Kaunakakai State Office Building Complex
EIS Consultation Phase

We have reviewed the draft Environmental Impact Statement for the subject building and have no comments.

Thank you for the opportunity to review the draft.


STEVEN FERNANDES



STATE OF HAWAII
DEPARTMENT OF EDUCATION

P. O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

November 13, 1984

MEMO TO: Honorable Hideo Murakami, State Comptroller
Department of Accounting & General Services
Francis M. Hatanaka
F R O M: Francis M. Hatanaka, Acting Superintendent
Department of Education
SUBJECT: Kaunakakai State Office Building
(EIS Consultation Phase)

The Department of Education has no comments to offer at this time on the draft Environmental Impact Statement of the Kaunakakai State Office Building Complex.

Thank you for the opportunity to review the subject matter.

FMH-HL:j1

cc: V. Honda

GEORGE R. ARIYOSHI
GOVERNOR



LETITIA N. UYEHARA
DIRECTOR
TELEPHONE NO.
548-6915

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

550 HALEKAUWILA STREET
ROOM 301
HONOLULU, HAWAII 96813

November 26, 1984

Mr. Teuane Tominaga
Acting State Public Works Engineer
Division of Public Works
Department of Accounting and
General Services
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Tominaga:

Subject: EIS for the Kaunakakai State Office Building
Complex

We have reviewed your preparation notice and have no
comments at this stage. Thank you for the opportunity to
review your document.

Sincerely,

Letitia N. Uyehara
Director



COUNTY OF MAUI

OFFICE OF ECONOMIC DEVELOPMENT

WAILUKU, MAUI, HAWAII 96793
TELEPHONE 244-7710

November 13, 1984

Mr. Teuane Tominaga
Acting State Public Works Engineer
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Tominaga:

SUBJECT: Kaunakakai State Office Building
Complex (EIS Consultation Phase)

The Office of Economic Development have reviewed the subject Environmental Impact Statement and find that in general, it has adequately identified and assessed the major environmental impacts which can be anticipated to result from the proposed project.

We have no other comments to offer at this time, however, we thank you for the opportunity to review the Environmental Impact Statement.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Fred Matsumoto".

FRED MATSUMOTO
Economic Development
Coordinator



COUNTY OF MAUI
DEPARTMENT OF PARKS AND RECREATION
1580 Kaahumanu Avenue
Wailuku, Maui, Hawaii 96793

November 23, 1984

Mr. Teuane Tominaga
Acting State Public Works Engineer
P. O. Box 119
Honolulu, Hawaii 96810-0119

Dear Mr. Tominaga:

Subject: Kaunakakai State Office Building Complex
(EIS Consultation Phase)

We have reviewed the plans for the Kaunakakai State Office Building Complex and submit the following comments.

Our department prefers Site A as the selection for the new State Building in spite of the need for the relocation of the County baseyard.

Locating the State Building at Site B or C would have adverse effects on our park area.

The relocation of the ballfield could be a complex procedure. Also, the land site and plans for the Kaunakakai Regional Park have not been finalized to date. The community wants the ballfield available throughout the year.

The selection of Site C would also have an adverse effect as open space would be lost. With the future development and return of the present ballfield to Molokai Ranch, the preservation of open space is necessary.

Thank you for the opportunity to submit our comments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Nolle R. Smith, Jr.", written in dark ink.

NOLLE R. SMITH, JR.
Director of Parks and Recreation

NRS:MMM:rt

cc: Ralph Masuda

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) 1240.5

MAY 15 1984

Mr. Nolle R. Smith, Jr.
Director
Department of Parks and Recreation
County of Maui
1580 Kaahumanu Avenue
Wailuku, Maui, Hawaii 96793

Dear Mr. Smith:

Subject: Kaunakakai State Office Building Complex
EIS Consultation Phase

Thank you for your letter of November 23, 1984 and your comments on the subject matter. Your concerns will be incorporated in the EIS.

Very truly yours,

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

TEUANE TOMINAGA
State Public Works Engineer

PK:jk

HANNIBAL TAVARES
Mayor

RALPH HAYASHI, P.E.
Director of Public Works

LESTER NAKASATO, P.E.
Deputy Director of Public Works

LOUIS ABREU
Superintendent of Highways

FRED ARAKI
Engineering Head

EDWIN KAGEHIRO
Waste Management Chief

AARON SHINMOTO
Land Use Administrator



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

November 29, 1984

Mr. Teuane Tominaga
Acting State Public Works Engineer
P. O. Box 119
Honolulu, Hawaii 96810-0119

Dear Mr. Tominaga:

Subject: Draft Environmental Impact Statement
Kaunakakai State Office Bldg. Complex

The following are our comments:

- A) There should be further discussion on the social, cultural, and economic impact of the following:
 - 1) Removal of the service station.
 - 2) Removal of the ballfield.
 - 3) Displacement of the Fair/Rally area.
 - 4) Dislocation of the present County tenancy.
 - 5) Need to provide additional street width and improvements to the adjacent halves of the streets.
- B) There should also be further discussion on the effect of surface runoff on adjacent properties. An underground drainage system should be considered.
- C) There appears to be a discrepancy in two areas.
 - 1) The Land Area Requirement (LAR) computation in the appendix used a different Projected Space Requirement for DAGS as shown in Table 2. Based on Table 2 the LAR should be 4.5 acres and not 4.31 acres. This would be consistent with the Trial Layout on page A-5.
 - 2) For parking requirements our interpretation indicates the minimum requirement as 120 spaces.

Thank you for the opportunity to comment. We look forward to working with you as the project develops.

Very truly yours,


RALPH HAYASHI
Director of Public Works

ORGE R. ARIYOSHI
GOVERNOR



HIDEO MURAKAMI
COMPTROLLER

MIKE N. TOKUNAGA
DEPUTY COMPTROLLER

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

LETTER NO. (P) 1242.5

Mr. Ralph Hayashi
Director
Department of Public Works
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Hayashi:

Subject: Draft Environmental Impact Statement
Kaunakakai State Office Building Complex

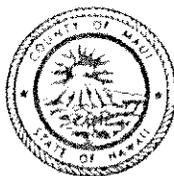
Thank you for your letter of November 29, 1984 and your comments on the subject document. The following responses are made on your concerns:

1. The service station will be excluded from Site A.
2. Further discussion on the impact of the removal of the ballfield, displacement of the Fair/Rally area, the dislocation of the present County tenancy and the need to provide additional street width and improvements to the adjacent halves of the streets will be included in the revised EIS.
3. Further discussion on surface runoff on adjacent properties and consideration of an underground drainage system shall be included in the revised EIS.
4. The EIS shall be revised to be consistent in indicating the desirable Land Area Requirement is 4.5 acres.
5. The EIS shall be revised to indicate that the minimum parking requirement be 120 spaces.

Very truly yours,

TEUANE TOMINAGA
State Public Works Engineer

PK:jk



DEPARTMENT OF WATER SUPPLY

COUNTY OF MAUI

P. O. BOX 1109

WAILUKU, MAUI, HAWAII 96793

November 23, 1984

Mr. Teuane Tominaga
Acting State Public Works Engineer
P. O. Box 119
Honolulu, Hi 96810-0119

Dear Mr. Tominaga:

Subject: Kaunakakai State Office Building Complex - EIS.

We have reviewed the subject EIS and the following are our comments:

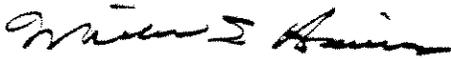
1. As indicated in the report the Department of Water Supply Molokai Field office is now utilizing half of the old District Court building. The department's uses of that building include some water quality testing and storage of spare parts for pumps and controls. There is an appropriation of \$8000 for reroofing of the department's existing old warehouse which will make it feasible to utilize more of that building for at least some of the things for which the old District Court building is now being used.
2. Site Alternative A is approximately 800 feet further away from the end of the existing 12" waterline than the other two site alternatives so the cost of the offsite water improvements for site Alternative A would be approximately \$70,000 more expensive than for the other two sites.
3. There is no indication whether or not any storage assessment was included in the cost estimates. We do not have enough information to determine at this time how much that would be but it would probably be the same for all three alternative sites.

Mr. Teuane Tominaga
Page 2

November 23, 1984

Thank you for the opportunity to comment on the subject EIS.

Sincerely,



William S. Haines, Director

cc: Mayor's Office
David Victor, Chief Engineer, DWS

WSH/ao



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

RECEIVED

MAR 19 7 40 AM '85

DIVISION OF PUBLIC WORKS
 HAWAII

March 18, 1985

Mr. Teuane Tominaga
 Acting State Public Works Engineer
 P. O. Box 119
 Honolulu, HI 96810-0119

DIVISION OF PUBLIC WORKS	
TO:	INITIAL FOR COPY
<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.	Spec.
<input type="checkbox"/> Design Br.	Co.
<input type="checkbox"/> Insp. Br.	
<input type="checkbox"/> Qual. Cont. Engr.	

Dear Mr. Tominaga:

Subject: KAUNAKAKAI STATE OFFICE BUILDING COMPLEX

In response to the telephone conversation between Pete Kimura of your staff and David Victor of our Engineering Division, we are transmitting preliminary requirements for the subject project. The preliminary requirements, which may be subject to change depending on the lot area utilized, and fire flow requirements are as follows:

Site "A":

1. Storage Assessment:

S.A. = (area in acres) x 2,550 gal/acre x \$1.00 gal

S.A. = 3,917 acres x 2,550 gal/acre x \$1.00 gal

S.A. = \$9,988.

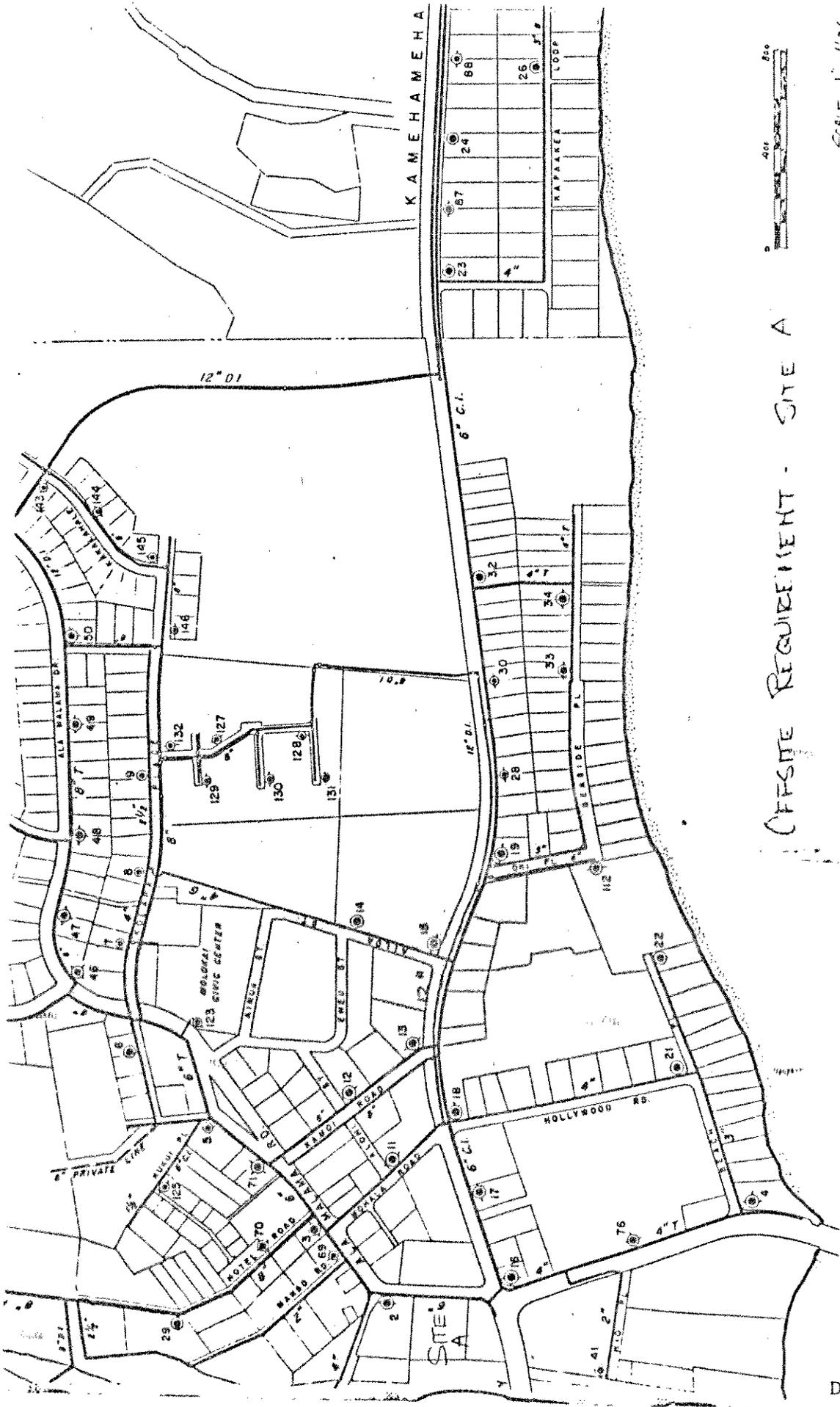
NOTE: The storage assessment fee may be reduced if the new building will replace existing buildings on the site.

2. Offsite Water Requirement to Provide Fire Flow:

1,000 ft + of 12-inch waterline (see enclosure), approximate cost \$70,000.

3. Onsite Water Improvement:

2 fire hydrants and 1 service lateral, approximate cost \$12,000.



OFFSITE REQUIREMENT - SITE A



SCALE: 1" = 40'

MAY 16 1985

Mr. Vince G. Bagoyo, Jr.
Director
Department of Water Supply
County of Maui
P.O. Box 1109
Wailuku, Maui, Hawaii 96793

Dear Mr. Bagoyo:

Subject: Kaunakakai State Office Building Complex
EIS Consultation Phase

Thank you for your letters of November 23, 1984 and March 18, 1985 and your comments on the subject document. We note that the latter letter shows that the estimated costs of providing water supply improvements are \$92,000 for Site A and \$98,300 for Site B.

For the purposes of our study, this cost difference of \$6,300 of Site B over Site A with respect to the overall cost of the project will be of minor significance in the comparative differences between the evaluation of Sites A and B.

We accordingly will continue with the same format in our study by considering the estimated cost of \$100,000 for providing water supply improvements as part of the cost of utilities.

Very truly yours,



TEUANE TOMINAGA
State Public Works Engineer

PK:jk



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
NOV 15 1984

Mr. Teuane Tominaga
Acting State Public Works Engineer
P.O. Box 119
Honolulu, Hawaii 96810-0119

Re: Kaunakakai State Office Building
Complex

Dear Mr. Tominaga:

Due to current manpower and budget restrictions, the Office of Environmental Services cannot devote the time necessary to conduct a thorough review of fish and wildlife concerns associated with the referenced action at this time. We strongly recommend that you consult directly with the State of Hawaii, Department of Land and Natural Resources, Division of Aquatic Resources and consider their recommendations in your project planning.

Please be advised that this notification does not abrogate your responsibilities to comply with the requirements of the Fish and Wildlife Coordination Act, nor does it represent Service approval of, or support for, the proposed activity. The Service may review future actions related to this proposal should administrative constraints be alleviated or if adverse impacts to significant fish and wildlife resources are identified. Please continue to keep this office apprised of the project's status.

Sincerely yours,

Ernest Kosaka
Project Leader
Office of Environmental Services

cc: NMFS-WPPO
HDF&W
HDAR
EPA, San Francisco



United States
Department of
Agriculture

Soil
Conservation
Service

P.O. Box 50004
Honolulu, Hawaii
96850

November 26, 1984

Mr. Teuane Tominaga
Acting State Public Works Engineer
Department of Accounting and
General Services
P.O. Box 119
Honolulu, HI 96810-0119

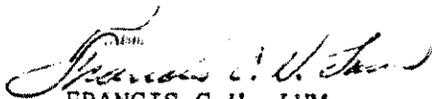
Dear Mr. Tominaga:

Subject: Kaunakakai State Office Building Complex
(EIS Consultation Phase)

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

Thank you for the opportunity to review this document.

Sincerely,


FRANCIS C.H. LUM
State Conservationist



DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
FT. SHAFTER, HAWAII 96858-5440

November 15, 1984

REPLY TO
ATTENTION OF

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

Dear Mr. Murakami:

Thank you for the opportunity to review and comment on the Kaunakakai State Office Building Complex during the EIS consultation phase. The following comments are offered:

a. The Department of the Army permit requirements are not applicable.

b. Flood and tsunami hazards have been covered in the document on page 21. A flood insurance rate map (Fig. 10), showing the town of Kaunakakai out of the flood hazard area with a Zone C designation, has been included. It should be noted, however, that the flood insurance rate maps for Kaunakakai area are currently being revised. Although flood zonings of the area may not be affected by the revision, it should be re-examined before plans are finalized.

Sincerely,

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

Thomas Ushijima
Acting Chief, Engineering Division

APPENDIX E

EIS PUBLIC REVIEW PHASE COMMENTS

- o Office of Environmental Quality Control letter transmitting Environmental Impact Statement
- o Listing of consultants and status of responses
- o Comments and responses to EIS

RECEIVED

Oct 21 1 54 PM '85



GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

TELEPHONE NO.
548-6915

DIV. OF PUBLIC WORKS
DASS

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

550 HALEKAUWILA STREET
ROOM 301
HONOLULU, HAWAII 96813

October 17, 1985

Mr. Teuane Tominaga
State Public Works Engineer
Department of Accounting and General Services
Division of Public Works
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Tominaga:

Subject: Draft EIS for Kaunakakai State Office
Building Complex, Kaunakakai, Molokai

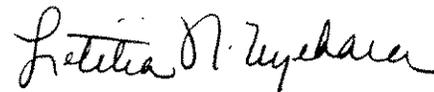
The Draft EIS was officially received by the Office of Environmental Quality Control on September 26, 1985 and was published in the October 8, 1985 OEQC Bulletin. The deadline for comments and the end of the 30-day public review period is November 7, 1985. We have requested all written comments be directed to this office with a copy to you.

Copies of the statement have been sent to the agencies, libraries, and organizations on the attached distribution list.

We would also like to inform you that in the OEQC publication, the agency was incorrectly identified as Department of Land and Natural Resources rather than the Department of Accounting and General Services. A correction will be made in the October 23rd OEQC Bulletin. We apologize for the error.

Should you have any questions regarding this EIS, please do not hesitate to contact Faith Miyamoto at 548-6915.

Sincerely,



Letitia N. Uyehara
Director

cc: Mr. Peter Kimura, DAGS

GEORGE R. ARIYOSHI
GOVERNOR



Letitia N. Uyehara
Director

TELEPHONE NO.
548-6915

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
550 HALEKAUWILA STREET
ROOM 301
HONOLULU, HAWAII 96813

October 3, 1985

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: DEIS Kaunakakai State Office Building Complex

LOCATION: Kaunakakai, Molokai

CLASSIFICATION: Agency Action

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

Ms. Letitia N. Uyehara, Director

Office of Environmental Quality Control

550 Halekauwila Street, Room 301

Honolulu, Hawaii 96813

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

Mr. Teuane Tominaga

State Public Works Engineer

DAGS Division of Public Works

P.O. Box 119

Honolulu, Hawaii 96810

Your comments must be received or postmarked by: November 7, 1985.

If you have no further use for this EIS, please return it to the Office of Environmental Quality Control.

Thank you for your participation in the EIS process.

DISTRIBUTION LIST

E.A.
 APPLICANT ACTION
 AGENCY ACTION

EIS
 APPLICANT ACTION
 AGENCY ACTION

Title: Kaunakakai State Office Building Complex

Location: Kaunakakai, Molokai

Proposing Agency/Applicant: DAGS Division of Public Works

Accepting Authority/Approving Agency: Governor, State of Hawaii

Deadline for Comments: November 7, 1985

Date Sent/By: _____

<u>STATE AGENCIES</u>	<u>NO. COPIES</u>	<u>REMARKS</u>
OEQC		
Dept. of Agriculture	1	
Dept. of Accounting and General Services	1	
Dept. of Defense	1	
Dept. of Education (a)*	1	
Dept. of Hawaiian Home Lands (a)*	1	
Dept. of Health	1	
Dept. of Land and Natural Resources	3	
DLNR State Historic Preservation Officer	1	
Dept. of Planning and Economic Development	1	
DPED Library	1	
Dept. of Social Services and Housing	1	
Dept. of Transportation	3	
State Archives	1	
State Energy Office	1	
<u>UNIVERSITY OF HAWAII</u>		
Environmental Center	4	
Marine Programs (a)*		
Water Resources Research Center	1	
<u>FEDERAL</u>		
Army-DAFE (Facilities Eng.-USASCI)		
Environmental Protection Agency (a)*	1	
Navy		
Soil Conservation Service	1	
U.S. Army Corps of Engineers	1	
U.S. Coast Guard		
U.S. Fish and Wildlife Service	1	
U.S. Geological Survey (a)*		
Library	1	

Library 1
 Total Received: 70
 Total Distributed: _____
 File Copy: 2

Copy of Distribution List Sent to: DAGS (T. Tominaga)
 Date: _____

(a)* Copy desired only if project involves the agency's responsibilities.

<u>NEWS MEDIA</u>	<u>NO. COPIES</u>	<u>REMARKS</u>
Honolulu Star-Bulletin	1	
Honolulu Advertiser	1	
Sun Press	1	
Hawaii Tribune Herald (b)**		
West Hawaii Today - Kona (b)**		
The Garden Island Newspaper - Kauai (b)**		
Maui News (b)**		
Ka Molokai (b)**		
<u>CITY AND COUNTY OF HONOLULU (b)**</u>		
Board of Water Supply		
Building Dept.		
Dept. of Housing and Community Development		
Dept. of General Planning		
Dept. of Land Utilization		
Dept. of Parks and Recreation		
Dept. of Public Works		
Dept. of Transportation Services		
Fire Dept.		
Municipal Reference and Records Center (Oahu only)		
Police Dept.		
<u>COUNTY OF HAWAII (b)**</u>		
Planning Dept.		
Dept. of Parks and Recreation		
Dept. of Public Works		
Dept. of Research and Development		
Dept. of Water Supply		
University of Hawaii - Hilo Campus Library		
<u>COUNTY OF MAUI (b)**</u>		
Planning Dept.		
Dept. of Parks and Recreation	1	
Dept. of Public Works	1	
Dept. of Water Supply	1	
Economic Development Agency	1	
Maui Community College Library	1	
<u>COUNTY OF KAUAI (b)**</u>		
Planning Dept.		
Dept. of Public Works		
Dept. of Water Supply		
Kauai Community College Library		
<u>NON-GOVERNMENTAL AGENCIES</u>		
American Lung Association	1	
Hawaiian Electric Company	1	
Office of Hawaiian Affairs	1	
<u>LIBRARIES</u>		
U.H. Hamilton Library, Hawaiian Collection	1	
Legislative Reference Bureau	1	

(b)** Copy desired only if project is in respective county.

Dept. of Taxation

Progressive Neighborhood Program
335 Merchant, Rm. #101

Cooperative Extension Ser.
University of Hawaii

Dept. of Budget & Finance

Dept. of Labor & Industrial
Relations

Central Services Division
DACS

Honorable Hannibal Tavares
Mayor of the County of Maui
200 S. High St.
Wailuku, HI 96793

Honorable Gerald Machida
State Senate
State Capitol

Honorable Clayton Hee
House of Representatives
State Capitol

Mrs. Pearl Punahelo
Community Information Specialist
567 S. King St., Suite 100
Honolulu, HI 96813

Chevron U.S.A.
Kaunakakai, HI 96748

Molokai Ranch Ltd.
Kaunakakai, HI 96748

Molokai Rehab. Facility
Kaunakakai, HI 96748

Molokai General Hospital
Kaunakakai, HI 96748

Cooke Land Co.
700 Richards St.
Honolulu, HI 96813

Molokai Chamber of Commerce
Kaunakakai, HI 96748

Phillips Brandt Reddick & Assoc.
130 Merchant St., Suite 1111
Honolulu, HI 96813

Maul Economic Opportunity In
P.O. Box 677
Kaunakakai, HI 96748

Honorable Herman T.F. Lum
Chief Justice
The Judiciary

KAUNAKAKAI STATE OFFICE BUILDING COMPLEX
 EIS PUBLIC REVIEW PHASE
 LISTING OF CONSULTANTS AND STATUS OF RESPONSES

<u>ADDRESSEE</u>	<u>DATE</u>	<u>COMMENTS REC'D</u>	<u>DAYS</u>	<u>RESPONSE</u>
<u>Individuals</u>				
o Mrs. Pearl Punahelo Community Information Specialist 567 S. King St., Suite 100 Honolulu, HI 96813		None		N.A.
o Honorable Clayton Hee House of Representatives State Capitol		None		N.A.
o Honorable Gerald Machida State Senate State Capitol		None		N.A.
<u>State Agencies</u>				
o Dept. of Agriculture	10/15/85			Not Req'd
o Dept. of Budget and Finance	10/16/85			Not Req'd
o Dept. of Defense	11/06/85			02/27/86
o Dept. of Education	10/11/85			Not Req'd
o Dept. of Hawaiian Home Lands		None		N.A.
o Dept. of Health	10/29/85			Not Req'd
o Dept. of Labor & Ind. Relations	10/08/85			Not Req'd
o Dept. of Land & Nat. Resources	11/01/85			02/27/86
o Dept. of Planning & Econ. Dev.	10/28/85			Not Req'd
o Dept. of Social Services & Housing	11/06/85			02/25/86
o Dept. of Transportation	10/28/85			02/27/86
o Univ. of Hawaii, Environmental Center	10/21/85			Not Req'd

<u>ADDRESSEE</u>	<u>DATE</u>	<u>COMMENTS REC'D</u>	<u>DAGS RESPONSE</u>
<u>Federal Agencies</u>			
o Dept. of Agriculture	11/04/85		Not Req'd
o Dept. of the Army	10/24/85		Not Req'd
o Dept. of the Interior	10/24/85		Not Req'd
<u>County of Maui</u>			
o Mayor	None		N.A.
o Office of Economic Development	10/15/85		Not Req'd
o Dept. of Parks & Recreation	None		N.A.
o Dept. of Planning	11/04/85		02/26/86
o Dept. of Public Works	10/29/85		02/26/86
o Dept. of Water Supply	None		N.A.
<u>Others</u>			
o American Lung Assn.	None		N.A.
o Chevron USA	None		N.A.
o Cooke Land Co.	None		N.A.
o Hawaiian Electric Co.	None		N.A.
o Maui Economic Opportunity Inc.	None		N.A.
o Molokai Chamber of Commerce	None		N.A.
o Molokai General Hospital	None		N.A.
o Molokai Ranch Ltd.	None		N.A.
o Molokai Rehabilitation Facility	None		N.A.
o Office of Hawaiian Affairs	None		N.A.

GEORGE R. ARIYOSHI
GOVERNOR



JACK K. SUWA
CHAIRMAN, BOARD OF AGRICULTURE

SUZANNE D. PETERSON
DEPUTY TO THE CHAIRMAN

RECEIVED

OCT 16 11 11 AM '85

IV. OF PUB
DAGS

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 So. King Street
Honolulu, Hawaii 96814

Mailing Address:
P. O. Box 22159
Honolulu, Hawaii 96822

October 15, 1985

_____	Sign.
_____	Info.
_____	File
_____	See me
_____	Comments
_____	Invest. &
_____	Engr.
_____	Rept.

MEMORANDUM

To: Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control

Subject: Draft Environmental Impact Statement (DEIS)
Kaunakakai State Office Building Complex
TMK: 5-3-02: 94
5-3-03: 11
5-3-05: por. 11 & 12 Kaunakakai, Molokai
Acres: 2.715, 4.43 and 4.5, respectively

The Department of Agriculture has reviewed the subject statement and offers the following comments.

According to the DEIS, the Department of Accounting and General Services proposes to construct a Kaunakakai State Office Building Complex to accommodate the office requirements of those State agencies that were displaced by the loss of the State Office Building, and to accommodate future expansion. This DEIS addresses the selection of a suitable site, among other issues. The three proposed sites are either within the Urban District or adjacent to and surrounded by urban type uses.

This Department does not foresee any adverse impacts to the agricultural resources of the area should one of these sites be used for the office complex.

Thank you for the opportunity to comment.

Jack K. Suwa
JACK K. SUWA
Chairman, Board of Agriculture

cc: Mr. Teuane Tominaga, DAGS

GEORGE R. ARIYOSHI
GOVERNOR



JENSEN S. L. HEE
DIRECTOR

DENNIS K. GODA
DEPUTY DIRECTOR

RECEIVED
OCT 17 11 37 AM '85

DIV. OF PUBLIC WORKS
DAGS

HAWAII PUBLIC EMPLOYEES HEALTH FUND
EMPLOYEES' RETIREMENT SYSTEM
PUBLIC UTILITIES COMMISSION
OFFICE OF THE PUBLIC DEFENDER

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE

STATE CAPITOL
P.O. BOX 150
HONOLULU, HAWAII 96810-0150

DIVISIONS:
BUDGET, PLANNING AND MANAGEMENT
HAWAII INSTITUTE FOR MANAGEMENT
AND ANALYSIS IN GOVERNMENT
ELECTRONIC DATA PROCESSING
FINANCE

October 16, 1985

MEMORANDUM

TO: Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
Department of Health

FROM: Director of Finance

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT FOR THE KAUNAKAKAI STATE OFFICE
BUILDING COMPLEX

This is in response to your memorandum of October 3, 1985 which transmitted to this office a copy of the Environmental Impact Statement for the Kaunakakai State Office Building Complex for our review and comments.

At this time, we have no comments to offer relative to this project.

JENSEN S. L. HEE

cc: ✓ Mr. Teuane Tominaga
Division of Public Works, DAGS

1	Approval	_____
	Sign.	_____
	Info.	_____
2	File	_____
	See me	_____
	Comments	_____
	Invest. &	_____
	Rec'd	_____

RECEIVED

Nov 7 8 17 AM '85

PUBLIC WORKS
DAGS

State of Hawaii
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
3742 Diamond Head Road
Honolulu, Hawaii 96816

7353522

NOV 06 1985

HIENG

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

DEIS Kaunakakai State Office Building Complex

Thank you for your letter of October 3, 1985 which forwarded the EIS for the above subject project.

The Hawaii Army National Guard has on its long range program construction of a new armory on the island of Molokai. It appears that there is a possibility our armory could be combined with the State office complex.

We will therefore coordinate this proposal further with the Department of Accounting and General Services.

If any additional information is required, Lieutenant Colonel Wayne Tomoyasu our Facility Management Officer, may be reached at 735-3522.

Yours truly,

Jerry M. Matsuda
Major, Hawaii Air
National Guard
Contr & Engr Officer

cc: DAGS (Public Works Engineer)

GEORGE R. ARIYOSHI
GOVERNOR



HIDEO MURAKAMI
COMPTROLLER

MIKE N. TOKUNAGA
DEPUTY COMPTROLLER

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

LETTER NO. (P) 1229.6

FEB 27 1986

Major Jerry M. Matsuda
Office of the Adjutant General
Department of Defense
State of Hawaii
Honolulu, Hawaii

Dear Major Masuda:

Subject: Kaunakakai State Office Building Complex
EIS Public Review Phase

Thank you for your November 6, 1985 comments on the
subject EIS.

We regret to inform you that the armory is not consid-
ered to be compatible with the proposed Civic Center and
therefore will not be included in the plans. However, we
will contact your office later to discuss possible locations
for the armory.

Should there be any questions, please have your staff
call Mr. Cedric Takamoto of the Planning Branch at 548-5460.

Very truly yours,

TEUANE TOMINAGA
State Public Works Engineer

CT:rmr



STATE OF HAWAII
DEPARTMENT OF EDUCATION

P. O. BOX 2260
HONOLULU, HAWAII 96804

October 11, 1985

OFFICE OF THE SUPERINTENDENT

Ms Letitia N. Uyehara, Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, HI 96813

Dear Ms Uyehara:

SUBJECT: DEIS Kaunakakai State Office Building Complex

We have reviewed the subject DEIS and have no comments to offer at this time.

Thank you for the opportunity to review the matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Francis M. Hatanaka".

Francis M. Hatanaka
Superintendent

FMH:j1 (HL)

cc ✓ T. Tominaga, DAGS
V. Honda, OBS
L. Lindsey, Maui Dist.

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



LESLIE S. MATSUBARA
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH

P. O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:

EPHSD

October 29, 1985

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
550 Halekauwila St., Room 301
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

Subject: Request for Comments on Draft Environmental Impact Statement
(EIS) for Kaunakakai State Office Building Complex, Molokai

Thank you for allowing us to review and comment on the subject draft EIS. Please be informed that we do not have any comments or objections to this project at this time.

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,

A handwritten signature in black ink, appearing to read "James K. Ikeda", is written over the typed name.

JAMES K. IKEDA
Deputy Director for
Environmental Health

cc: Mr. Teuane Tominaga, DAGS ✓

DH *ly*



GEORGE R. ARIYOSHI
GOVERNOR

JOSHUA C. AGSALUD
DIRECTOR

ROBERT C. GILKEY
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS
830 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

October 8, 1985

MEMORANDUM

TO: Ms. Letitia N. Uyehara,
Director
Office of Environmental Quality Control

FROM: David M. Komori
Administrative Assistant *David Komori*

SUBJECT: Kaunakakai State Office Building Environmental
Impact Statement

This is to acknowledge receipt of the Environmental Impact Statement for the Kaunakakai State Office Building Complex.

We have no comments to offer relative to this project.

NOV 13 1985
NOV 14 8 11 AM '85

NOV 01 1985

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

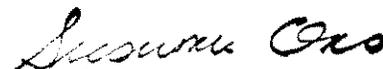
Dear Ms. Uyehara:

We have reviewed the environmental impact statement (EIS) for the proposed State office building in Kaunakakai.

We expect no adverse environmental impacts.

We note, however, that plans fail to provide space for our aquatic biologist on Molokai (Division of Aquatic Resources), and for a fishery technician, a post planned for 1990.

Sincerely,


SUSUMU ONO
Chairperson

cc: Mr. Teuane Tominaga

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) 1222.6

FEB 27 1986

Honorable Susumu Ono
Chairperson
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Ono:

Subject: Kaunakakai State Office Building Complex
EIS Public Review Phase

Thank you for your November 1, 1985 comments on the
subject EIS. Our response to your comments are as follows:

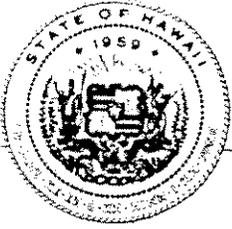
1. The projected agency space requirements shown in
Table 2 were used to estimate the land area
requirements for the facility. Appendix A compu-
tations shows that the land area requirements were
increased by 50% (1.5 acres) to accommodate future
expansion.
2. The building area can be expanded by at least
8,000 s.f. which should be able to accommodate
DLNR and other agency needs in the foreseeable
future.

Based on the above, the space allocations shown in
Table 2 will not be changed to reflect the larger projected
areas for your Department.

Should there be any questions, please have your staff
call Mr. Cedric Takamoto of the Public Works Division at
548-5460.

Very truly yours,


HIDEO MURAKAMI
State Comptroller



DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

KAMAMALU BUILDING, 250 SOUTH KING ST, HONOLULU HAWAII
MAILING ADDRESS: P.O. BOX 2359, HONOLULU, HAWAII 96804 • TELEX: 7430250 HDPED

GEORGE R. ARIYOSHI
GOVERNOR
KENT M. KEITH
DIRECTOR
MURRAY E. TOWILL
DEPUTY DIRECTOR
LINDA KAPUNIAI ROSEHILL
DEPUTY DIRECTOR

DIVISIONS
BUSINESS AND INDUSTRY DEVELOPMENT DIVISION
ENERGY DIVISION
335 Merchant St., Room 110, Honolulu, Hawaii 96813
FOREIGN-TRADE ZONE DIVISION
Plan. 2, Honolulu, Hawaii 96813
LAND USE DIVISION
PLANNING DIVISION
RESEARCH AND ECONOMIC ANALYSIS DIVISION
OFFICES
ADMINISTRATIVE SERVICES OFFICE
INFORMATION OFFICE

Ref. No. P-2911

October 28, 1985

Ms. Letitia N. Uyehara
Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

Subject: DEIS for Kaunakakai State Office Building Complex, Molokai

We have reviewed the subject draft environmental impact statement (DEIS) and have no comments.

Thank you for the opportunity to review the subject document.

Very truly yours,

Kent M. Keith

cc: ✓ Mr. Teuane Tominaga
State Public Works Engineer, DAGS



STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING
P. O. Box 339
Honolulu, Hawaii 96809

November 4, 1985

MEMORANDUM

To: Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control

From: Franklin Y. K. Sunn, Director

Subject: EIS KAUNAKAKAI STATE OFFICE BUILDING COMPLEX

Thank you for forwarding the subject report for our review. We, however, have no comments to offer at this time.

Richard K. Paglinawan

Director

✓ cc: Mr. Teuane Tominaga
State Public Works Engineer



STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING
P. O. Box 339
Honolulu, Hawaii 96809

NOV 6 1985

MEMORANDUM

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

FROM: Franklin Y. K. Sunn, Director

SUBJECT: REVIEW OF ENVIRONMENTAL IMPACT STATEMENT -
KAUNAKAKAI STATE OFFICE BUILDING COMPLEX

In our review of the environmental impact statement, we noticed that the space allocated for the Molokai Public Welfare and Vocational Rehabilitation offices is far less than their projected space requirements for the years 1985 and 1990. The projected space requirements for these units are as follows:

<u>Office</u>	<u>1985</u>	<u>1990</u>
Public Welfare	2,216	2,303
Vocational Rehab.	<u>320</u>	<u>320</u>
	2,536	2,623

Table 2 (Page 8) of the environmental impact statement projected the space requirements as follows:

<u>Office</u>	<u>1985</u>	<u>1990</u>
Public Welfare	1,150	1,360
Vocational Rehab.	<u>120</u>	<u>120</u>
	2,170	2,480

Hon. Hideo Murakami, Comptroller

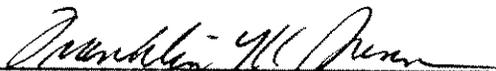
Page 2

NOV 6 1985

As evidenced by the above, the space requirements for our staff are inadequate by 366 square feet in 1985 and 143 square feet in 1990.

We request consideration be given to the revision of Table 2 projected requirements to allow for the increased space requirements of our Public Welfare and Vocational Rehabilitation offices.

Your favorable consideration will be appreciated.


Director

FEB 25 1986

Honorable Franklin Y. K. Sunn
Director
Department of Social Services
and Housing
State of Hawaii
Honolulu, Hawaii

Dear Mr. Sunn:

Subject: Kaunakakai State Office Building Complex
EIS Public Review Phase

Thank you for your November 6, 1985 comments on the subject EIS. Our response to your comments are as follows:

1. The differences between the DSSH and DAGS 1985 and 1990 space requirements in Table 2 are 1,266 s.f. (2,536-1,270) and 1,143 s.f. (2,623-1,480) respectively.
2. The projected agency space requirements were used to estimate the land area requirements for the facility. Appendix A computations shows that the land area requirements were increased by 50% (1.5 acres) to accommodate future expansion.
3. The building area can be expanded by at least 8,000 s.f. which should be able to accommodate DSSH and other agency needs in the foreseeable future.

Based on the above, the space allocations shown in Table 2 will not be changed to reflect the larger projected areas for your Department.

Should there be any questions, please have your staff call Mr. Cedric Takamoto of the Public Work Division at 548-5460.

Very truly yours,


HIDEO MURAKAMI
State Comptroller

CT:rmr

GEORGE R. ARIYOSHI
GOVERNOR

WAYNE J. YAMASAKI
DIRECTOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION

859 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

DEPUTY DIRECTORS
JONATHAN K. SHIMADA, Ph.D.
WALTER T.M. HO
CHERYL D. SOON
ADAM D. VINCENT

IN REPLY REFER TO:

STP 8.10910

October 28, 1985

Ms. Letitia Uyehara, Director
Office of Environmental Quality Control
550 Halekauwila St., Room 301
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

DEIS for Kaunakakai State Office
Building Complex
Kaunakakai, Molokai

We have reviewed the draft EIS and have the following concerns:

1. Should Site A be selected, we suggest that the access road to Kam V Highway from parcel at TMK: 5-3-05: Portion 10, occupied by the County of Maui, be closed since access to Site A can be made from Ala Malama Street and Makena Place.
2. Presently, the Highways Division shares the baseyard with Maui County on Site A. The selection of Site A will probably require the baseyard to be relocated since its use is not compatible with an office building.
3. Due to the proximity of Site A's access road to the barge landing, we are concerned that traffic conflicts will occur between the trucks servicing the harbor and users of the state office complex.

Very truly yours,

A handwritten signature in black ink, appearing to read "Wayne J. Yamasaki".
Wayne J. Yamasaki
Director of Transportation

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)1218.6

FEB 27 1986

Honorable Wayne J. Yamasaki
Director of Transportation
Department of Transportation
State of Hawaii
Honolulu, Hawaii

Dear Mr. Yamasaki:

Subject: Kaunakakai State Office Building Complex
Final EIS

Thank you for your October 28, 1985 comments on the subject EIS. Should Site A be selected, we will discuss with your office closing the Kam V Highway access or making it a limited access.

Should there be any questions, please have your staff call Mr. Cedric Takamoto of the Public Works Division at 548-5460.

Very truly yours,

HIDEO MURAKAMI
State Comptroller



University of Hawaii at Manoa

Environmental Center
Crawford 317 • 2550 Campus Road
Honolulu, Hawaii 96822
Telephone (808) 948-7361

October 21, 1985

RE:0390

Ms. Letitia N. Uyehara
Office of Environmental Quality Control
550 Halekauwila Street
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

Draft Environmental Impact Statement
Kaunakakai State Office Building Complex
Kaunakakai, Molokai

The Environmental Center does not plan to review the draft environmental impact statement for the Kaunakakai State Office Building Complex, Molokai.

- Yours truly,


Jacquelin N. Miller
Acting Associate Director

cc: ✓ Teuane Tominaga, DAGS
Patrick Takahashi,
Acting Director, Environmental Center
Martha Diaz

UNITED STATES
DEPARTMENT OF
AGRICULTURE

SOIL
CONSERVATION
SERVICE

P. O. BOX 50004
HONOLULU, HAWAII
96850

November 4, 1985

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

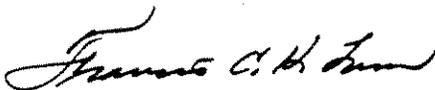
Dear Ms. Uyehara:

Subject: Draft EIS - Kaunakakai State Office Building Complex
Kaunakakai, Molokai

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

Thank you for the opportunity to review the document.

Sincerely,



FRANCIS C.H. LUM
State Conservationist

cc:

Mr. Teuane Tominaga ✓
State Public Works Engineer
DAGS Division of Public Works
P.O. Box 119
Honolulu, HI 96810



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

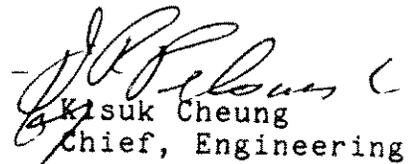
October 24, 1985

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

Dear Mr. Tominaga:

Our comments on the Draft Environmental Impact Statement (DEIS) for the Kaunakakai State Office Building Complex are reflected in our letter dated November 15, 1984 on page D-32 of the DEIS. We have no further comments.

Sincerely,


Kisuk Cheung
Chief, Engineering Division

Copy Furnished:

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



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:

78-111-1-8ES 81100
Room 6307
OCT 24 1985

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Re: DEIS Kaunakakai State Office Building Complex, Kaunakakai, Molokai

Dear Ms. Uyehara:

We have reviewed the referenced material and find that due to its nature, the proposed project will have no significant deleterious impact on fish and wildlife resources. Please do not hesitate to call on us if we may be of further assistance.

We appreciate this opportunity to comment.

Sincerely yours,

Original signed by

Ernest Kosaka
Project Leader
Office of Environmental Services

cc: DAGS Div. of Public Works

HANNIBAL TAVARES
Mayor



104
FRED MATSUMOTO
Coordinator

COUNTY OF MAUI
OFFICE OF ECONOMIC DEVELOPMENT

WAILUKU, MAUI, HAWAII 96793
TELEPHONE 244-7710

October 15, 1985

Ms Letitia N. Uyehara, Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Ms. Uyehara:

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE FOR THE DEIS KAUNAKAKAI STATE
OFFICE BUILDING COMPLEX

The Office of Economic Development has reviewed the subject Environmental Impact Statement and find that, in general, it has adequately identified and assessed the major environmental impacts which can be anticipated to result from the proposed project.

We have no other comments to offer at this time; however, we thank you for the opportunity to review the Environmental Statement.

Sincerely,

A handwritten signature in cursive script, appearing to read "Fred Matsumoto".

FRED MATSUMOTO
Economic Development
Coordinator

MAUI PLANNING COMMISSION
Zadoc Brown, Chairman
Victoria Chung, Vice-Chairman
Toshi Ansai
Joseph Felipe
Joseph J. Franco
David T. Fukuda
Lois Z. Halling
Roy Suda
Joseph C. Ventura
Ralph Hayashi, Ex-Officio
Vince Bagoyo, Jr., Ex-Officio



HANNIBAL TAVARES
Mayor

TOSH ISHIKAWA
Planning Director

RALPH N. MASUDA
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

November 4, 1985

Mr. Teuane Tominaga
State Public Works Engineer
DAGS Division of Public Works
P. O. Box 119
Honolulu, HI 96810

Dear Mr. Tominaga:

Re: D.E.I.S. Kaunakakai State Office Building Complex -
Kaunakakai, Molokai.

We have reviewed the Draft Environmental Impact Statement
(D.E.I.S.) and have the following comments to offer:

1. Act 230 approved by the Governor on June 5, 1985,
authorizes the Counties to review and approve district boundary
amendments involving land areas of fifteen acres or less. except on
conservation districts.
2. The Molokai Community Plan is not a proposed plan. It was
adopted by the County on January 16, 1984.

Thank you for the opportunity to comment on the subject
document.

Very truly yours,

A handwritten signature in cursive script that reads "Ralph Masuda".

RALPH MASUDA
Deputy Planning Director

RM:hk

GEORGE R. ARIYOSHI
GOVERNOR



HIDEO MURAKAMI
COMPTROLLER

MIKE N. TOKUNAGA
DEPUTY COMPTROLLER

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

LETTER NO. (P) 1219.6

FEB 26 1986

Mr. Ralph Masuda
Deputy Planning Director
Planning Department
County of Maui
200 S. High Street
Wailuku, Maui 96793

Dear Mr. Masuda:

Subject: Kaunakakai State Office Building Complex
Final EIS

Thank you for your November 4, 1985 comments on the subject EIS. The following changes will be made to the EIS:

1. The Chapter 7 list of necessary approvals will be revised to indicate that the County is the approving office for the land use change since the boundary amendment, if any, will be less than 15 acres.
2. The Chapter 2 discussion on the Molakai Community Plan will be revised to indicate its January 16, 1984 adoption by the County.

Should there be any questions, please have your staff call Mr. Cedric Takamoto of the Planning Branch at 548-5460.

Very truly yours,

TEUANE TOMINAGA
State Public Works Engineer

CT:rmr

HANNIBAL TAVARES
Mayor

RALPH HAYASHI, P.E.
Director of Public Works

BRIAN HASHIRO, P.E.
Deputy Director of Public Works

LOUIS ABREU
Superintendent of Highways

FRED ARAKI, P.E.
Engineering Chief

EDWIN KAGEHIRO, P.E.
Waste Management Chief

AARON SHINMOTO, P.E.
Land Use Administrator



RECEIVED

OCT 31 7 47 AM '85

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

October 29, 1985

Ms. Letitia N. Uyehara, Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, HI 96813

Dear Ms. Uyehara:

Subject: DEIS Kaunakakai State Office Building Complex

We have reviewed the subject DEIS and offer the following comments:

1. Overland flow for drainage may not be allowed. We recommend that an underground drainage system be considered.
2. Road improvements, such as, but not limited to a 56 foot right of way, curb, gutter and sidewalk, will be required.

Thank you for the opportunity to comment. We look forward to working with you on this subject.

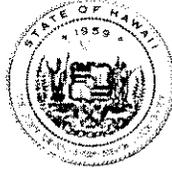
Very truly yours,

Brian Hashiro

for RALPH HAYASHI
Director of Public Works

cc: ✓ Teuane Tominaga
Bob Agres

GEORGE R. ARIYOSHI
GOVERNOR



HIDEO MURAKAMI
COMPTROLLER

MIKE N. TOKUNAGA
DEPUTY COMPTROLLER

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

LETTER NO. (P) 1220.6

FEB 26 1985

Mr. Alvin Fukunaga
Director of Public Works
Department of Public Works
County of Maui
200 S. High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Fukunaga:

Subject: Kaunakakai State Office Building Complex
Final EIS

Thank you for the October 29, 1985 comments from Mr. Ralph Hayashi regarding the subject EIS. Our responses to the comments are as follows:

1. Drainage - As indicated in the EIS, Kaunakakai does not have any underground drainage system. Since this is a County rather than DAGS responsibility, we do not plan to provide any offsite drainage improvements. However, we will support the County if a grant-in-aid is requested from the legislature for the drainage improvements.
2. Road Improvements - The State intends to provide curb, gutter and sidewalk on its side of the street abutting the site selected.

Should there be any questions, please have your staff call Mr. Cedric Takamoto of the Planning Branch at 548-5460.

Very truly yours,

TEUANE TOMINAGA
State Public Works Engineer

CT:jk

The two sites as well as the entire town of Kaunakakai are included to be under the Interim Zoning Ordinance of the County of Maui. Under the Interim Zoning Ordinance, government facilities are permissible developments in Molokai, and as such the two sites will be rated as Good under this criterion.

f. Conformance With the Molokai Community Plan (MCP)

The ratings under this criterion are based on the following:

Good - Conforms with the MCP.

Fair - Does not conform with the MCP but the merits of the project and similarity of purpose coincides with the MCP.

Poor - Does not conform with the MCP, and the project purpose significantly differs from the MCP.

The ratings for each site under this criterion are as follows:

<u>Site No.</u>	<u>Discussion of Site</u>	<u>Rating</u>
A	The MCP calls for expansion of library on site and retention of site for PUBLIC/QUASI-PUBLIC use.	Good
B	The MCP calls for the relocation of existing ballpark to new community park area east of Kaunakakai School and shows existing ball park site to be designated for BUSINESS/COMMERCIAL use.	Fair