

REVISED  
ENVIRONMENTAL IMPACT STATEMENT  
FOR  
MILILANI COMMUNITY LIBRARY

PREPARED BY  
PLANNING BRANCH

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



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## FOREWORD

The Mililani Community Library project involves the selection of the most suitable site, acquisition of land, design, and construction of facilities.

During the consultation phase of the EIS process, copies of preliminary EIS were submitted to various governmental agencies, community groups and legislators for review and comments. The comments received were evaluated and incorporated in the EIS as applicable. A copy of the comments received and the Department of Accounting and General Services' replies are included in Appendix C of this report.



ENVIRONMENTAL IMPACT STATEMENT  
FOR  
MILILANI COMMUNITY LIBRARY

CHAPTER I  
PROJECT DESCRIPTION

STATEMENT OF OBJECTIVES

The Department of Education, State of Hawaii, proposes the construction of a community library at Mililani. The library is being proposed to meet the Department of Education, Office of Library Services' mission of:

Providing for the information needs of the people of Hawaii. The library program endeavors to offer comprehensive library resources and services, place adequate free library services within the reach of every resident and visitor of the State and otherwise further the interest of the State and its people through library services.

To enable itself to meet this mission, the Office of Library Services has established as one of its long-range program objectives, the development of a program for the building of new libraries and for the renovation and maintenance of existing libraries. Included as part of the plan is the development of a library to be located in the Mililani Town Community.

GENERAL DESCRIPTION

A. Technical:

The Mililani Community Library will be constructed to serve the people residing in the service area as shown in Figure 1. The library will have an ultimate floor area of approximately 14,000 square feet.

B. Economic:

The library will require approximately 43,000 square feet of land. The undeveloped land in the general area is owned by Castle and Cooke and is presently planted in pineapple. However, Mililani Town Inc. intends to utilize the land to develop a shopping center and medium density apartments. The establishment of a library will provide employment initially during construction and subsequently when the library is operated and maintained.

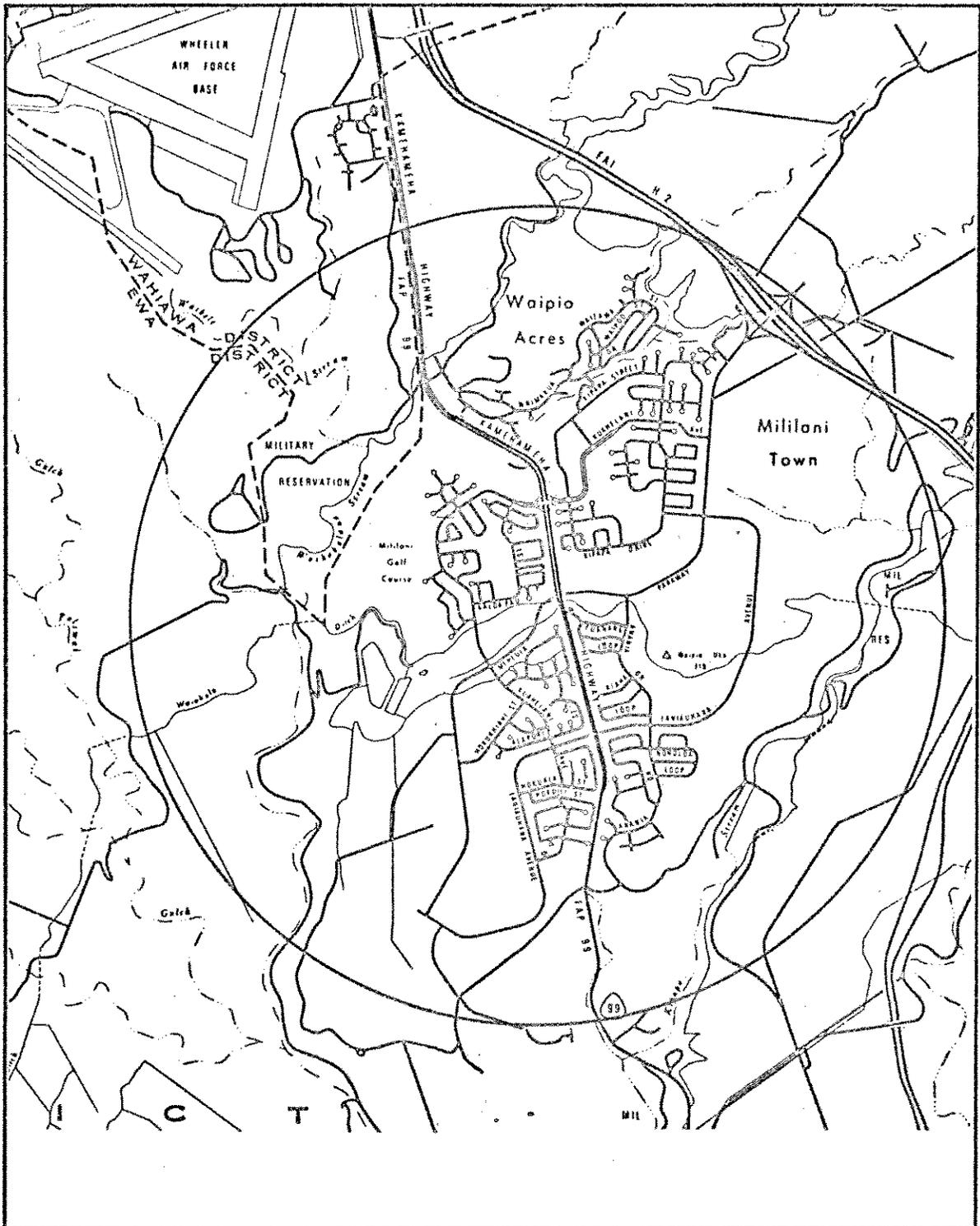


FIGURE 1

SERVICE AREA

STATE OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES

DIVISION OF PUBLIC WORKS

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C. Social:

Benefits to the surrounding community will be in terms of increased and convenient library services that will meet the educational, informational, and recreational use requirements. In addition, the library may be available for community use for such activities as community meetings.

USE OF PUBLIC FUNDS OR LANDS

The development of the library will require the use of State funds for design and construction of the facility. Depending on the site selected, the land will either be already owned or will need to be purchased by the State.

In the event that the site selected is the one already owned by the State, the cost to design and construct the library is estimated at \$900,000 based on starting construction in the later part of 1980. If the land will need to be purchased, the estimated cost for land acquisition, design and construction is \$1,183,000.

Funds in the amount of \$100,000 have been appropriated for land acquisition by Act 226, SLH 1976, \$215,000 for design and construction by Act 9, SLH 1977 and \$250,000 for design and construction by Act 244, SLH 1978. Act 9 and Act 244 also provide that the funds may be used for land acquisition and equipment.

PHASING AND TIMING

Funds for the construction of the library in the amount of \$843,000 are programmed for FY 1980-1981 in the Department of Education's budget.

ALTERNATIVES TO THE ACTION

The alternatives to constructing a library are:

- A. No action; continue bookmobile service.
- B. Lease space to accommodate the library.
- C. Convert the high school library to a community/school library.

The alternatives to the action mentioned above were not pursued because:

- A. The bookmobile cannot provide adequate levels of service to the community in accordance with the Department of Education's library standards.

- B. There is no lease space available within the service area that could accommodate the library (14,000 square feet ultimate size).
- C. The need for a community library for the Mililani area has been established as evidenced by its inclusion in the State library master plan. 1/

MITIGATION MEASURES PROPOSED TO MINIMIZE IMPACT

The transformation of the selected library site from its present state to a library will have some impact on the environment. The temporary effects created during the construction of the project will be minimized by enforcing the applicable DAGS pollution control measures. These mitigation measures are specified by Section 1B - Environmental Protection which are contained in Appendix A. The library development will also comply with all Federal, State and County regulations pertaining to land use, construction, and environmental controls to ensure protection of the public health, safety, and welfare.

UNRESOLVED ISSUES

There are two basic issues that need to be resolved prior to the selection of a site. One of the issues involves (a) the plans of the Department of Parks and Recreation and (b) the plan of Mililani Town, Inc. regarding the designation and use for Site 4. Both parties will be contacted before a site is recommended.

The other issue is the location of the library within the proposed commercial-civic center area. Mililani Town, Incorporated will be contacted to discuss the matter further before a site is recommended.

LIST OF NECESSARY APPROVALS

<u>Action</u>	<u>Approving Agency</u>	<u>Status</u>
Environmental Impact Statement	Governor of Hawaii	Pending
Site Selection	Governor of Hawaii	Pending
Land Acquisition Authority	Governor of Hawaii	Pending
Land Acquisition	Bd. of Land and Natural Resources	Pending

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1/ Long Range Program, Hawaii State Library System 1974-1978, June 1973.

<u>Action</u>	<u>Approving Agency</u>	<u>Status</u>
County Zoning	City Council	Pending
Construction Plans	Dept. of Education	Pending
	Dept. of Accounting & General Services	Pending
Building Permit	Dept. of Health	Pending
	Building Department	Pending
	State Fire Marshal	Pending



CHAPTER 2  
SITE SELECTION PLANNING CRITERIA

METHODOLOGY

Criteria for the library were established to evaluate each of the alternative sites. All prospective library sites, however, must meet certain minimum criteria as established by the Department of Education (DOE) and the Department of Accounting and General Services (DAGS). Sites not meeting the minimum criteria will be eliminated from further consideration.

Only sites meeting the minimum site criteria will be evaluated against the general site criteria rating and the comparative cost computed. The general site criteria rating and the comparative cost analysis will form the basis for recommending the alternative library site to be selected.

MINIMUM SITE CRITERIA

- A. Size: The size of the parcel must not be less than 43,000 square feet. <sup>2/</sup>
- B. Location: The site must be within the service area.
- C. Flood Zone: The site must not be in a major flood plain exposed to excessive storm water runoff if adequate drainage provisions, i.e., culverts, lined channels, etc., cannot be provided.

FUNCTIONAL CRITERIA

- ✓ A. Shape: The shape should generally be rectangular.
  - Good: Length-width ratio 1:1 to 5:3.
  - Fair: Length-width ratio 5:3 to 2:1.
  - Poor: Length-width ratio 2:1 and greater.
- ✓ B. Slope:
  - Good: The major slope of the site is between 1% and 5%.

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<sup>2/</sup> Computations for the size of the library site are presented in Appendix B.

- Fair: The major slope of the site is between 5% and 10%.
- Poor: The major slope of the site is greater than 10%.

C. Foundation:

- Good: Urban Usage Land Classification is Code I or II - Non-expanding soil, surface well drained.
- Fair: Urban Usage Land Classification is Code III, IV, VI or VII - Expanding soil, surface well drained or coral sands.
- Poor: Urban Usage Land Classification is Code V - Marshy soil, surface poorly drained.

D. Accessibility:

- Good: The site is off a low speed (25 mph) major roadway passing through the service area. The roadway is free of blind corners, sight obstructions and other hazards. Adequate and safe walkways to the site are available.
- Fair: Access to the site is via an improved collector street off of a major roadway passing through the service area. Safe walkways to the site may be constructed if not already available.
- Poor: Access to the site is via a dead end street or off of a roadway with conditions which may create approach, and exit hazards such as a high speed limit (over 25 mph). Existing roadway conditions make walking to the library hazardous.

E. Availability of Utility Services:

1. Water:

- Good: The site has adequate water pressure and capacity to meet the ultimate library needs.
- Fair: The existing water service is insufficient but adequate service is being developed which will meet the needs of the library.
- Poor: The site has inadequate water service and will require the development of a

water system to specifically meet the library needs.

2. Sewer:

Good: The site has adequate sewer lines available to service the library.

Fair: The site will have adequate sewer service which is being developed to serve the area.

Poor: The site has no sewer service and will require the construction of cesspools or a sewage treatment plant to meet the library needs.

3. Drainage:

Good: The site has adequate drainage facilities available to meet the ultimate needs of the library.

Fair: The site will have adequate drainage facilities which are being developed which will meet the needs of the library.

Poor: The site has no drainage facility and may require the development of a drainage system to specifically meet the library needs.

4. Power and Communication:

Good: The site has adequate existing power and communications available to meet the ultimate library needs.

Fair: The site will have adequate power and communications which are being developed to serve the needs of the area.

Poor: The site has insufficient power or communications available and will require improvements on these services to serve the library needs.

F. Proximity to Optimum Location (Activity Center): 3/

Good: The site is located in the activity center of the community.

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3/ For explanation of activity center see page 24.

Fair: The site is located within one-half mile from the activity center and off a major roadway leading to the activity center.

Poor: The site is located more than one-half mile from the activity center and is off a roadway that does not lead to the activity center.

G. Visibility from Major Roadway:

Good: The site is readily visible from a major roadway when approaching and passing the site.

Fair: The site is readily visible from a major roadway when passing the site.

Poor: The site is not visible from any major roadway through the service area.

H. Adverse Effects from Adjacent Activities:

1. Industrial/Agricultural:

Good: The site is free from noise, dust, odors, smoke and other nuisance created by industrial/commercial activities.

Fair: The noise, dust, odors, smoke and other nuisances from industrial/commercial activities are at worst periodic, but well within the limits of human tolerance.

Poor: The above mentioned nuisances cause considerable discomfort and hamper library activities.

2. Transportation Facilities (Noise):

Highways:

Good: The site is more than 1,500 feet away from major highways, freeways and truck routes.

Fair: The site is 500 feet to 1,500 feet away from major highways, freeways, and truck routes.

Poor: The site is within 500 feet of a major highway, freeway and/or truck route.

Aircraft:

- Good: The site is more than a mile away from the normal aircraft flight patterns into and out of airports and air bases.
- Fair: The site is far enough away (0.5 to 1.0 mile) from the normal flight patterns.
- Poor: The site is directly under (0 to 0.5 miles) the approach and takeoff patterns.

I. Displacement:

- Good: No relocation is required.
- Fair: Relocation is limited to less than five families.
- Poor: Relocation of either a farm, business or more than five families is required.

ENVIRONMENTAL CRITERIA

A. The Relationship to Land Use Plans, Policies, and Controls for the Affected Area:

1. State Land Use:

- Good: The site is within an Urban District.
- Fair: The site is within a Rural District.
- Poor: The site is within an Agricultural or Conservation District.

2. County General Plan Detailed Land Use Map (DLUM):

- Good: The site is designated for public facilities or commercial.
- Fair: The site is designated for residential or apartment use.
- Poor: The site is designated for resort, industrial, park, agricultural, preservation or open space.

3. County Zoning:

- Good: The site is zoned business.
- Fair: The site is zoned residential, apartment.

Poor: The site is zoned hotel, industrial, preservation, or agriculture.

4. Shoreline Management District:

Good: The site is outside the district or the site is located within the district, but the project will not detract from the intent of the district.

Fair: The site is within the district and there may be a potential conflict with the intent of the district.

Poor: The site is within the district and there will be a strong conflict with the intent of the district.

5. Historical, Cultural and Scenic District:

Good: The site is outside the district or the site is located within the district, but the project will not detract from the intent of the district.

Fair: The site is within the district and there may be a potential conflict with the intent of the district.

Poor: The site is within the district and there will be a strong conflict with the intent of the district.

B. Probable Adverse Environmental Effects Which Cannot Be Avoided:

The goals and guidelines established by Chapters 342 and 344, Hawaii Revised Statutes will be used under this section to evaluate the various environmental effects. These goals and guidelines are being used on the basis of Section 1:42f Environmental Impact Statement Regulations which indicates in part . . . "Any adverse effects such as water or air pollution, urban congestion, threat to public health or other consequences adverse to environmental goals and guidelines established by Chapters 342 and 344 Hawaii Revised Statutes . . . shall be included" in the environmental statement.

1. Population:

Recognize population impact as a major factor in

environmental degradation and adopt guidelines to alleviate this impact and minimize future degradation.

2. Land, Water, Mineral, Visual, Air and Other Natural Resources:

Encourage practices which conserve and fully utilize all natural resources.

3. Flora and Fauna:

Protect endangered species of indigenous plants and animals and introduce new plants or animals only upon assurance of negligible ecological hazard.

Foster and planting of native as well as other trees, shrubs and flowering plants compatible to the enhancement of our environment.

4. Parks, Recreation and Open Space:

Establish, preserve and maintain scenic, historic, cultural, park and recreation areas, including the shorelines, for public recreational, educational and scientific uses.

5. Economic Development:

Encourage industries in Hawaii which would be in harmony with our environment.

Promote and foster the agricultural industry of the State; and preserve and conserve productive agricultural lands.

6. Transportation:

Encourage transportation systems in harmony with the life style of the people and environment of the State.

Encourage public and private vehicles and transportation systems to conserve energy, reduce pollution emission, including noise, and provide safe and convenient accommodations for their users.

7. Energy Conservation:

Encourage the efficient use of energy resources.

8. Community Life and Housing:

Foster life styles compatible with the environment;

preserve the variety of life styles traditional to Hawaii through the design and maintenance of neighborhoods which reflect the culture and mores of the community.

Develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education and recreation.

Recognize community appearances as a major economic and aesthetic asset of the counties and the State.

9. Education and Culture:

Foster culture and the arts and promote their linkage to the enhancement of the environment.

Encourage both formal and informal environmental education to all age groups.

COST CONSIDERATIONS

A major consideration in any evaluation study is the relative costs associated with the land acquisition and site development of each alternative site. The site development will consist of both on-site and off-site developments.

A. Land Acquisition:

The estimated fair market value of the land and easements are used. This is obtained by using the tax office appraised value of the land together with an analysis of recent sales in the area. Consultant and staff costs are included since they vary with the number of parcels to be acquired.

Although State land would seemingly have no land acquisition cost per se, there is a cost to the State in terms of the alternate uses to which the land could be used. Therefore, for State land, the estimated fair market value on the highest and best alternative use of the land according to the County General Plan is used as the land acquisition cost.

B. On-Site Development:

The following cost items are included in the on-site development costs:

1. Grading: Cost of grading necessary to adapt the existing topographic features for buildings, parking area, and other facilities.

2. Utilities: Cost of making the necessary utility connections due to special requirements such as providing private sewer system.
3. Drainage: Cost of constructing major drainage facilities for site to prevent future flooding such as providing lining for streams.

C. Off-Site Development:

The following cost items are included in the off-site development costs:

1. Utilities: Cost of providing additional lines or increasing sizes due to additional loads imposed by the library.
2. Drainage: Cost of constructing additional drainage facilities to accommodate the proposed runoff pattern of the library.
3. Access Roads: Cost of constructing necessary access roadways to the site if none are available.



CHAPTER 3  
DATA FOR SITE SELECTION

SERVICE AREA

The proposed service area for the Mililani Community Library is outlined in Figure 1. The area essentially encompasses the Mililani Town and the Waipio Valley subdivisions. The community is a suburban residential complex made up of single family dwellings, townhouses and apartments. It may best be identified as a "bedroom community" with a relative high percentage of commuters.

INVENTORY OF STATE LANDS

The only lands the State owns within the service area are those utilized for schools. The location of the school sites are shown on Figure 2. Of the school sites, only Mililani High School has any land that can be utilized for a new library.

ALTERNATIVE SITES

The alternative sites shown in Figure 3 were selected for evaluation by the Department of Accounting and General Services. In the selection of the alternative sites, the following basic criteria were used.

- A. The site contains the required land area.
- B. The site is located close to the activity center of the community.
- C. The site is easily accessible from a major roadway.
- D. The site does not have improvements located on it.

In addition, the site designated for civic center on the City and County Detailed Land Use Map for the area was automatically included as one of the alternative sites.

A. Alternative Site 1:

Tax Map Key: 9-5-01:Por 8  
Owner: Castle and Cooke, Inc.  
State Land Use Designation: Urban  
City and County General Plan DLUM: Commercial and  
Civic Center



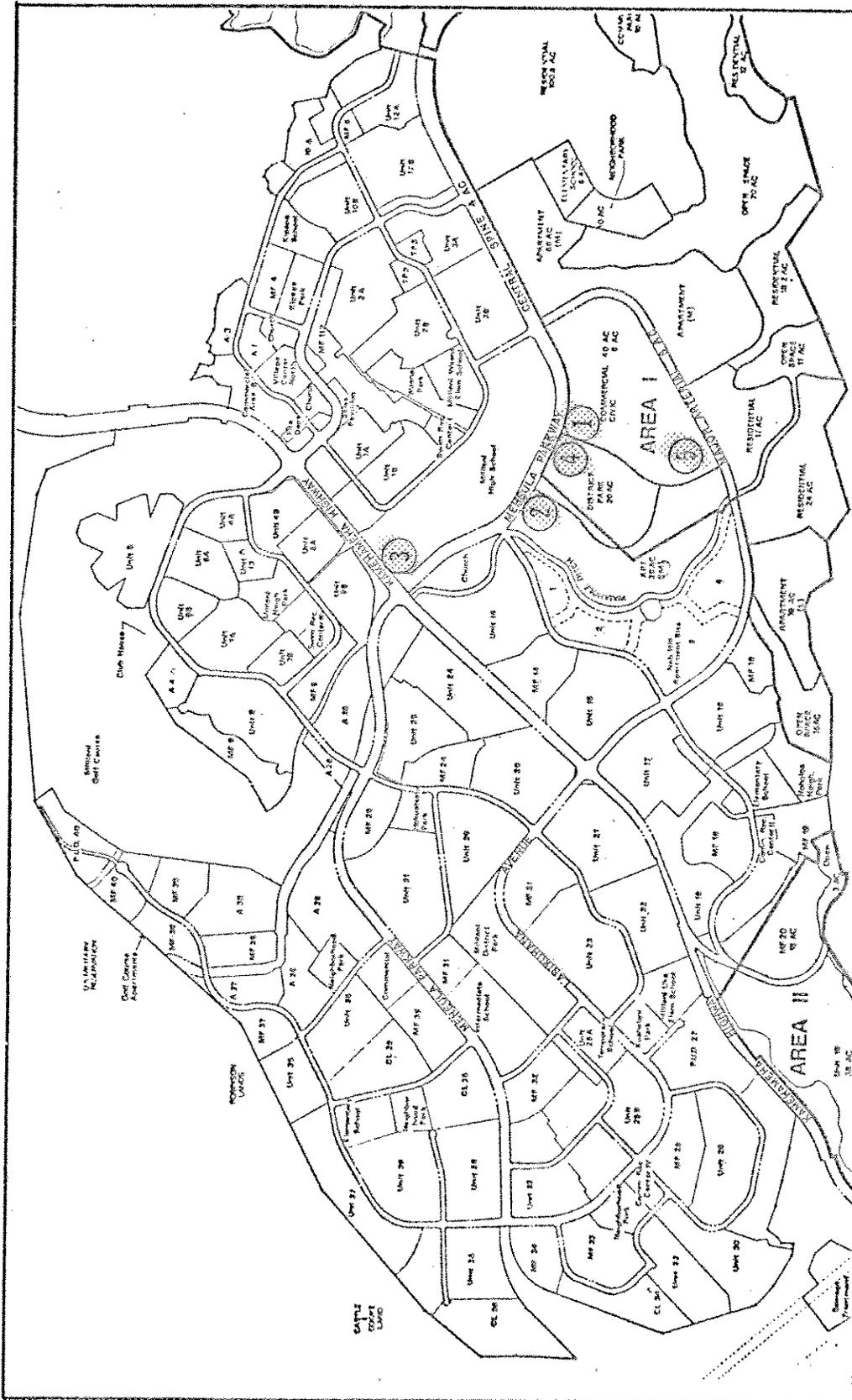


FIGURE 3

ALTERNATIVE SITES

STATE OF HAWAII  
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES  
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City and County Zoning: Agriculture (AG-1) 4/  
Existing Use: Agriculture - pineapple  
Size: 43,000 square feet

This site located along Meheula Parkway, is located approximately one-half mile from the center of the service area and is a portion of a proposed Town Center and civic center site. A 20-acre park is planned to be located west of the site.

The town center when fully developed is expected to be the center of activity of the community.

B. Alternative Site 2:

Tax Map Key: 9-5-01:Por 8  
Owner: Castle and Cooke, Inc.  
State Land Use Designation: Urban  
City and County General Plan DLUM: Medium Density  
Apartment  
City and County Zoning: Agriculture (AG-1) 5/  
Existing Use: Agriculture - pineapple  
Size: 43,000 square feet

This site, which is also located along Meheula Parkway, is less than one-half mile from the center of the service area. The site is a portion of a proposed medium density apartment development.

C. Alternative Site 3:

Tax Map Key: 9-6-01:Por 54  
Owner: State of Hawaii  
State Land Use Designation: Urban  
City and County General Plan DLUM: School  
City and County Zoning: Residential (R-6)  
Existing Use: School Site 6/  
Size: 43,000 square feet

The site is located off the northeast corner of the Kamehameha Highway and Meheula Parkway intersection. This site is designated as excess on the high school master plan and is located adjacent to the stadium. The site is less than one-half mile from the center of the service area.

- 
- 4/ An application to rezone this parcel to Business (B-2) has been submitted by Mililani Town Inc.  
5/ An application to rezone this parcel to Apartment (A-2) has been submitted by Mililani Town Inc.  
6/ The Department of Education has indicated that the parcel is in excess to the high school needs.

D. Alternative Site 4:

Tax Map Key: 9-5-01:Por 8  
Owner: Castle and Cooke, Inc.  
State Land Use Designation: Urban  
City and County General Plan DLUM: Park AG-1  
City and County Zoning: Agriculture 7/  
Existing Use: Agriculture - pineapple  
Size: 43,000 square feet

E. Alternative Site 5:

Tax Map Key: 9-5-01:Por 8  
Owner: Castle and Cooke, Inc.  
State Land Use Designation: Urban  
City and County General Plan DLUM: Commercial and  
Civic Center  
City and County Zoning: Agriculture (AG-1) 8/  
Existing Use: Agriculture - pineapple  
Size: 43,000 square feet

STATE LAND USE DISTRICT

A portion of the State Land Use District Map covering the proposed service area for Mililani Community Library is shown in Figure 4. It is a portion of the Waipahu quadrangle map 0-09 and quadrangle map 0-05 prepared by the State Land Use Commission. The district symbols used on the State Land Use District Maps are as follows:

A = Agricultural District  
U = Urban District

The permissible uses within each of the above districts are covered in the State Land Use District Regulations of the State Land Use Commission. Libraries are permitted only within the Urban District. Therefore, if the Library site selected is not located within the Urban District, a land use District Boundary Change will have to be made. However, all of the sites being considered are within the State Land Use Urban District.

TSUNAMI ZONE

The entire service area is at an elevation in excess of 400 feet which is well above the tsunami inundation zone.

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7/ An application to rezone this parcel to Preservation (P-1) has been submitted by Mililani Town Inc.

8/ An application to rezone this parcel to Business (B-2) has been submitted by Mililani Town Inc.

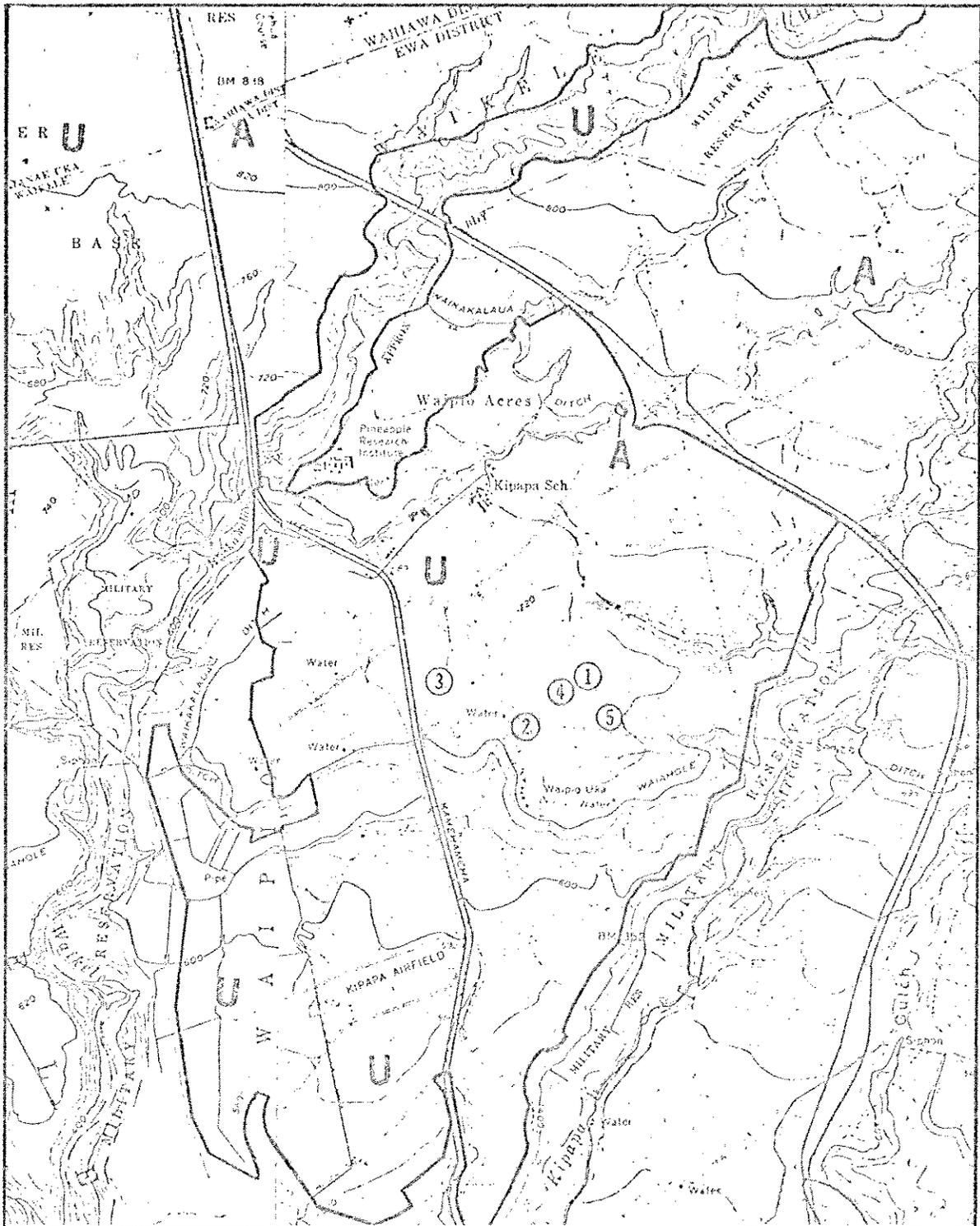


FIGURE 4

STATE LAND USE DISTRICT MAP

STATE OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES

DIVISION OF PUBLIC WORKS

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## GENERAL PLAN DETAILED LAND USE

A portion of the City and County General Plan Detailed Land Use Map for Waipio, Ewa, Oahu, Hawaii as amended by the City and County of Honolulu under Ordinance No. 4640 on October 14, 1976 is shown in Figure 5. The general plan designations for each of the alternative sites are indicated below:

<u>Alternative Site</u>	<u>General Plan</u>
1	Commercial and Civic Center
2	Medium Density Apartment
3	School
4	Park
5	Commercial and Civic Center

## COUNTY ZONING

The County zoning for each of the alternative sites are indicated below:

<u>Alternative Site</u>	<u>County Zoning</u>
1	Agriculture (AG-1)
2	Agriculture (AG-1)
3	Residential (R-6)
4	Agriculture (AG-1)
5	Agriculture (AG-1)

## LAND CLASSIFICATION

### A. Agricultural:

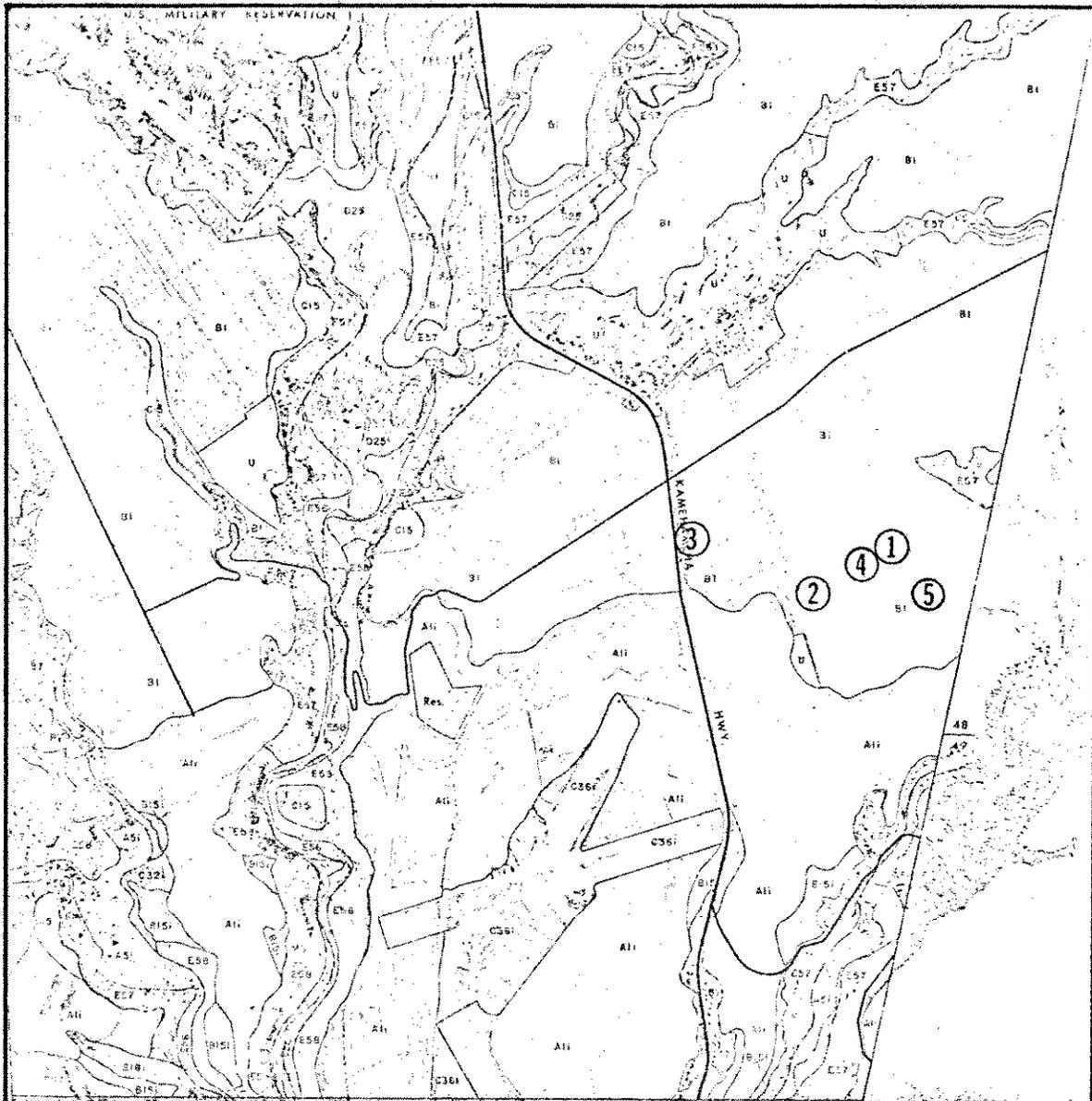
The agricultural land classification data for the alternative sites are shown in Figure 6 - Agricultural Land Classification Map and Figure 7 - Agricultural Land Classification Symbols. This data was taken from the University of Hawaii's Land Study Bureau Bulletin No. 3 - "Detailed Land Classification - Island of Oahu," published in January 1963.

All of the alternative sites are classified B1. A B1 classification indicates an overall suitability for agricultural use as "good." The range for this classification extends from A - very good, to E - very poor.

### B. Urban:

The urban land classification data for the alternative sites are shown in Figure 8 - Urban Land Classification Map and Figure 9 - Urban Land Classification Symbols. This data was taken from the University of Hawaii's Land Study Bureau Circular No. 14 "Oahu Lands Classified by Physical Qualities for Urban Usage," published





Land classification data  
field mapped 1961-62.

**LAND CLASSIFICATION SYMBOL**


 Master Productivity Rating  
 Land Type. Number and letter "i" if irrigated;  
 number only if unirrigated. (See sections of  
 text where land types are defined and rated  
 by "individual" uses.)

Areas where physical use precludes agriculture are designated by the letter "U". Examples include, but are not limited to, urban, recreational, and institutional sites.

**FIGURE 6**

**AGRICULTURAL LAND CLASSIFICATION MAP**

STATE OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES

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in June 1969. All of the alternative sites are classified I4L. The I4L classification indicates that (1) the soil has good bearing capacity, suitable for a one to two story structure, (2) the depth of the soil material over consolidated material is over 15 feet and (3) the underlying consolidated material is lava.

#### ACCESS

The service area is presently served by four major roadways, Kamehameha Highway, Meheula Parkway, Kuahelani Avenue and Lanikuhana Avenue. Of the four roadways, Kamehameha Highway and Meheula Parkway appear to be the roadways that are accessible by the greatest number of the residences. Four of the sites proposed are directly accessible from Meheula Parkway. The fifth site is accessible from Lanikuhana Avenue.

#### ACTIVITY CENTER

As indicated in the study "Planning for Libraries in Hawaii",<sup>9/</sup> a consideration for the planning of a community library is that it should be located in the activity center of the community. Based on development plans for the community, it is apparent that the activity center for the community will be the commercial center proposed by Mililani Town, Inc. Mililani Town, Inc. has tentatively scheduled completion of the first phase of the center for mid 1980.

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<sup>9/</sup> Booz, Allen and Hamilton, "Planning for Libraries in Hawaii", 1968, pp. 246-247.

Table 3. Agricultural ratings of land types by selected uses and over-all suitability—Oahu

Land Type Number	Productivity class ratings by single uses <sup>1</sup>					Overall Suitability Master rating <sup>2</sup>	
	Vegetables <sup>3</sup>	Sugar Cane	Storage Crops	Grazing	Orchard		Forestry
B1	a	c	b	b	b	CO <sub>2</sub>	B

- 1a and a - Very good suitability
- b and b - Good suitability
- c and c - Fair to marginal suitability
- d and d - Poor suitability
- e and e - Very poor suitability
- 2 Suitable for commercial forestry
- 3 Land types whose symbols include a lower case "i" are the irrigated equivalents of non-irrigated lands types with identical numbers
- 4 Suitable for commercial forestry
- 5 Ratings for vegetable production apply also to cut flower production under field conditions

Table 2. Land class ratings defined by estimated productivity of selected crops or uses  
The estimated yield ranges given below are based upon the prevailing cultural practices given in Part II. These yield ranges are reasonable estimates of yields being obtained with the aforementioned practices. Year to year fluctuations can be expected. Some yield range figures may eventually need revision due to new or improved crop varieties, better fertilizer practices, or improved farming methods.

**Pineapples**

- Class a: 14 tons or more fruit per acre per year (average for plant and ratoon crops for a 4-year cycle)
- Class b: 12-14 tons fruit per acre per year
- Class c: 10-12 tons fruit per acre per year
- Class d: 8-10 tons fruit per acre per year
- Class e: Lands not suited for pineapple production

**Sugar Cane**

- Class a: Irrigated lands: 53 tons or more sugar per acre per month
- Non-irrigated lands: 44 tons or more sugar per acre per month
- Class b: Irrigated lands: 42-53 tons sugar per acre per month
- Non-irrigated lands: 37-44 tons sugar per acre per month
- Class c: Irrigated lands: 33-42 tons sugar per acre per month
- Non-irrigated lands: 30-37 tons sugar per acre per month
- Class d: Irrigated lands: Less than 33 tons sugar per acre per month
- Non-irrigated lands: Less than 30 tons sugar per acre per month
- Class e: Lands not suited for sugar cane production regardless of irrigation status

Native beef gains are estimates unsupported by research, but considered reasonable by veteran stockmen who were consulted.

**Vegetables**

- Class a: Tomatoes over 18,000 lbs. per acre per crop; carrots over 10,000 lbs. per acre per crop; Irish potatoes over 7,000 lbs. per acre per crop; dry onions over 17,000 lbs. per acre per crop
- Class b: Tomatoes 15,000-18,000 lbs. per acre per crop; carrots 8,000-10,000 lbs. per acre per crop; Irish potatoes 6,000-7,000 lbs. per acre per crop; dry onions 15,000-17,000 lbs. per acre per crop
- Class c: Tomatoes 13,500-15,000 lbs. per acre per crop; carrots 6,000-8,000 lbs. per acre per crop; Irish potatoes 4,500-6,000 lbs. per acre per crop; dry onions 13,500-15,000 lbs. per acre per crop
- Class d: Tomatoes under 13,500 lbs. per acre per crop; carrots under 6,000 lbs. per acre per crop; Irish potatoes under 4,500 lbs. per acre per crop; dry onions under 13,500 lbs. per acre per crop
- Class e: Lands not suited for vegetable crop production

**Alfalfa**

- Class a: Over 9 tons hay per acre per year
- Class b: 6-9 tons hay per acre per year
- Class c: 4-6 tons hay per acre per year
- Class d: Under 4 tons hay per acre per year
- Class e: Lands not suited for alfalfa production

**Grazing Use (Pasture)**

- Class a: Carrying capacity less than 2.5 acres per AU; estimated live beef gains 55 lbs. per acre per year or greater
- Class b: Carrying capacity 2.5-5 acres per AU; estimated live beef gains 30 to 55 lbs. per acre per year
- Class c: Carrying capacity 5-10 acres per AU; estimated live beef gains 15 to 29 lbs. per acre per year
- Class d: Carrying capacity 10-30 acres per AU; estimated live beef gains under 15 lbs. per acre per year
- Class e: Lands not suited for grazing use

**Orchard Crops**

Yields given below are based upon the assumption that irrigation is carried on as needed. Bananas are not being irrigated. Need for irrigation varies for other crops.

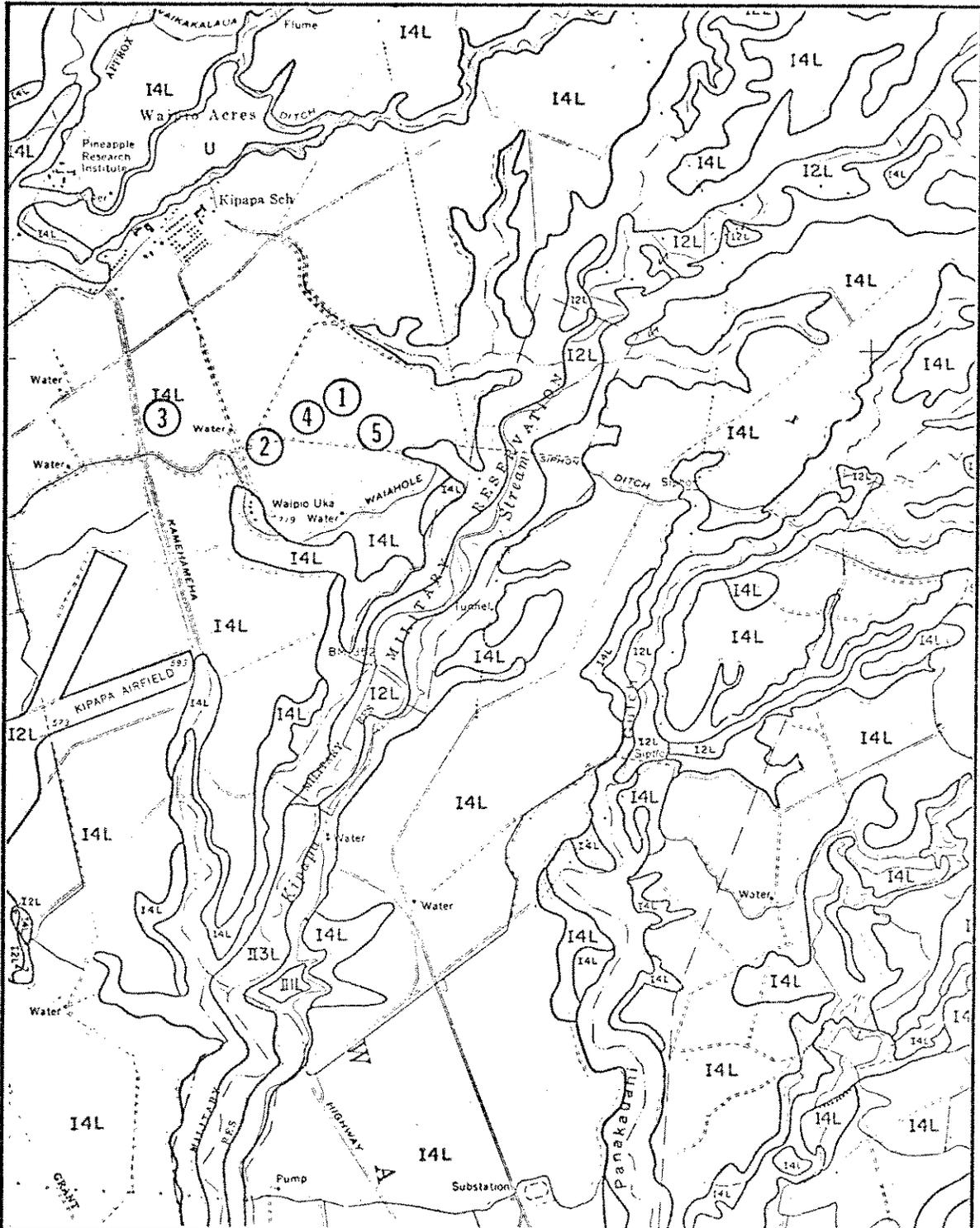
- Class a: Oranges over 12,000 lbs. per acre per year; papayas over 23,000 lbs. per acre per year; bananas over 8,500 lbs. per acre per year
- Class b: Oranges 10,000-12,000 lbs. per acre per year; papayas 20,000-23,000 lbs. per acre per year; bananas 6,500-8,500 lbs. per acre per year
- Class c: Oranges 8,000-10,000 lbs. per acre per year; papayas 8,000-20,000 lbs. per acre per year; bananas 4,500-6,500 lbs. per acre per year
- Class d: Oranges under 8,000 lbs. per acre per year; papayas under 8,000 lbs. per acre per year; bananas under 4,500 lbs. per acre per year
- Class e: Lands not suited for orchard crop production

**Forestry**

- Class a: Commercial forest land: land which is producing, or is capable of producing, usable crops of wood for industrial purposes. Industrial products include sawlogs and pulpwood, but not fuel wood.
- Class b: Non-commercial forest land: land which is incapable of yielding usable crops of industrial wood because of adverse site conditions.

Source: Detailed Land Classification - Island of Oahu  
L.S.R. Bulletin No. 3  
Land Study Bureau, University of Hawaii





<b>FIGURE 8</b>		<b>URBAN LAND CLASSIFICATION MAP</b>	
STATE OF HAWAII		DEPT. OF ACCOUNTING & GENERAL SERVICES	
DIVISION OF PUBLIC WORKS		PLANNING BRANCH	



Soil Character Code	I	IX	X	XI
Description	Nonexpanding Soil Nonrocky Surface Well-Drained	Pahoehoe Lava Rocky 3/ Surface Well-Drained	Thixotropic Soil 2/ Nonrocky High in Moisture	Thixotropic Soil 2/ Rocky 3/ High in Moisture
General Characteristics	<ol style="list-style-type: none"> <li>Slight contracting and Well-drained and sub-essentially cesspool.</li> <li>Good bearing Suitable two-story with min work.</li> <li>Land fill properly Vertical stable.</li> </ol>	<p>Consolidated, relatively smooth surfaced, large pavement-like slabs of rock with virtually no soil material. No expansion or contraction on wetting and drying. Well-drained in areas having moderate to low rainfall. Can have shallow standing water in areas of high rainfall because pavement-like surface restricts downward percolation of water. Cracking of surface rock may allow water to drain if subsurface rocks are porous. Excellent bearing characteristics. Generally suitable for multi-story structures with minor foundation work.</p> <ol style="list-style-type: none"> <li>Lava tubes (subsurface voids) possible. Would affect bearing characteristics. The tubes can sometimes be used for sewage disposal.</li> <li>Vertical cuts stable.</li> <li>Land fill stable with little or no compaction.</li> <li>Ground surface usually smooth or hummocky.</li> <li>Some pahoehoe can be broken to as clinker-size rocks by a bulldozer equipped with a ripper, after which the material can be handled as as clinkers.</li> </ol>	<ol style="list-style-type: none"> <li>In the undisturbed state the soil has the properties of a solid. On being manipulated, such as during construction, it becomes jelly-like or semi-liquid, at the same moisture content as the solid. Subsequent resting of the soil mass results in restoration of the solid properties. Thus, cuts are usually stable but handling during placement causes fill material to "ooze" out and the soils cannot be compacted by conventional methods.</li> <li>The soils have exceptionally high natural moisture content that exceeds 100 per cent and even 200 per cent of the soil weight on oven-dry basis; that is not free gravitational water. The natural moisture is above the plastic limit and can exceed the liquid limit.</li> <li>The soils cannot be rewetted to their original condition after they have been air-dried; they undergo irreversible change on drying. The change is from a soft, clayey material in its moist state to a hard, granular consistency on drying.</li> <li>The soils also shrink on drying with reductions between one-tenth to one-half of the original volume.</li> </ol>	

Underlying Material Code	Depth Code				
Material	1	2	3	4	5
Characteristics	1. Often to Consolidated material (feet) 0-5	6-10	11-15	Over 15	
	2. More				
	3. Thicker				
	4. Bearing				
	5. Where, may be build				

Oahu Lands Classification by Physical Qualities for Urban Usage  
L.S.B. Circular No. 14  
Land Study Bureau, University of Hawaii

1/ Designated by a three-symbol denotes the soil character; denotes the depth to consol; symbol, a capital letter, &  
2/ Soils behaving like gels.

URBAN LAND CLASSIFICATION SYMBOLS

DEPT. OF ACCOUNTING & GENERAL SERVICES  
PLANNING BRANCH

FIGURE 9

STATE OF HAWAII  
DIVISION OF PUBLIC WORKS



CHAPTER 4  
EVALUATION OF ALTERNATIVE SITES

GENERAL

This Chapter covers the evaluation of the alternative sites in terms of the site evaluation criteria and comparative cost items listed in Chapter 2. To avoid repetitions the evaluation will be presented by listing each criterion separately and providing the rating of each alternative site for the particular criterion. The ratings will be as follows:

- A. Minimum Criteria: The sites will be rated as either meeting the criteria or not meeting the criteria.
- B. Functional Criteria: The sites will be rated good, fair or poor with regard to the particular criterion on the basis of the standards established in Chapter 2.
- C. Environmental Criteria:

- 1. Relationship to Land Use Plans, Policies and Controls.

The sites will be rated good, fair, poor or not applicable on the basis of the standards established in Chapter 2.

- 2. Probable Adverse Environmental Effects Which Cannot be Avoided:

Since the criteria under this category are essentially guidelines which by their nature require a subjective type of evaluation, the sites will be rated as either conforming or not conforming to the guidelines.

The summary and comparison of the evaluation of the alternative sites will be presented in Chapter 5.

MINIMUM SITE CRITERIA

All of the alternative sites meet all of the minimum site criteria of size, location, flood zone listed in Chapter 2.

## FUNCTIONAL CRITERIA

### A. Shape:

Since all five sites are portions of a larger site an acceptable length to width ratio can be obtained. Accordingly, all four sites are rated "good" for this criterion.

### B. Slope:

All five sites are rated "good" under this criterion since the average slope for all the sites is 5% or less.

### C. Foundation:

Under this criterion all five sites are rated "good" since the soil character code for each site is Code I. The foundation characteristic for soils categorized under Code I is one of good bearing capacity suitable for one to two story structures with minor foundation work.

### D. Accessibility:

Sites 1, 2, 3 and 4 are off of Meheula Parkway, a major low speed roadway with adequate walkways. Thus, the accessibility for Sites 1, 2, 3 and 4 is rated "good." Although Site 3 fronts Kamehameha Highway, no access to the site from Kamehameha Highway is being considered because of the higher speed limit and access restrictions imposed by the Department of Transportation. The accessibility for Site 5 is also rated good since it is off Lanikuhana a major low speed roadway.

### E. Availability of Utility Service:

#### 1. Water:

Water service to Sites 1, 2 and 4 is available from the water main located in the roadway fronting the site, Meheula Parkway. The availability for water service to Sites 1, 2 and 4 is rated "good." For Site 3, water service is available. However, the water main must be extended approximately 1,200 feet to provide service to Site 3. On this basis the availability of water service to Site 3 is rated "fair." Water service to Site 5 is rated "fair" on the basis that there is no water lines in the vicinity. However, it is expected that water service will be provided in conjunction with the development of the center.

2. Sewer:

The availability of sewer services for Sites 1, 2, 4 and 5 is rated as "fair." Presently there are no sewer lines in the immediate vicinity of the sites. However for Sites 1, 4 and 5, it is expected that sewer lines will be constructed in conjunction with the development of the proposed commercial center. For Site 2, additional sewer lines will have to be constructed to connect to the main. The availability of sewer services for Site 3 is rated "good" since a sewer main is located adjacent to the site.

However, the City and County Department of Public Works has indicated that adequate sewage treatment capacity cannot be assured for the proposed library at this time.

3. Drainage:

The drainage for Sites 1, 2, 3 and 4 is rated "good." Drainage facilities for all four sites are located nearby. The drainage for Site 5 is rated "fair" since drain lines are proposed as part of the development of the commercial center.

4. Power and Communication:

The availability of power and communication service for alternative Sites 1, 2, 3, 4 and 5 is rated "good."

F. Proximity to Optimum Location:

Under this criterion, Sites 1, 4 and 5 are rated "good" since they will be located adjacent to and be readily accessible from the proposed 40 acre commercial center. Sites 2 and 3 are rated "fair." Although Sites 2 and 3 are not located adjacent to the proposed commercial center, the sites are located within one-half mile of the center.

G. Visibility from Major Roadway:

Under this criterion all five sites are rated "fair." An ideal location for the library under this criterion would be one that would be visible when approaching and passing the site from either direction. Although this would appear to be the situation for Sites 1 and 4 it is believed that with development of the adjacent areas the visibility of the library when approaching it from Meheula Parkway will be limited. For this reason the visibility is rated "fair" along with Sites 2, 3 and 5.

H. Adverse Effects from Adjacent Facilities:

1. Industrial/Agricultural:

Sites 1, 2, 4 and 5 are presently being used for the cultivation of pineapple. Cultivation is expected to be phased out as development is implemented. In the interim, some temporary disturbances to the library operation are expected. However, once the development in the area is completed, disturbances from the commercial center are expected to be minimal and at most periodic. For the above reasons Sites 1, 2, 4 and 5 are rated "fair." Site 3 is also rated "fair." Site 3 is located adjacent to the high school stadium. Although the stadium is not an industrial or agricultural activity, some disturbances which are periodic at most are expected.

2. Transportation Facilities (Noise):

Sites 1, 2, 4 and 5 are rated "good" under this criterion. Sites 1, 2, 4 and 5 are located off of an internal circulation roadway with a posted speed limit of 25 mph. The noise that will be generated by an internal circulation roadway is not expected to affect library activities. Site 3 is rated "fair." Site 3 is located within 500 feet of Kamehameha Highway. However, since the opening of the H-2 freeway, the number of heavy vehicles traveling Kamehameha has been greatly reduced. The noise that will be generated from the traffic from Kamehameha Highway will primarily result from the higher speed limit of 35 mph as compared to the internal circulation roadways, 25 mph.

3. Aircraft:

Under this criterion, all of the sites are rated "good" since they are more than one mile from the normal flight pattern into and out of the air base.

In addition a noise pollution assessment of Wheeler Airfield has been conducted by the Tripler Army Medical Center in 1977. In this assessment it was indicated that "The Air Installations Compatible Use Zone noise contours show no residential areas inside the Ldn = 65 dB(A) contour, and therefore no adverse impact should exist." <sup>10/</sup>From a review

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<sup>10/</sup> Environmental Noise Pollution Assessment Special Study  
No. 34-0500-77, Wheeler Army Airfield, Hawaii, 17 January  
- 3 February 1977, 16 June - 2 July 1977.

of the noise contour map, the sites being considered for the library are outside of the Ldn = 65 dB(A) contour.

I. Displacement:

Sites 1, 2, 4 and 5 are presently being used for the production of pineapple. A phase out of pineapple cultivation is being planned by Castle and Cooke for further development of Mililani Town. Accordingly, no relocation is foreseen for Sites 1, 2, 4 and 5. Site 3 is under the control of the Department of Education. The Department of Education has indicated that the land is excess to their needs for the development of the high school. Accordingly, no relocation is required.

Based on the above, all five sites are rated "good" under the displacement criterion.

ENVIRONMENTAL CRITERIA

A. Relationship to Land Use Plans, Policies and Controls:

1. State Land Use:

Since all five sites are located within an Urban District, the sites are rated "good" for this criterion.

2. County General Plan - Detailed Land Use Map (DLUM):

Sites 1, 3 and 5 are rated "good" since the DLUM designations are civic center and school, respectively. The library facility is a compatible use in the civic center and school designations. The DLUM designation for Site 2 is apartment. Although library facilities are permitted in an apartment zone, the site with an apartment designation cannot be rated equal to one that is designated for civic center use. Accordingly Site 2 is rated "fair." Site 4 is rated "poor" since the DLUM designation is park.

3. County Zoning

Site 3 is rated "fair" since the County zoning is residential. Sites 1, 2, 4 and 5 are rated "poor" since the sites are zoned agriculture.

4. Shoreline Management District:

Since all five sites are not located within a Shoreline Management District, the sites are rated "good".

5. Historical, Cultural and Scenic District:

Since all five sites are not located within a Historical, Cultural and Scenic District, the sites are rated "good".

B. Probable Adverse Environmental Effects Which Cannot Be Avoided:

Since all five sites are located within close proximity of each other, the environmental effects each site will have on the environment will be the same. Accordingly, the evaluation made herein is applicable to all five sites.

1. Population

No increase in population is anticipated as a result of the development of the library. Libraries do not influence population growth. Rather, the development of libraries is an "off-shoot" of population growth. No adverse environmental effect is anticipated for this guideline.

2. Land, Water, Mineral, Visual, Air and Other Natural Resources (Conservation and Full Utilization):

The development of the library will require the commitment of 43,000 square feet of land rated good for agricultural use. Use of water will be limited to bathrooms, lunch rooms and work rooms within the building. Landscaping will also require water, however, the quantity used will be limited because of the small land area. This is an adverse environmental effect which cannot be avoided.

3. Flora and Fauna:

The development of the site is not expected to affect any endangered species of either flora or fauna. The site is presently being used for pineapple cultivation. Landscaping for the site will complement the existing landscape pattern of the community. No adverse environmental effect is expected.

4. Parks, Recreation and Open Spaces:

The sites proposed for the library with the exception of Site 4 are not part of lands proposed for parks, recreation, open space, scenic or historic

uses. Accordingly, no adverse environmental effect is expected for Sites 1, 2, 3 and 5. Site 4 is designated for park use and will have an adverse effect under this criterion.

5. Economic Development:

Since the sites are located on lands rated "good" for agricultural uses, there will be an adverse environmental effect which cannot be avoided and that is the commitment of good agricultural land for other uses.

6. Transportation:

The development of the library in the community will reduce the need for travel to other communities to obtain the desired services. This reduction in travel will result in a conservation of fuel, in conformance with one of the guidelines under this item. Of all the sites, Site 3 provides the shortest walking distance to the City's Bus Route 52. Bus Route 52 on Kamehameha Highway provides the only all day service. This service is 20 minutes headway in each direction.

7. Energy Conservation:

Energy conservation measures will be incorporated in the design of the facility as required for the efficient use of energy resources. Incorporating the efficient use of energy in the design of the facility is in conformance with the energy conservation guidelines set forth for this item.

8. Community Life and Housing:

The development of the community library will enhance and contribute to the life style of the community. The facility will be designed to be compatible with the architectural style of the existing buildings in the community. There will be no adverse environmental impact.

9. Education and Culture:

The library will complement the education and culture guideline by providing the means and opportunity to promote environmental education and awareness to all groups in the community.

COST CONSIDERATIONS

The cost considerations for the five alternative sites are summarized below. The computations of the costs are presented in Appendix C.

	<u>Site 1</u>	<u>Site 2</u>	<u>Site 3</u>		<u>Site 4</u>		<u>Site 5</u>
1. Land Acquisition	\$234,000	\$134,000	(\$116,000)	<u>11/</u>	\$121,000	<u>12/</u>	\$234,000
2. On-Site Development	49,000	49,000	69,000		49,000		49,000
3. Off-Site Development	<u>---</u>	<u>95,000</u>	<u>26,000</u>		<u>---</u>		<u>---</u>
Total Comparative Costs	\$283,000	\$278,000	\$ 95,000		\$170,000		\$283,000

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11/ Since the land cost is an indirect cost, it was not included in the total.

12/ The land cost for Site 4 was based on acquiring 43,000 square feet of land. Utilizing only 43,000 square feet of land for the library would require a zoning change preservation to residential.

CHAPTER 5  
SUMMARY OF EVALUATION

The four alternative sites selected for consideration were first evaluated against the Minimum Site Criteria of Chapter 2 to test whether or not they could be considered as possible sites. Since the four sites met the minimum criteria, they were then evaluated against the Functional Criteria and Environmental Criteria. The results are tabulated in Table 1 - Evaluation Table. It should be noted that the items in the evaluation table do not carry the same weight. However, the items normally provide the best means of analyzing the sites further.

Analysis of the evaluation table indicates that: (1) alternative Sites 1 and 4 have the best functional rating and (2) alternative Site 3, less indirect land costs, will be the most economical to develop. Since alternative Site 2 has no advantage in the rating and development cost, it was not evaluated further. Alternative Sites 1, 3, 4 and 5 were evaluated further by comparing the differences in the evaluation table listed below:

<u>Item No.</u>	<u>Item Description</u>	<u>Rating</u>			
		<u>Site 1</u>	<u>Site 3</u>	<u>Site 4</u>	<u>Site 5</u>
	<u>Functional Criteria</u>				
E.1.	Water	G	F	G	F
E.2.	Sewer	F	G	F	F
F.	Proximity to Optimum Location	G	F	G	G
H.2.	Adverse Effects from Adjacent Activities- Highways	G	F	G	G
	<u>Criteria</u>				
A.2.	County General Plan DLUM	G	G	P	G
A.3.	County Zoning	P	F	P	P
B.4.	Parks, Recreation and Open Spaces	C	C	NC	C
	<u>Cost Considerations</u>	\$283,000	\$ 95,000	\$170,000	\$283,000

Pertinent comments regarding the comparison are:

A. Water:

Water service for Sites 1 and 4 can be tapped at the water line located in Meheula Parkway. For Site 3 the waterline located in Meheula Parkway will have to be extended approximately 1,200 feet toward Kamehameha Highway. For Site 5, water service will depend on the installation of waterlines by the developer for the proposed commercial center.

TABLE I  
EVALUATION TABLE

	Alternative Sites				5	
	1	2	3	4		
<u>Functional Criteria</u>						
A. Shape	G	G	G	G	G	
B. Slope	G	G	G	G	G	
C. Foundation	G	G	G	G	G	
D. Accessibility	G	G	G	G	G	
E. Availability of Utility Service						
1. Water	G	G	F	G	F	
2. Sewer	F	F	G	F	F	
3. Drainage	G	G	G	G	F	
4. Power & Communication	G	G	G	G	G	
F. Proximity to Optimum Location	G	F	F	G	G	
G. Visibility from Major Roadway	F	F	F	F	F	
H. Adverse Effects from Adjacent Activities						
1. Industrial	F	F	F	F	F	
2. Transportation: Highways	G	G	F	G	G	
Aircraft	G	G	G	G	G	
I. Displacement	G	G	G	G	G	
	Good	11	10	9	11	9
	Fair	3	4	5	3	5
	Poor	0	0	0	0	0

Environmental Criteria

A. Relationship to Land Use Plans, Policies and Controls					
1. State Land Use	G	G	G	G	G
2. County General Plan DLUM	G	F	G	P	G
3. County Zoning	P	P	F	P	P
4. Shoreline Mgmt. District	G	G	G	G	G
5. Historical, Cultural and Scenic District	G	G	G	G	G
B. Probable Adverse Environmental Effects					
1. Population	C	C	C	C	C
2. Land, Water, Mineral, Visual Air & Other Natural Resources	NC	NC	NC	NC	NC
3. Flora and Fauna	C	C	C	C	C
4. Parks Recreation Open Spaces	C	C	C	NC	C
5. Economic Development	NC	NC	NC	NC	NC
6. Transportation	C	C	C	C	C
7. Energy Conservation	C	C	C	C	C
8. Community Life & Housing	C	C	C	C	C
9. Education and Culture	C	C	C	C	C

C - Conforming

NC - Not Conforming

Cost Considerations	Site 1	Site 2	Site 3	Site 4	Site 5
1. Land Acquisition	\$234,000	\$134,000	(\$116,000) a/	\$121,000	\$234,000
2. On-Site Development	49,000	49,000	69,000	49,000	49,000
3. Off-Site Development	--	95,000	26,000	--	--
	\$283,000	\$278,000	\$ 95,000	\$170,000	\$283,000

a/ Opportunity land costs, not included in total.

B. Sewer:

Sewer service for Sites 1, 4 and 5 will depend on the installation of sewer lines proposed by the developer for the commercial center. Sewer services for Site 3 are available from the sewer line located along Kamehameha Highway.

C. Proximity to Optimum Location:

A consideration for the optimum location for the community library is the activity center of the community as indicated in the study "The Planning for Libraries in Hawaii." Based on the plans for the development of the community, it is apparent that the activity center for the community will be the proposed commercial center. Site 1 and 5 will be located in the activity center. Site 3 will be located approximately one-half mile from the activity center and Site 4 will be located adjacent to the activity center.

D. Adverse Effects from Adjacent Activities - Highways:

As indicated in the Environmental Impact Statement for the Proposed Mililani Town Expansion, the 1985 projected peak hour traffic for the roadway (Meheula Parkway) adjacent to Sites 1 and 4 is 780 vehicles. For the roadway (Kamehameha Highway) adjacent to Site 3, the 1985 projected peak hour traffic is 950 vehicles. For Lanikuhana Avenue, adjacent to Site 5, the 1985 projected peak hour traffic is 1770 vehicles. In addition to the above, Meheula Parkway and Lanikuhana Avenue are internal roadways with 25 mile per hour speed limits. Kamehameha is a through traffic roadway with speed limits of 35 to 45 miles per hour.

From the various publications distributed by the U.S. Department of Transportation, it is apparent that the density of vehicles on a roadway and the speed of the vehicles has a definite affect on the traffic noise level. The traffic noise level increases as the traffic density increases and also as the vehicle speed increases. Because of the higher vehicular density of Lanikuhana Avenue and the higher speed limit of Kamehameha Highway, it is anticipated that there will be a greater adverse effect on Sites 3 and 5 resulting from traffic noise. However, the noise effect will be reduced since the library will be enclosed and air conditioned.

E. County Zoning:

A residential zoning is rated "fair" for library use. Although the library is a permitted use in residential zoning, the residential use is generally not compatible

with the requirement of being located in the activity center of the community. Site 3 is located in a residential zone.

The library is also a permitted use in an agriculture zone. However, the sites with an agriculture zone was rated "poor" to be in consonance with the guidelines established by Chapter 344 of preserving and conserving productive agricultural lands. In addition, in an agriculture zone, the maximum lot coverage for a parcel with a slope of less than 19.99% is 20%. For a 14,000 square foot library, the land area required would be 70,000 square feet or 1.6 acres. The additional land area of 0.6 acres required over a residential or business zoned parcel would add to the land cost and development cost indicated for Sites 1, 4 and 5. The additional 0.6 acres also indicates that maximum use of the land would not be attained.

Sites 1, 4 and 5 are zoned agriculture. Rezoning is required for the purpose of limiting land and development cost and to maximize the use of the land.

F. County General Plan DLUM:

The General Plan designations for Sites 1, 3 and 5 are civic center and school. The library facility is a compatible use in these designations. For Site 4, the designation is "park." The proposed zoning for the park designated land is "preservation." Mililani Town, Inc. in their Environmental Impact Statement indicated that of the 20 acres designated for park use, five acres would be privately owned. For the privately owned portion of the park designated land, Mililani Town, Inc. is investigating the possibility of utilizing the land for a private non-profit organization facility and the community library.

Even if the library is determined to be an allowed use in the preservation zone district, the requirements of the district are such that to provide a 14,000 square foot library, a land area of approximately 3.20 acres will be required to conform to the ~~open space~~ requirement. Such a large land area for the library will require a considerable land acquisition and on-site development cost of \$308,000. <sup>13/</sup> In addition the larger land area would also reflect a higher maintenance cost for the grounds after the library is operational. Accordingly, if Site 4 is to be considered a viable alternative, a zoning change to residential would be required.

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<sup>13/</sup> See Appendix C for cost breakdown.

G. Parks, Recreation and Open Space:

Sites 1, 3 and 5 are in conformance with this criterion. Site 4 will be located on land that has been designated for park use. Although Mililani Town, Inc. has indicated that five acres out of the 20 designated for park use would be privately owned, a zoning change for part of the five acres to accommodate the library must be considered as an encroachment on areas designated for parks, recreation and open space.

H. Cost Considerations:

The comparative capital costs shown in the evaluation table represent direct expenditures. For example, the land for Site 3 is already owned by the State. There will be no direct expenditure for the acquisition of this site. However, there will be an indirect cost to the State in that the land would no longer be available to the State for other uses, such as parking for the high school stadium. If this indirect cost is included in the Site 3 Capital Costs, Site 4 would be the most economical to develop.



APPENDIX A

SECTION 1B - ENVIRONMENTAL PROTECTION



## DIVISION 1 - GENERAL

### SECTION 1B - ENVIRONMENTAL PROTECTION

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

#### 1. RUBBISH DISPOSAL

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

#### 2. DUST

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

3. NOISE

- A. Noise shall be kept within acceptable levels at all times in conformance with 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 8:00 a.m. and 5:30 p.m., Monday through Friday. Pile driving will not be permitted on weekends and legal State and Federal holidays.

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 of on-site vehicular equipment meeting allowable noise limits shall not be done prior to 6:45 a.m. without prior approval of the Engineer. Equipment exceeding allowable noise limits shall not be started up prior to 7:00 a.m.

4. EROSION

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

5. OTHERS

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



APPENDIX B  
SITE SIZE COMPUTATIONS



## SITE SIZE COMPUTATIONS

### BUILDING SIZE

Approximate Building Size 14,000 square feet

For planning purposes, the State has adopted a standard of 0.35 square feet of building per capita to determine library size. Except in areas with limited or excessive populations, the standard has been found to be satisfactory.

Using the standard and the year 2000 population distribution for the Mililani-Waipio location indicated in the City and County of Honolulu General Plan, the size of the library required for the year 2000 is:

39,000 x 0.35 square feet/capita = 13,650 square feet.  
For the purpose of selecting a site a building size of 14,000 square feet will be used.

### MINIMUM PARKING REQUIREMENTS

Reference: CZC for City and County of Honolulu  
Section 21-505 h

One parking space per five seats in the main auditorium: The City and County of Honolulu by letter dated March 24, 1971, determined that this section of the code will provide adequate parking for branch libraries.

In referring to the Hawaii Kai Community Library program, there is enough space to accommodate 170 seats in the Story-Telling/Meeting Room. Accordingly, the parking requirements for the Mililani Community Library will be computed based on the 170 seats.

Number of parking spaces required = 170 seats/5 = 34.

Assuming 400 square feet per stall including access to the street, the land area required for 34 parking stalls computes to be:

Parking Lot Area = 34 parking spaces x 400 square feet  
= 13,600 square feet.

### OPEN AREA

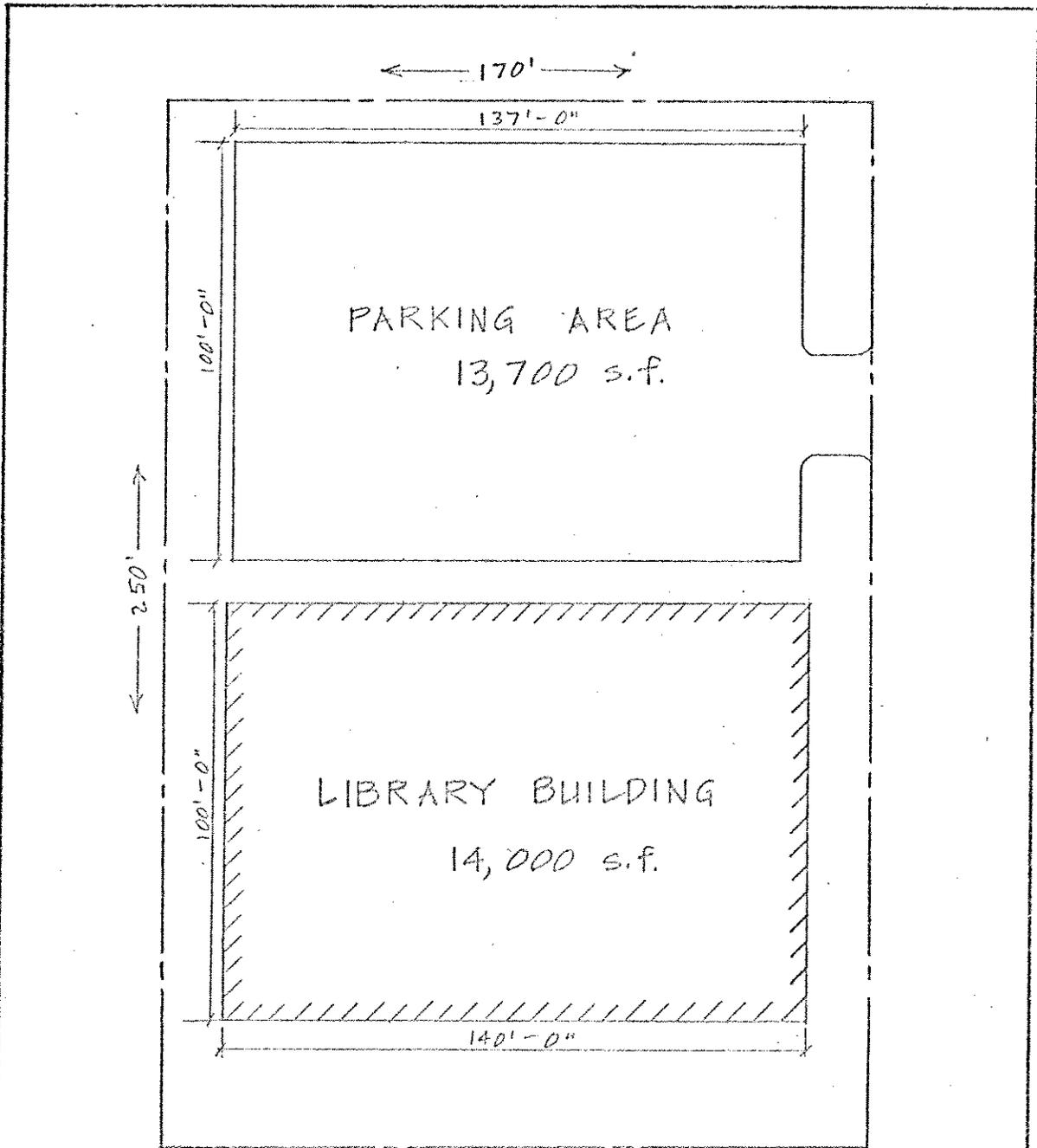
(Assume R-6 Zoning)

Under R-6 zoning the required setbacks are as follows:

Front Yard	30 feet
Side Yard	15 feet
Back Yard	15 feet

## SITE SIZE

Utilizing the above information a possible site layout was prepared and is shown in Figure B1. The site layout is conceptual only and was prepared to ascertain site size only. From site layout the parcel dimensions used were 170 wide by 250 feet long. This computes to be 42,500 square feet. For the purpose of selecting a site for the library a site size of 43,000 square feet was used.



SCALE: 1" = 40'-0"

FIGURE B1	SITE LAYOUT
STATE OF HAWAII	DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS	PLANNING BRANCH



APPENDIX C  
COST COMPUTATIONS



COST COMPUTATIONS

GENERAL

Alternative Site 3 is on State land. However, a land acquisition cost is assigned to the land based on the premise that if the land is taken for school use, it will not be available for other uses. Thus the land cost is computed based on the highest and best alternative use of the land.

According to the City and County Zoning the best alternative use for the site is residential.

The unit land values for the alternative site were computed herein as follows:

Land Acquisition Cost

<u>TMK</u>	<u>Area</u>	<u>Valuation</u>	<u>G.P.</u>	<u>Unit Cost</u>	<u>Year</u>
9-5-21:09	42,466	\$ 467,125	Com	\$11.00	1974
9-5-21:12	353,479	1,148,807	Com	3.25	1974
9-5-21:11	17,010	67,631	Com	4.00	1974
9-5-21:10	37,002	148,009	Com	4.00	1974

From the above, the estimated value of commercial land in 1974 was \$4.00 per square foot. Applying a multiplier of 1.32 for adjustment of the time factor between 1974 and 1978 the estimated value of the land as of 1978 is \$5.28 per square foot.

In comparison the appraised value of residential land in 1974 was \$2.00 per square foot. Applying the same time multiplier of 1.32 the estimated value of the residential land as of 1978 is \$2.64.

In 1972 unimproved apartment zoned land sold for approximately \$2.00 per square foot. Applying a multiplier of 1.48, the estimated value of apartment zoned land is \$2.96 per square foot.

ALTERNATIVE SITE NO. 1

LAND ACQUISITION

Land

43,000 square feet x \$5.28/square foot = \$227,040

Appraisal 5,000

Staff 2,000  
\$234,040

Total Land Acquisition Cost \$234,000

ON-SITE DEVELOPMENT

Grading

Grading Average Slope = 5%

Unit Cost = \$1.15/square foot

Grading Cost = \$1.15/square foot \$ 49,450

Total On-Site Development Cost \$ 49,000

OFF-SITE DEVELOPMENT

Off-site development cost is included in cost for land.

ALTERNATIVE SITE NO. 2

LAND ACQUISITION

Land

43,000 square feet x \$2.96/square foot = \$127,280

Appraisal 5,000

Staff 2,000  
\$134,280

Total Land Acquisition Cost \$134,000

ON-SITE DEVELOPMENT

Grading

Grading Average Slope = 5%

Unit Cost = \$1.15/square foot

Grading Cost = \$1.15/square foot \$ 49,450

Total On-Site Development Cost \$ 49,000

OFF-SITE DEVELOPMENT

Sewer

8" sewer lines, 1,900 lf @ \$50/lf \$ 95,000

Total Off-Site Development Costs \$ 95,000



ALTERNATIVE SITE NO. 4

Assume Rezoning to Residential

LAND ACQUISITION

Land

43,000 square feet x \$2.64/square foot = \$113,520

Appraisal

5,000

Staff

2,000  
\$120,520

Total Land Acquisition Cost \$121,000

ON-SITE DEVELOPMENT

Grading

Grading Average Slope = 5%

Unit Cost = \$1.15/square foot

Grading Cost = \$1.15/square foot

x 43,000 square feet \$ 49,450

Total On-Site Development Cost \$ 49,000

OFF-SITE DEVELOPMENT

Off-site development cost is included in cost for land.

ALTERNATIVE SITE NO. 4

Preservation District Zoning

LAND ACQUISITION

Land

140,000 square feet x \$1.00/square foot = \$140,000

Appraisal 5,000

Staff 2,000

Total Land Acquisition Cost \$147,000

ON-SITE DEVELOPMENT

Grading

Grading Average Slope = 5%

Unit Cost = \$1.15/square foot

Grading Cost = \$1.15/square foot

x 140,000 square feet \$161,000

Total On-Site Development Cost \$161,000

OFF-SITE DEVELOPMENT

No off site cost is included because the market value of the developed land dictates which is estimated at \$1.00 per square foot.

ALTERNATIVE SITE NO. 5

LAND ACQUISITION

Land

43,000 square feet x \$5.28/square foot = \$227,040

Appraisal 5,000

Staff 2,000

\$234,040

Total Land Acquisition Cost \$234,000

ON-SITE DEVELOPMENT

Grading

Grading Average Slope = 5%

Unit Cost = \$1.15/square foot

Grading Cost = \$1.15/square foot

x 43,000 square feet \$49,450

Total On-Site Development Cost \$49,000

OFF-SITE DEVELOPMENT

Off-site development cost is included in cost for land.



APPENDIX D

COMMUNICATION BETWEEN THE DEPARTMENT OF  
ACCOUNTING AND GENERAL SERVICES AND THE AGENCIES CONTACTED



COMMUNICATION BETWEEN THE DEPARTMENT OF  
ACCOUNTING AND GENERAL SERVICES AND THE AGENCIES CONTACTED

SUMMARY OF PERTINENT COMMENTS RECEIVED

The following summary of pertinent review comments from various agencies and organizations is provided:

1. Headquarters United States Army Support Command:  
Indicated that there will be continued Army aviation activities at Wheeler Air Force Base.
2. State Department of Transportation:  
Indicated that in their judgement, Site 3 would be less desirable in terms of pedestrian safety and traffic noise.
3. City and County Department of General Planning:  
Raised questions concerning criteria relating to (1) the DLUM, (2) the environment and (3) function (optimum location). Also, noise evaluation should include existing traffic volumes.
4. City and County Board of Water Supply:  
Indicated that (1) a water master plan must be submitted, (2) construction plans must be submitted for review and approval and (3) all sewage must be discharged into the public sewer system.
5. City and County Department of Parks and Recreation:  
Indicated that Site 4 has been established as a district recreational park and we desire that it remain for park purposes only.
6. State Department of Land and Natural Resources:  
Indicated that an EIS is needed for the establishment of urban use for the 475 acres the library will serve.
7. City and County Department of Public Works:  
Indicated that adequate sewage treatment capacity cannot be assured for the proposed library at this time.
8. Mililani Town Inc:  
Indicated a support for Site 4.

9. Neighborhood Board No. 25:

Indicated that the Board unanimously voted in favor of Site 3 as the site for the library.

10. Representative Mitsuo Shito:

Indicated that he concurred with the action taken by the neighborhood board.

11. Office of Library Services:

Indicated that their support for the sites listed in order of priority:

- Site 1
- Site 4
- Site 2
- Site 3

ENVIRONMENTAL IMPACT STATEMENT  
CONSULTATION PHASE  
INDEX OF CORRESPONDENCE

<u>Agency</u>	<u>Agency Comment</u>	<u>DAGS Response</u>
<u>Federal</u>		
U.S. Army Engineer District	October 26, 1978	Not Required
Headquarters U.S. Army Support Command	October 25, 1978	Not Required
14th Naval District	October 25, 1978	Not Required
U.S. Air Force - 15th Air Base Wing	November 13, 1978	Not Required
<u>State</u>		
Department of Health	October 17, 1978	Not Required
Department of Land and Natural Resources	October 17, 1978	November 20, 1978
U.H. Environmental Center	October 23, 1978	Not Required
Department of Transportation	October 30, 1978	Not Required
Department of Planning and Economic Development	November 8, 1978	Not Required
Department of Education	December 15, 1978	January 8, 1979
<u>City and County of Honolulu</u>		
Department of Public Works	October 18, 1978	November 17, 1978
Department of Parks and Recreation	October 26, 1978	November 17, 1978
Department of Land Utilization	October 27, 1978	Not Required
Department of Transportation Services	November 1, 1978	Not Required
Board of Water Supply	November 1, 1978	November 17, 1978
Department of General Planning	November 16, 1978	July 27, 1979
<u>Legislator</u>		
Representative Mitsuo Shito	February 2, 1979	February 21, 1979
<u>Other Agencies</u>		
Pacific Resources, Inc.	October 23, 1978	Not Required
Hawaiian Electric Company	October 30, 1978	Not Required
Hawaiian Telephone	November 3, 1978	Not Required
Mililani Town, Inc.	November 17, 1978	January 5, 1979
Neighborhood Board No. 25	November 30, 1978	January 5, 1979
Neighborhood Board No. 25	February 7, 1979	February 21, 1979

GEORGE R. ARIYOSHI  
GOVERNOR OF HAWAII



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

October 17, 1978

GEORGE A. L. YUEN  
DIRECTOR OF HEALTH

Oct 19 1 25 PM '78  
DAGS  
Audrey W. Mertz, M.D., M.P.H.  
Deputy Director of Health

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

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

In reply, please refer to:

File: EPHS- SS

MEMORANDUM

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

From: Deputy Director for Environmental Health

Subject: Environmental Impact Statement (EIS) for Mililani Community  
Library (Consultation Phase)

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

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

for Brian J. Choy  
JAMES S. KUMAGAI, Ph.D.

cc: Office of Environmental Quality Control

RECEIVED  
OCT 25 10 23 AM '78  
DIV. OF PUBLIC WORKS  
DAGS



**PACIFIC RESOURCES, INC.**  
1060 BISHOP STREET  
P.O. BOX 3379 / HONOLULU, HAWAII 96842

October 23, 1978

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

Dear Mr. Murakami:

Thank you for your letter and the opportunity to comment on the  
Draft Environmental Impact Statement for Mililani Community Library.

We have no comments to offer at this time on your Draft EIS.

Yours very truly,

A handwritten signature in dark ink, appearing to read 'Francis T. Tanaka'. The signature is fluid and cursive, written over the typed name.

Francis T. Tanaka  
Manager, Environmental Affairs

FTT:jms



# University of Hawaii at Manoa

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

10/23/78  
DIV. OF P. WORKS  
DAGS

Office of the Director

October 23, 1978

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

Dear Mr. Murakami:

## DEIS Preparation Notice for Mililani Community Library

The Environmental Center of the University of Hawaii does not, in general, participate in the preparation stage of the Environmental Impact Statement process. We have taken this position so as not to be in conflict with our later review responsibilities, nor in apparent competition with private consultants.

However, we are available for consultation on an informal basis. We look forward to receiving the draft EIS when it is available.

Yours very truly,

Doak C. Cox  
Director

DCC:def

CC: Jacquelin Miller  
Barbara Vogt  
Marge Kimmerer  
Caryn Woodhouse



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

AFZV-EH-EE

OCT 25 1978

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

Dear Mr. Fernandes:

Reference is made to your 16 October 1978 letter advising of plans to prepare an environmental impact statement (EIS) for Mililani Community Library.

Review of the draft EIS (Consultation Phase) reveals no significant increase in environmental impact on nearby Army installations beyond those already experienced from the presence of Mililani Town proper.

Present planning indicates continued Army aviation activities at Wheeler Air Force Base and the EIS should include an assessment of this condition.

We look forward to an opportunity to review your EIS when it is finalized.

Sincerely,

A handwritten signature in dark ink, appearing to read "John E. Pearson". The signature is written in a cursive style with a large initial "J".

CARL P. RODOLPH  
Colonel, CE

Director of Engineering and Housing  
JOHN E. PEARSON  
LTC, CE

HEADQUARTERS  
FOURTEENTH NAVAL DISTRICT

BOX 110  
PEARL HARBOR, HAWAII 96860

IN REPLY REFER TO:

002A:amn  
Ser 2218

25 OCT 1978

RECEIVED  
OCT 27 3 19 AM '78  
DIVISION OF PUBLIC WORKS  
DASS

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

Gentlemen:

Draft Environmental Impact Statement  
for Mililani Community Library (Consultation Phase)

The Draft Environmental Impact Statement for Mililani  
Community Library forwarded by your letter No. (P) 2232.8 of  
16 October 1978 has been reviewed, and the Navy has no comments  
to offer.

Opportunity to review the subject EIS is appreciated.

Sincerely,



L. H. RUFF  
Captain, CEC, USN  
District Civil Engineer  
By direction of the Commandant



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

PODED-PV

26 October 1978

Mr. Hideo Murakami  
State Comptroller  
Department of Accounting and General Service  
Division of Public Works  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Mr. Murakami:

We have reviewed the Draft Environmental Impact Statement for the Mililani Community Library which was forwarded to us on 16 October 1978. The project does not conflict with any U.S. Army Corps of Engineers projects or programs. The entire Mililani area is located outside of any known flood hazard area.

We thank you for the opportunity of participating in the environmental review process. The draft environmental statement is returned for your continued use.

Sincerely yours,

CLARENCE S. FUJII  
Acting Chief, Engineering Division

1 Incl  
As stated

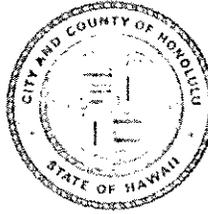
DEPARTMENT OF LAND UTILIZATION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

OCT 30 2 43 AM '78  
D. DEPT. OF PUBLIC WORKS  
DAGS

Tyrone T. Kusao  
~~GEORGE HORIGUCHI~~  
DIRECTOR  
LU10/78-4914  
78/EC-9 (SE)

FRANK F. FASI  
MAYOR



October 27, 1978

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

Gentlemen:

Draft Environmental Impact Statement  
Mililani Community Library  
Mililani, Oahu

We have reviewed the above and have no comments to offer. However, we do wonder whether an EIS is necessary at all. Since the construction of the library is contingent upon approval of Mililani Town Inc.'s request for rezoning, and an EIS was prepared for the rezoning, it seems the subject of the library could have been covered in the Mililani Town Inc. EIS. (There is no reference made to the proposed library in your department's letter of response (dated 6/20/78), concerning the Mililani rezoning.)

Should you have any questions on the above comments, please contact Mr. Scott Ezer of our staff at 523-4077.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Tyrone T. Kusao".

TYRONE T. KUSAO  
Director of Land Utilization

TTK:sl

GEORGE R. ARIYOSHI  
GOVERNOR



RYOKICHI HIGASHIONNA, PH.D.  
DIRECTOR

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

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

IN REPLY REFER TO:

October 30, 1978

STP 8.5150

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

Dear Mr. Murakami:

Subject: Draft Environmental Impact Statement  
for Mililani Community Library  
(Consultation Phase)

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

In our judgment, Site 3 which is fronting Kamehameha Highway would be less desirable in terms of pedestrian safety and traffic noise.

Very truly yours,

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

R. Higashionna

HAWAIIAN ELECTRIC COMPANY, INC

Box 2750 / Honolulu, Hawaii / 96840

JOHN C. McCAIN, Ph.D.  
MANAGER, ENVIRONMENTAL DEPARTMENT

October 30, 1978

ENV 2--1  
General  
NV/G/NV

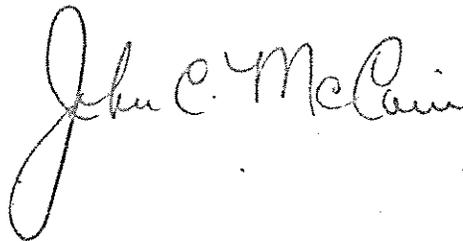
State of Hawaii  
Department of Accounting  
and General Services  
Division of Public Works  
P. O. Box 119  
Honolulu, Hawaii 96810

Dear Sirs:

Subject: Draft EIS for Mililani Community Library  
(Consultation Phase)

Several departments within Hawaiian Electric Company have reviewed the draft Environmental Impact Statement for the Mililani Community Library. Although we have not received a request for service for this project, we do not expect any special problems supplying electrical power.

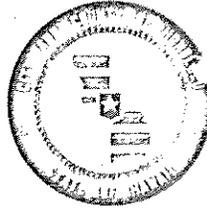
Yours truly,



JCMc:cal

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

TE10/78-4182

November 1, 1978

Mr. Hideo Murakami  
Comptroller  
Department of Accounting  
and General Services  
State of Hawaii  
P.O. Box 119  
Honolulu, Hawaii 98810

Gentlemen:

Subject: Draft Environmental Impact Statement  
for Mililani Community Library  
(Consultation Phase)

We have reviewed the Draft Environmental Impact Statement for the Mililani Community Library and agree that sites 1 and 4 provide safer pedestrian and vehicular access than site 3.

Thank you for providing us this opportunity to review the draft.

Very truly yours,

Handwritten signature of Akira Fujita in cursive.

AKIRA FUJITA  
Acting Director

HAWAIIAN TELEPHONE



November 3, 1978

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

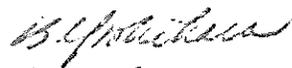
Dear Mr. Murakami:

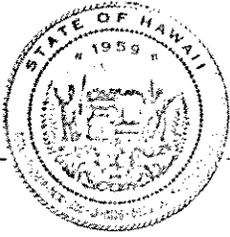
Draft Environmental Impact Statement  
for Mililani Community Library  
(Consultation Phase)

We have reviewed your Draft Environmental Statement for Mililani Community Library and do not foresee any adverse environmental effect from the proposed project.

If we can be of further assistance please call Mr. S. Deai at 842-9140.

Very truly yours,

  
for G. Kaneko  
Oahu Engineering & Construction  
Manager



DEPARTMENT OF PLANNING  
AND ECONOMIC DEVELOPMENT

GEORGE R. ARIYOSHI  
Governor

HIDETO KONO  
Director

FRANK SKRIVANEK  
Deputy Director

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

November 8, 1978

Ref. No. 7663

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

Dear Mr. Murakami:

Subject: Draft Environmental Impact Statement of Mililani  
Community Library

Our staff has reviewed the above document and can offer no  
substantive comment on the proposed project.

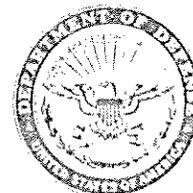
Thank you for the opportunity to review this draft EIS.

Sincerely,



HIDETO KONO

DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 15TH AIR BASE WING (PACAF)  
HICKAM AIR FORCE BASE, HAWAII 96853



REPLY TO  
ATTN OF: DEEV (Mr Nakashima, 449-1831)

13 NOV 1978

SUBJECT: Draft Environmental Impact Statement for Mililani Community Library  
(Consultation Phase) (Your Ltr, 16 Oct 78)

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

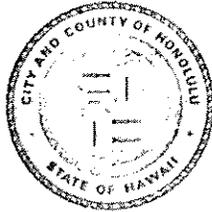
1. This office has reviewed the subject draft EIS and has no comment to render relative to the proposed project.
2. We greatly appreciate your cooperative efforts in keeping the Air Force apprised of your project and thank you for the opportunity to review the document.

  
THOMAS E. HEDGE, Colonel, USAF  
Director of Civil Engineering

DEPARTMENT OF GENERAL PLANNING  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



GEORGE S. MORIGUCHI  
~~XXXXXXXXXX~~  
CHIEF PLANNING OFFICER

DGP10/78-3860 (CT)

November 16, 1978

Mr. Hideo Murakami, Comptroller  
Department of Accounting and  
General Services  
State of Hawaii  
1151 Punchbowl Street  
Honolulu, Hawaii

Dear Mr. Murakami:

Draft Environmental Impact Statement for  
Mililani Community Library (Consultation Phase)  
By Dept. of Accounting & General Services, October 1978  
Comments Requested 10/16/78 - DAGS Ref. No. (P)2232.8

We offer the following comments.

Library Requirements

Chapter 2 lists SITE SELECTION PLANNING CRITERIA for libraries.  
The EIS then proceeds to evaluate four sites.

The EIS should present the criteria for determining library space needs and discuss these in terms of existing and future development at Mililani, rather than start with the a priori figure of 12,000 square feet (Appendix A, p. A-1). Information on future development can be found in the EIS for Mililani Town Expansion. Copies of the EIS are available at the public libraries.

Relationship to County General Plan Detailed Land Use Map (DLUM)

This indicates a rating of "poor" if the site is designated for park use (p. 9).

Parks and libraries share some common locational requirements. A possibly desirable site should not be rated "poor" because it is designated for park use on the DLUM. The Department of Parks and Recreation sometimes does not acquire some designated park sites.

### Environmental Effects

Section B under ENVIRONMENTAL CRITERIA is entitled, "Probable Adverse Environmental Effects Which Cannot Be Avoided."

The material presented here seems to be related to objectives and policies rather than to environmental effects.

### Alternative Sites

The EIS refers to an Alternative Site 4 (p. 17), but this is not shown on Figure 3 ALTERNATIVE SITES (p. 15). Accordingly, a reviewer will have difficulty relating the discussion on Site 4 (Chapter 4) to a particular site. We have checked the tax map key for Alternative Sites 1 and 4 and have found that 9-5-10:8 is a 5,310-square foot lot. This seems to be a typographical error, with the correct tax key being 9-5-01: por. 8 - the same as Alternative Site 2.

### Functional Criteria

What is the "optimum location," and how was this determined? In regard to this, factors such as the need for accessibility from the proposed 40-acre commercial center, integration of shopping center and commercial center design, sharing of parking areas, and pedestrian traffic from the commercial center should be discussed in the draft report.

### Summary of Evaluation (Chapter 5)

The table of ratings (p. 31) should include those for Site 2.

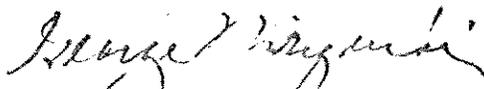
The accessibility ratings for Sites 1, 2, 3 and 4 are questionable and should be better substantiated.

### Noise

Noise at each of the alternative sites should be included in the EIS, together with existing traffic volumes. Traffic and noise levels should be projected in accordance with acceptable procedures. The evaluation criteria (Section H.2, p. 8, and Section E, p. 34) seem arbitrary.

We hope our comments will be helpful to you. Thank you for affording us the opportunity of reviewing your impact statement.

Sincerely,



GEORGE S. MORIGUCHI  
Chief Planning Officer

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA

HONOLULU, HAWAII 96843



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NOV 8 10 51 AM '78

November 1, 1978 OF PUBLIC WORKS  
DACS

FRANK E. FASI, Mayor

YOSHIE H. FUJINAKA, Chairman

KAZU HAYASHIDA

Manager and Chief Engineer

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

Dear Mr. Murakami:

Your Letter of October 16, 1978 Relating to  
Draft Environmental Impact Statement for  
Mililani Community Library (Consultation Phase)

We have the following comments on the proposed project:

1. A water master plan must be submitted to us for approval if the area is rezoned.
2. All construction plans must be submitted for our review and approval.
3. All sewage must be discharged into the public sewer system.

If you have any questions on this matter, please call  
Lawrence Whang at 548-5221.

Very truly yours,

A handwritten signature in cursive script, appearing to read "K. Hayashida".

for KAZU HAYASHIDA  
Manager and Chief Engineer

NOV 17 1978

(P) 2358.8

Mr. Kazuyoshi Hayashida  
Manager and Chief Engineer  
Board of Water Supply  
P. O. Box 3419  
Honolulu, Hawaii 96801

Dear Mr. Hayashida:

Subject: Draft EIS for Mililani Community  
Library (Consultation Phase)

Thank you for your letter of November 1, 1978 regarding the subject EIS. Regarding the water master plan, the Mililani Town Expansion EIS indicated that "The water master plan for the entire portion of Mililani Town makai of the H-2 Freeway (including the area covered by the rezoning request) has already been approved by the City and County of Honolulu Board of Water Supply."

On the subject of submitting the construction plan for the library for your approval and discharging sewer into the public sewer system, please be assured that we will comply.

Very truly yours,

  
RIKIO NISHIOKA  
State Public Works Engineer

SF:jym

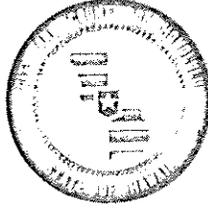
DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

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Nov 1 9 02 AM '78

DIV. OF PUBLIC WORKS  
DACS  
ROBERT T. FUKUDA  
DIRECTOR

FRANK P. FASI  
MAYOR



October 26, 1978

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

Attention: Steven Fernandes

Dear Mr. Murakami:

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT  
FOR MILILANI COMMUNITY LIBRARY  
PROJ. REF. NO. (P)2232.8

We have reviewed the Draft EIS for the Mililani Community Library and make the following comments.

We have no objection to the development of the Mililani Community Library at alternate sites 1, 2 and 3. Site No. 4 has been established as a district recreation park and we desire that it remain for park purposes only.

Should you have any questions, please contact Mr. Jason Yuen at 523-4884.

Sincerely,

A handwritten signature in cursive script that reads "Ramon Duran".

RAMON DURAN, DIRECTOR

NOV 17 1978

(P)2360.8

Mr. Ramon Duran  
Director  
Department of Parks & Recreation  
City and County of Honolulu  
Honolulu Municipal Building  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Duran:

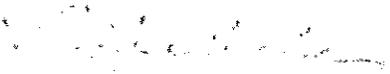
Subject: Draft EIS for Mililani Community Library  
(Consultation Phase)

Thank you for your letter of October 26, 1978 regarding the subject EIS. Your desire to have Site No. 4 remain for park purposes only is noted and will be included in the EIS.

Ordinarily, we would not have considered a proposed park site for the library. However, due to the following information, we believe that the site considered for Site No. 4 would not take away land from the district park and would be a compatible use with the proposed development for that area.

1. Mililani Town Inc. EIS indicated that of the 20 acres designated for park use, 5 acres would be privately owned.
2. Mililani Town Inc. is investigating the possibility of utilizing the privately owned portion of the park for private non-profit organization facilities including the library.

Very truly yours,

  
RIKIO NISHIOKA  
State Public Works Engineer

SF:jym

GEORGE R. ARIYOSHI  
GOVERNOR OF HAWAII



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DIV. OF LAND & NATURAL RESOURCES

DACS DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE OF HAWAII

P. O. BOX 621  
HONOLULU, HAWAII 96809

October 17, 1978

W. Y. THOMPSON, CHAIRMAN  
BOARD OF LAND & NATURAL RESOURCES

EDGAR A. HAMASU  
DEPUTY TO THE CHAIRMAN

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

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

Dear Sir:

This is to acknowledge receipt of the EIS for a community library to serve an urban area which in part includes 475 acres of urban use which has neither been established nor approved.

We believe an EIS is needed for the establishment of urban use for the 475 acres. We do not understand the necessity for an EIS covering only the library.

Very truly yours,

W. Y. THOMPSON  
Chairman of the Board



GEORGE R. ARIYOSHI  
GOVERNOR



HIDEO MURAKAMI  
COMPTROLLER  
MIKE N. TOKUNAGA  
DEPUTY COMPTROLLER

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

LETTER NO. (P) 2362.8

NOV 20 1978

Honorable William Thompson  
Chairman  
Department of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

Dear Mr. Thompson:

Subject: Draft EIS for Mililani Community Library  
(Consultation Phase)

Thank you for your letter of October 17, 1978 regarding the subject EIS. For your information an EIS for the rezoning of the 475 acres for urban use has already been prepared by Mililani Town Inc.

Although the EIS prepared by Mililani Town Inc. included the library, the State is preparing an EIS specifically for the library on the basis that three of the four sites proposed are in locations that differ from the site mentioned in the Mililani Town Inc. EIS.

Very truly yours,

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

HIDEO MURAKAMI  
State Comptroller

DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

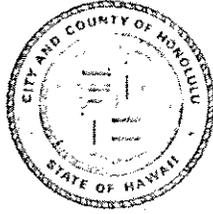
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DEPT. OF PUBLIC WORKS  
DACS

WALLACE MIYAHIRA  
DIRECTOR AND CHIEF ENGINEER

ENV 78-269

FRANK F. FASI  
MAYOR



October 18, 1978

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

Gentlemen:

Subject: Draft EIS for Mililani Community  
Library (Consultation Phase)

We have reviewed the subject draft EIS and have the following comments.

Adequate sewage treatment capacity cannot be assured for the proposed library at this time.

Very truly yours,

A handwritten signature in cursive script, reading "Wallace Miyahira".

WALLACE MIYAHIRA  
Director and Chief Engineer

NOV 17 1978

(P) 235S.8

Mr. Wallace Miyahira  
Director & Chief Engineer  
Department of Public Works  
City & County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Miyahira:

Subject: Draft EIS for Mililani Community Library  
(Consultation Phase)

Thank you for your letter of October 18, 1978 regarding the subject EIS. Your comment "adequate sewage treatment capacity cannot be assured for the proposed library at this time" will be included in the EIS.

Very truly yours,

RIKIO NISHIOKA  
State Public Works Engineer

SF:jym

Mililani Town Inc

130 Merchant Street  
P O Box 2780  
Honolulu Hawaii 96803  
Telephone (808) 548-4811

November 17, 1978

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

Dear Mr. Murakami:

I would like to take this opportunity to thank you for the opportunity to respond to your draft Environmental Impact Statement (EIS) of October, 1978, for the Mililani Community Library to be located at Mililani Town.

I am sure you are aware of the fact that Mililani Town, Inc. has been working closely with your planners in an effort to locate this facility in the general proximity of Town Center. We feel that this is a typical civic use within the community and that its location, adjacent to the focal point of Mililani Town, i. e., the Town Center, is quite appropriate.

Your draft EIS indicates four (4) proposed sites for the library. We have a strong bias toward Site 4 for a variety of reasons. Site 4 is a portion of a park that is to be developed by Mililani Town, Inc. and the City & County of Honolulu. The private portion to be developed by Mililani Town, Inc. could be the most ideal location for the library. I have made preliminary inquiries with both the Department of General Planning and the Department of Land Utilization at the City & County level in an effort to determine the possibility of locating such a facility within a P-1 zoning district. I have preliminary indications that the City would favorably review such a proposal, and we believe the 90% open space requirement can be overcome without rezoning to residential. However, it, of course, is not an official position at this time that approval would be granted from the City to place the library within the P-1 zoning district. I would volunteer my services to work very closely with the Department of Accounting & General Services (DAGS) to establish Site 4 as the ultimate location.

With respect to Site 4, the land cost could be more attractive than what has been proposed in your EIS. Site 4 will be highly visible from both Meheula Parkway and the extension of the major pedestrian walkway through the high school and into the commercial part of Town Center. This walkway will provide direct pedestrian access to Site 4 from the high school and a major portion of the town, and will be grade separated from vehicular traffic. Further, vehicle access to the library can be readily available from a 56' collector road separating the park from the commercial area.

Mr. Murakami  
Nov. 17, 1978  
Page 2

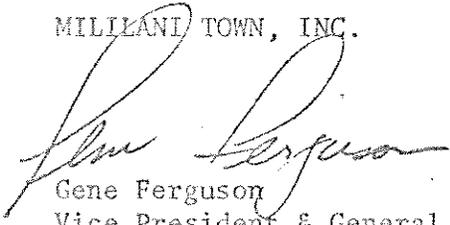
With regard to Site 1, I should like to point out that our current planning concept for the commercial parcel would dictate that the library site be located in the lower corner of the site near Lanikuhana Avenue at the intersection of the 56' roadway. While this is suitable for an access and exposure point of view, this location would be further from the high school and pedestrian walkway.

The timing of improvements within the general area of Site 4 can be coordinated with the DAGS to provide service to the site provided the zoning is forthcoming expediently from the City & County of Honolulu. I am sure you are aware that, as of this time, all sites, excluding the one within the high school property, are zoned Agriculture. It is hoped that these sites will be redesignated from Agriculture to a variety of Urban and Open Space uses by late 1979. When this occurs, we will expediently move forward to work with the DAGS in preparing a site within the private sector of the park (Site 4).

Once again, thank you for the opportunity to respond to your draft EIS.

Very truly yours,

MILILANI TOWN, INC.



Gene Ferguson  
Vice President & General Manager

GF:jmk

cc: Steve Miller

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) 1005.9

JAN 5 1979

Mr. Gene Ferguson  
Vice President & General Manager  
Mililani Town, Inc.  
P. O. Box 2780  
Honolulu, Hawaii 96803

Dear Mr. Ferguson:

Subject: Mililani Community Library

Thank you for your letter of November 17, 1978 regarding the informal environmental impact statement (EIS) for the subject library. Your comments concerning Sites 1 and 4 will be considered in preparing the draft EIS.

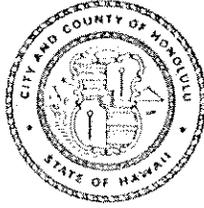
Very truly yours,

RIKIO NISHIOKA  
State Public Works Engineer

SF:jnt 5-3

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DIV. OF PUBLIC WORKS  
DACS

MILILANI/WAIPIO/MELEMANU NEIGHBORHOOD BOARD NO. 25  
c/o WAHIAWA SATELLITE CITY HALL  
830 CALIFORNIA AVE.  
WAHIAWA, HAWAII 96786



November 30, 1978

Mr. Steven Fernandez  
State of Hawaii  
Public Works Planning Branch  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Mr. Fernandez:

Thank you for making a presentation of your alternative site selection survey - unofficial EIS for the Mililani Library. We enjoyed your presentation and appreciated your answering our questions.

During the Board discussion on the matter, it was discovered that our approval of any of the proposed site Nos. 1, 2, and 4 would be contradictory to our previous position on the further development of Mililani Town.

As you know the area in which sites 1, 2, and 4 are located are currently zoned for agriculture and are in intensive agricultural use. Although the old Oahu General Plan designates urban uses for the area, the amount of population which could result from rezoning will exceed the population allocated to the area by the new Oahu General Plan of January 1977.

We support the new General Plan. We also expect State agencies to have respect for it, especially in light of the provision of the new State General Plan adopted pursuant to Act 100.

It appears that you were not aware that the old General Plan Detailed Land Use Map does not conform to the new General Plan population distribution for the Mililani-Waipio area. This is understandable since the issue has not been widely discussed outside of the Mililani Town area.

It was brought out at the Board meeting that a previous survey conducted by the Board showed that obtaining a library is the number one priority of our community. Therefore, we wish to do whatever we can to assure expeditious construction of the library in Mililani Town. However, at the present time we cannot agree to any site which is located on land zoned for agriculture.

Mililani/Waipio/Melemanu Neighborhood Board No. 25  
Letter dated November 30, 1978  
To: Mr. Steven Fernandez  
Page 2

There were also some questions raised concerning possible noise problems at site No. 3, although the access problems which you included in your unofficial EIS were disputed. Also disputed was the appropriateness of assigning a land expense value to site No. 3 on the basis of an opportunity cost when no other specific development plans exist. We have concern for how our tax dollars are spent, and a site that has no actual land cost should be given higher priority, other factors being equal. Not having to pay land costs may also expedite the long overdue construction of the library.

On the zoning issue, the developer of Mililani Town has requested that all of the area in question be rezoned for urban uses. This request is currently being reviewed by the Department of Land Utilization. It may be that some rezoning will occur which will not exceed the General Plan population distribution. A decision on the zoning request is expected in a few months.

The Board will discuss the library and General Plan zoning issues again at its meeting on January 24, 1979. We hope at that time to be able to resolve both issues. You are invited to attend that meeting. We would also like to keep in close contact with you on this issue. Please feel free to call me at 523-4485 or 623-4106.

Sincerely,



Charles A. Prentiss  
Chairman

cc: Governor George Ariyoshi  
Mits Shito  
Toraki Matsumoto  
DLU

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) 1004.9

JAN 5 1979

Mr. Charles A. Prentiss  
Chairman  
Neighborhood Board No. 25  
c/o Wahiawa Satellite City Hall  
830 California Avenue  
Wahiawa, Oahu, Hawaii 96786

Dear Mr. Prentiss:

Subject: Mililani Community Library

Thank you for your letter of November 30, 1978. In preparing the draft EIS for the subject library, we will take into consideration the neighborhood board's concerns regarding the following:

1. New Oahu General Plan - population distribution.
2. Noise problems at Site No. 3.
3. Access to Site No. 3.
4. Assignment of land expense value to Site No. 3.

Very truly yours,

RIKIO NISHIOKA  
State Public Works Engineer

SF:jnt 5-4



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
DIVISION OF LIBRARY SERVICES

OFFICE OF THE STATE LIBRARIAN

P. O. BOX 2360  
HONOLULU, HAWAII 96804

December 15, 1978

MEMO TO: Mr. Hideo Murakami, State Comptroller, Department of Accounting and General Services

F R O M: *Ruth S. Itamura*  
Ruth S. Itamura, State Librarian/Assistant Superintendent,  
Office of Library Services

SUBJECT: Environmental Impact Statement (E.I.S.) for Mililani Community Library (Consultation Phase)

The Office of Library Services has received the subject report and submits the following comments and recommendations. The sites are listed in order of priority:

1. Site Number One is considered our first priority, due to its location, pedestrian traffic and accessibility, provided that the location can be changed from the lower corner of the site near Lanihukana Avenue at the intersection of the 56' roadway to a site fronting Meheula Parkway.
2. Site Number Four is considered our second priority. Aside from meeting all of our site requirements, it will also provide the land area necessary for the proposed library in terms of the funds available and the square footage needed. Since the site is located adjacent to the shopping center and the high school, pedestrian traffic is a plus for this site.
3. Site Number Two is considered our third priority in terms of location and accessibility. Although not located adjacent to the shopping center, it does front Meheula Parkway which leads to the shopping center and the high school. Acquiring the necessary land area should not be a problem.
4. Site Number Three is our fourth priority in terms of location, accessibility and site development problems in grading, utilities and drainage. Although the land area is state-owned, the disadvantages far outweigh the advantages.

Aside from commenting on the four proposed sites, OLS also recommends that the square footage, cited in the report, be increased from 37,500 to 43,000 square feet. The report did not allow for future expansion which is anticipated in this growing community of Mililani.

If there are any further questions, please contact James Miyake at 922-4190.

RSI:JSM:jo

cc: James Miyake  
Edna Tsusaki  
Amy Fujino  
Steven Fernandes - DAGS  
James Edington

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) 1006.9

JAN 8 1979

Miss Ruth S. Itamura  
State Librarian  
Department of Education  
State of Hawaii  
Honolulu, Hawaii

Dear Miss Itamura:

Subject: Mililani Community Library

Thank you for your memorandum of December 15, 1978 regarding the informal environmental impact statement for the subject library..

Your comments will be considered and where appropriate incorporated into the impact statement.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Rikio Nishioka".

RIKIO NISHIOKA  
State Public Works Engineer

SF:jnt 5-2

HOUSE OF REPRESENTATIVES  
THE TENTH LEGISLATURE

RECEIVED



STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

FEB 9 12 12 PM '79  
DIV. OF PUBLIC WORKS  
DACS

February 2, 1979

Speaker  
JAMES H. WAKATSUKI  
Vice Speaker  
DANIEL J. KIHANO  
Majority Leader  
HENRY HAALILIO PETERS  
Majority Floor Leader  
KATSUYA YAMADA

First District  
JACK K. SUWA  
Second District  
HERBERT A. SEGAWA  
KATSUYA YAMADA  
Third District  
YOSHITO TAKAMINE  
Fourth District  
MINORU INABA  
Fifth District  
CHRISTOPHER A. CROZIER  
GERALD K. MACHIDA  
Sixth District  
HERBERT J. HONDA  
ANTHONY P. TAKITANI  
Seventh District  
ROBERT D. DODS  
DONNA R. IKEDA  
Eighth District  
JACK LARSEN  
BARBARA MARUMOTO  
Ninth District  
TED T. MORIOKA  
CALVIN K. Y. SAY  
Tenth District  
KEN KIYABU  
BERTRAND KOBAYASHI  
Eleventh District  
\*KINAU BOYD KAMALII  
PAUL L. LACY, JR.  
Twelfth District  
DAVID M. HAGINO  
CLIFFORD T. UWAINA  
Thirteenth District  
GERALD deHEER  
CAROL FUKUNAGA  
CHARLES T. USHIJIMA  
Fourteenth District  
RUSSELL BLAIR  
KATHLEEN STANLEY  
Fifteenth District  
BYRON BAKER  
RICHARD IKE SUTTON  
Sixteenth District  
MILTON HOLT  
TONY NARVAES  
Seventeenth District  
RICHARD GARCIA  
KENNETH LEE  
Eighteenth District  
MITSUO UECHI  
JAMES H. WAKATSUKI  
Nineteenth District  
CLARICE Y. HASHIMOTO  
DONALD T. MASUTANI, JR.  
Twentieth District  
DANIEL J. KIHANO  
MITSUO SHITO  
Twenty-First District  
JAMES AKI  
HENRY HAALILIO PETERS  
Twenty-Second District  
OLLIE LUNASCO  
YOSHIRO NAKAMURA  
Twenty-Third District  
CHARLES T. TOGUCHI  
Twenty-Fourth District  
MARSHALL K. IGE  
\*\*FAITH P. EVANS  
Twenty-Fifth District  
WHITNEY T. ANDERSON  
JOHN J. MEDEROS  
Twenty-Sixth District  
RUSSELL J. SAKAMOTO  
Twenty-Seventh District  
RICHARD A. KAWAKAMI  
TONY T. KUNIMURA  
DENNIS R. YAMADA

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

Dear Mr. Murakami,

At a recent Mililani Neighborhood Board No. 25 meeting which I attended, the board members after thorough review and consideration of the proposed sites contained in Environmental Impact Statement for Mililani Community Library, unanimously selected Site No. 3 for their future library.

The basis for selecting Site No. 3 is as follows:

a. Land is currently owned by the State of Hawaii requiring no land acquisition funding and is immediately available. This site is declared as excess on the High School master plan.

b. The site is less than one-half mile from the center of services area.

c. Functional criteria for shape is rated good, slope is rated good since the average slope for all the sites is 5% or less, foundation criterion is rated good with a soil character code of 1, accessibility is rated poor because it is fronting Kamehameha Highway with speed limit of 35 mph. However, this site is accessible to pedestrians via sidewalks on abutting streets and the pedestrian walkway that passes under Kamehameha Highway.

d. Water is available, services is rated good, drainage rated good, power and communication also rated good.

e. The noise factor will be at a minimum since libraries are fully enclosed with carpeting and air conditioning.

\*Minority Leader  
\*\*Minority Floor Leader

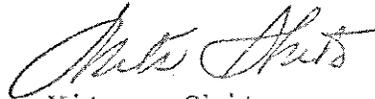
Letter to Mr. Hideo Murakami  
February 2, 1979  
Page 2

The current bi-annum budget reflects a construction appropriation for FY 80-81 in the sum of \$843,000. Prior appropriation of \$100,000 in Act 226 SLH 1976, \$215,000 in Act 9 SLH 1977 for a total appropriation of \$1,158,000 which is quite adequate to complete this project.

I fully concur with the action taken by the community and the Mililani Neighborhood Board and recommend that immediate action be taken for construction of this much over-due facility.

Your response on the time frame for construction and completion is requested.

Sincerely yours,



Mitsuo Shito  
Representative  
20th District

cc: Governor George R. Ariyoshi  
Mililani Neighborhood Bd #25  
Mililani Town Association

FEB 21 1979

(P)1130.9

Honorable Mitsuo Shito  
Representative  
State Capitol, Room 313  
Honolulu, Hawaii

Dear Representative Shito:

Subject: Mililani Community Library

Thank you for your letter of February 2, 1979 regarding the selection of Site No. 3 for the library by the neighborhood board. Please be informed that we are in the process of completing a draft environmental impact statement of the various proposed sites and plan to distribute it in March 1979.

Until the environmental impact statement process is completed and all comments have been received by all parties concerned, it is premature to make a decision on a site. Accordingly, we will, after receiving the Governor's approval of the EIS, take into account all comments made on the matter and make an appropriate recommendation on the site to the Governor for his approval.

Our current schedule for completion of the library based on the additional construction funds reflected in the current biennial budget is shown below:

	<u>Completed</u>
EIS	6/79
Design	10/80
Construction	10/81

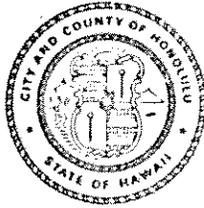
Respectfully,

HIDEO MURAKAMI  
State Comptroller

SF:jnt 3-13  
cc: DOE -- Facilities Branch  
Hon. G. Ariyoshi

MILILANI/WAIIPIO/MELEMANU NEIGHBORHOOD BOARD NO. 25

c/o WAHIAWA SATELLITE CITY HALL  
830 CALIFORNIA AVE.  
WAHIAWA, HAWAII 96786



February 7, 1979

Department of Accounting and General Services  
Planning Branch  
P.O. Box 119  
Honolulu, Hawaii 96813

ATTN: STEVE FERNANDEZ

Dear Mr. Fernandez:

Our Neighborhood Board met on January 24, 1979 and discussed the site of the Mililani Library with Rep. Mits Shito. In light of the fact that the State already owns site number 3, and the site is otherwise generally suitable, the Board unanimously voted in favor of site number 3 as the site for the library.

We understand that sufficient funds to construct the library have now been appropriated; we would therefore, like to see construction started as soon as possible.

If your Department has any objections to site number 3, or is considering any other site we would appreciate the opportunity to meet with you at our next meeting on February 19, 1979.

Please also inform us of the timetable for construction of the Library. Thank you for your cooperation in this matter.

Sincerely,

*Charles A. Prentiss*

Charles A. Prentiss  
Chairman

cc: Governor George Ariyoshi  
Mits Shito  
Joe Kuroda

FEB 21 1979

(P)1189.9

Mr. Charles A. Prentiss, Chairman  
Neighborhood Board No. 25  
c/o Wahiawa Satellite City Hall  
830 California Avenue  
Wahiawa, Hawaii 96706

Dear Mr. Prentiss:

Subject: Mililani Community Library

Thank you for your letter of February 7, 1979 informing us that the neighborhood board has voted in favor of Site No. 3.

Presently, we are still in the process of completing the environmental impact process for this project. Until the environmental impact process is completed and all comments have been received by all parties concerned, it is premature to make a decision on a site. Accordingly, we will, after receiving the Governor's approval of the EIS, take into account all comments made on the matter and at that time make an appropriate recommendation on a site to the Governor for his approval.

Our current schedule for completion of the library based on the additional construction funds reflected in the current biennial budget is shown below:

	<u>Completion</u>
EIS	6/79
Design	10/80
Construction	10/81

Very truly yours,

HIDEO MURAKAMI  
State Comptroller

SF:jnt 4-5  
cc: Hon. G. Ariyoshi  
Hon. M. Shito  
Hon. J. Kuroda

APPENDIX E  
FINAL ENVIRONMENTAL IMPACT STATEMENT  
REVIEW AND COMMENTS



FINAL ENVIRONMENTAL IMPACT STATEMENT  
 REVIEW AND COMMENTS  
 INDEX OF CORRESPONDENCE

<u>Agency</u>	<u>Agency Comment</u>	<u>DAGS Response</u>
<u>Federal</u>		
U.S. Army Engineer District	June 4, 1979	Not Required
Fish and Wildlife Service	May 29, 1979	July 27, 1979
U.S. Army Support Command	June 19, 1979	July 27, 1979
U.S. Air Force - 15th Air Base Wing	June 19, 1979	Not Required
Soil Conservation Service	June 19, 1979	Not Required
14th Naval District	May 31, 1979	Not Required
<u>State</u>		
Department of Health	May 24, 1979	Not Required
Department of Land and Natural Resources - Historic Sites	May 25, 1979	July 27, 1979
Department of Planning and Economic Development	May 30, 1979	Not Required
Department of Transportation	June 7, 1979	July 27, 1979
U.H. Water Resources Research Center	June 5, 1979	Not Required
U.H. Environmental Center	June 22, 1979	July 27, 1979
Department of Education	June 25, 1979	Not Required
Department of Defense	May 31, 1979	Not Required
Library Advisory Commission	June 18, 1979	July 27, 1979
Office of Environmental Quality Control	June 22, 1979	August 1, 1979
<u>City and County of Honolulu</u>		
Department of Transportation Services	June 25, 1979	July 27, 1979
Department of Land Utilization	June 25, 1979	Not Required
Department of General Planning	June 13, 1979	July 27, 1979
Board of Water Supply	June 7, 1979	Not Required
Department of Parks and Recreation	June 8, 1979	July 27, 1979
Department of Public Works	May 31, 1979	Not Required
Department of Housing and Community Development	June 8, 1979	Not Required
Building Department	June 21, 1979	Not Required
<u>Other Agencies</u>		
Mililani Town Association	June 22, 1979	July 27, 1979
Mililani Town Incorporated	June 22, 1979	July 27, 1979



DEPARTMENT OF THE ARMY

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

PODED-PV

4 June 1979

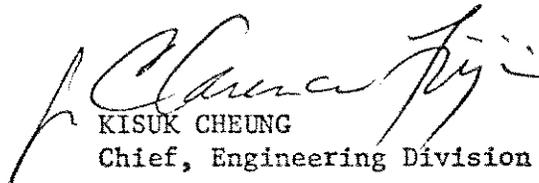
Mr. Rikio Nishioka  
Department of Accounting and General Services  
Division of Public Works  
State of Hawaii  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Mr. Nishioka:

We have reviewed the Draft Environmental Impact Statement for the Mililani Community Library, Waipio, Oahu, that was forwarded to us by the Office of Environmental Quality Control. The project does not affect any of our on-going studies or areas of jurisdiction. We assume that drainage criteria also took into account potential flood hazards as a result of high rainfall.

We thank you for the opportunity of participating in the review process.

Sincerely yours,

  
KISUK CHEUNG  
Chief, Engineering Division

Copy Furnished:  
Office of Environmental Quality Control  
550 Halekauwila Street, Room 301  
Honolulu, Hawaii 96813  
(w/incl Environmental Impact Statement)



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

May 29, 1979

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

Re: EIS - Mililani  
Community Library  
Waipio, Oahu.

Dear Sir:

This provides comments on referenced environmental impact statement concerning site selection and development of the Mililani Community Library.

We have no preference regarding site selection for the proposed library. However, we are concerned with the potential erosion problems that may occur as a result of this and other construction activities in the area and the additional storm water runoff that will be generated when buildings, streets, etc. are completed. These condition will contribute to the degradation of fish and wildlife resources throughout the basin drainage area if left uncontrolled. However, if adequate erosion control measures are taken during and after construction and storm water discharge is controlled to prevent excessive silt deposits from entering the streams, there should be no problems adversely impacting fish and wildlife resources.

We appreciate this opportunity to comment.

Sincerely yours,

Maurice H. Taylor  
Field Supervisor  
Division of Ecological  
Services

cc: Department of Accounting and General Services

HA

HDF&G



Save Energy and You Serve America!

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) 1725.9

JUL 27 1979

Mr. Maurice H. Taylor  
Field Supervisor  
Division of Ecological Services  
Fish and Wildlife Service  
United States Department of  
the Interior  
P. O. Box 50167  
Honolulu, Hawaii 96850

Dear Mr. Taylor:

Subject: Environmental Impact Statement  
Mililani Community Library

Thank you for your letter of May 29, 1979 indicating your concern with the potential erosion problem that may occur as a result of construction activities. To minimize any erosion problem during the construction of the library, the State will enforce the applicable pollution control measures developed by the Department of Accounting and General Services. A copy of the pollution control measures will be included in the EIS.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Rikio Nishioka", written over a horizontal line.

RIKIO NISHIOKA  
State Public Works Engineer

APZV-EHE-E

RECEIVED  
OFFICE OF THE DIRECTOR  
DEPARTMENT OF PUBLIC WORKS  
1019 JUN 1979

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

Gentlemen:

The Environmental Impact Statement (EIS) for the Mililani Community Library has been reviewed and we have the following comment to offer regarding final site selection. While your EIS does not recommend any one site, an important criteria used in evaluating alternate sites is the relationship to land use plans, policies and controls. Sites 1, 2, and 4 are rated "poor" since the sites are presently zoned agriculture (page 29). Their consideration as possible library sites is based on the proposed expansion of Mililani Town (Mililani Town Expansion EIS by Belt, Collins and Associates, May 1978) which involves the rezoning of 476 acres of agricultural land to residential. If the County zoning change is approved, it will have a direct and immediate impact on Army activities, especially helicopter training operations, at Upper Kipapa Military Reservation. Thus, selecting either of library sites 1, 2, or 4, or planning other similar activities requiring quiet conditions will also impact on Army activities in the future.

Sincerely,

Original signed by  
JOHN E. PEARSON, JR.  
LTC, CE  
Acting Director of Engineering  
and Housing

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

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) 1733.9

JUL 27 1979

LTC John E. Pearson, Jr.  
Acting Director of Engineering  
and Housing  
Department of the Army  
Headquarters U.S. Army Support  
Command  
Fort Shafter, Hawaii 96858

Dear LTC Pearson:

Subject: Environmental Impact Statement  
Mililani Community Library

Thank you for your letter of June 19, 1979 regarding the subject EIS. As indicated in your letter, a consideration for sites 1, 2 and 4 is the proposed expansion of Mililani Town which involves the rezoning of 476 acres.

We understand how the rezoning of 476 acres can have an impact on Army activities at the Upper Kipapa Military Reservation since a portion of the land being considered for rezoning abuts the reservation. However, we do not believe that this impact can be extended to sites 1, 2 and 4. We state this because there presently are dwelling units that are located much closer to the reservation. In our opinion, it is these units that would dictate the impact on the activities at the reservation.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Rikio Nishioka", written over a horizontal line.

RIKIO NISHIOKA  
State Public Works Engineer

DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 15TH AIR BASE WING (PACAF)  
HICKAM AIR FORCE BASE, HAWAII 96853



REPLY TO  
ATTN OF: DEEV (Mr Shiroma, 449-1831)

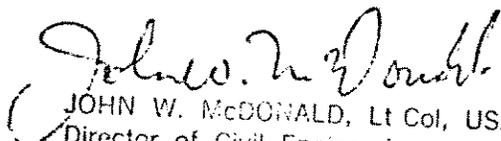
RECEIVED  
JUN 20 10 50 AM '79

SUBJECT: EIS for Mililani Community Library

DIV. OF PUBLIC WORKS  
DAGS

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

1. We have reviewed the subject EIS and we have no objection to the proposed project.
2. As you are aware, we are vitally interested in the development of the community, particularly when there may be an impact on an Air Force installation. In this case, the proposed Mililani Community Library service area includes the southern portion of Wheeler AFB, and we are pleased to hear of its development.
3. Thank you for including the US Air Force in the EIS review process. The subject EIS is returned for your use.

  
JOHN W. McDONALD, Lt Col, USAF  
Director of Civil Engineering

1 Atch  
EIS

Cy to: ✓ Dept of Accounting and  
General Services Division  
of Public Works  
P. O. Box 119  
Honolulu, Hawaii 96810  
wo Atch

cc: Division of Public Works  
Dept. of Accounting &  
General Services

UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

---

P. O. Box 50004, Honolulu, HI 96850

June 19, 1979

RECEIVED  
JUN 20 8 05 AM '79  
DIV OF PUBLIC WORKS

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

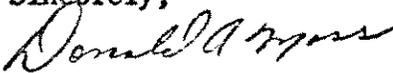
Dear Mr. O'Connell:

Subject: Mililani Community Library, Waipio, Oahu

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

Thank you for the opportunity to review this document.

Sincerely,



ACTING

Jack P. Kanalz  
State Conservationist

Enclosure: EIS

cc:

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



HEADQUARTERS  
FOURTEENTH NAVAL DISTRICT  
BOX 110  
FPO SAN FRANCISCO 06610  
Pearl Harbor, HI 96860  
OFFICE 8 8  
2000 10.110  
2000

IN REPLY REFER TO:  
002B:WKL:amw  
Ser 1140

31 MAY 1979

Environmental Quality Commission  
Office of the Governor  
State of Hawaii  
550 Halekiauila Street, Room 301  
Honolulu, Hawaii 96813

Gentlemen:

Environmental Impact Statement  
for Mililani Community Library

The Environmental Impact Statement for Mililani Community  
Library has been reviewed and the Navy has no comments to offer.  
As requested, the subject EIS is returned.

The opportunity of reviewing the EIS is appreciated.

Sincerely,

J. W. CARL  
Lieutenant Commander, CEC, USN  
Deputy District Civil Engineer  
By direction of the Commandant

Copy to:  
DAGS, Div of Public Works ✓

GEORGE R. ARIYOSHI  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HEALTH

P.O. BOX 3378  
HONOLULU, HAWAII 96801

May 24, 1979

GEORGE A. L. YUEN  
DIRECTOR OF HEALTH

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

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

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

TADAO BEPPU  
DEPUTY DIRECTOR OF HEALTH

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

MEMORANDUM

To: Mr. Rikio Nishioka, State Public Works Engineer  
Division of Public Works, Accounting & General Services Department

From: Deputy Director for Environmental Health

Subject: Environmental Impact Statement (EIS) for Mililani Community  
Library, Waipio, Oahu

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

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

*for Brian J. J. Choy*  
\_\_\_\_\_  
JAMES S. KUMAGAI, Ph.D.

cc: Office of Environmental Quality Control

RECEIVED  
MAY 20 1979  
HONOLULU, HAWAII

May 20, 1979

Environmental Quality Commission  
Office of the Governor  
950 Halekuanila Street  
Room 301  
Honolulu, Hawaii 96813

Dear Sirs:

**SUBJECT: Mililani Community Library - Waipio, Oahu**

Thank you for the opportunity to comment on the final Environmental Impact Statement for the subject undertaking.

The proposed undertaking will have no effect upon any known historic or archaeological site on or likely to be eligible for inclusion to the Hawaii and/or National Register(s) of Historic Places. Therefore, this office has no reservations to the proposed undertaking.

In the event that any unanticipated sites or remains are encountered, please inform the applicant to contact this office immediately.

Sincerely yours,

Halston H. Nagata  
Acting Director  
Historic Preservation Office

cc: DAGS

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) 1746.9

JUL 27 1979

Mr. Ralston Nagata  
Acting Director  
Historic Preservation Office  
Department of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

Dear Mr. Nagata:

Subject: Environmental Impact Statement  
Mililani Community Library

Thank you for your letter of May 25, 1979 regarding the subject project. In the event that any unanticipated sites or remains are encountered, we will inform your office immediately.

Very truly, yours

A handwritten signature in cursive script, appearing to read "Rikio Nishioka".

RIKIO NISHIOKA  
State Public Works Engineer

SF:js

RECEIVED

700 P 8 00 AM '79  
DIVISION OF PUBLIC WORKS  
2000

May 30, 1979

Ref. No. 9145

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

Dear Mr. O'Connell:

Subject: Environmental Impact Statement for Mililani  
Community Library

Thank you for the opportunity to review the subject EIS.

We have no comments to offer.

Sincerely,

HIDEITO KONO

cc: Hon. Hideo Murakami ✓  
Department of Accounting  
and General Services



DEPUTY DIRECTORS  
WALLACE AOKI  
DOUGLAS S. SAKAMOTO  
CHARLES O. SWANSON  
James R. Carras

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

June 7, 1979

IN REPLY REFER TO:

STP 8.5468

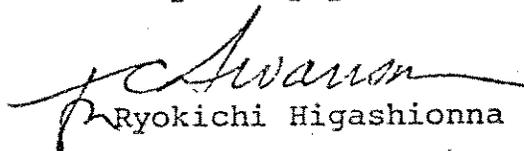
Office of Environmental  
Quality Control  
550 Halekauwila St., Room 301  
Honolulu, Hawaii 96813

Gentlemen:

Subject: Environmental Impact Statement  
Mililani Community Library  
Waipio, Oahu

Thank you very much for giving us the opportunity to review and comment on the above-captioned document. In reference to ACCESS, page 21 of the document, please be informed that direct access from Kamehameha Highway to site 3 will not be permitted by the Department of Transportation because of the creation of unsafe traffic movements.

Very truly yours,

  
Ryokichi Higashionna

GEORGE R. ARIYOSHI  
GOVERNOR



HIDEO MURAKAMI  
COMPTROLLER  
  
MIKE N. TOKUNAGA  
DEPUTY COMPTROLLER

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

LETTER NO. (P) 1722.9

JUL 27 1979

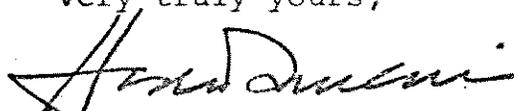
Honorable Ryokichi Higashionna  
Director  
Department of Transportation  
State of Hawaii  
Honolulu, Hawaii

Dear Mr. Higashionna:

Subject: Environmental Impact Statement  
Mililani Community Library

Thank you for your letter of June 7, 1979 regarding  
the subject EIS. The report will be revised to reflect  
your comment.

Very truly yours,

  
HIDEO MURAKAMI  
State Comptroller

UNIVERSITY OF HAWAII

Water Resources Research Center

June 5, 1979

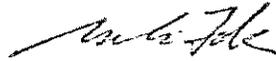
Office of Environmental Quality Control  
550 Halekauwila Street, Room 301  
Honolulu, Hawaii 96813

Dear Sir:

Subject: Review of EIS for the Mililani Community Library

Thank you for sending the subject EIS for our review and comment.  
We have no comments to offer.

Sincerely,



Yu-Si Fok, Professor  
WRRRC Faculty EIS Review Coordinator

YSF:gk

Enclosure

cc: Dr. Chun  
Mr. Murabayashi



# University of Hawaii at Manoa

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

Office of the Director

June 22, 1979

RE:0275

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

Dear Mr. O'Connell:

Draft Environmental Impact Statement  
Mililani Community Library  
Waipio, Oahu

The Environmental Center has received the above cited DEIS for the proposed construction of a community library at Mililani. In contrast to our regular procedures, we have chosen to conduct a thorough in-house review with the assistance of Peter J. Rappa, Jacquelin Miller, and Barbara Vogt of the Environmental Center.

In general, the statement deals adequately with the environmental impacts that can be expected to occur from construction of a library facility on the various sites. We note that final approval depends on approval of Mililani Town Incorporate's request to rezone this particular land parcel.

We would like to point out, however, that the location of libraries within designated park areas does not necessarily constitute an "adverse effect" (pages 29, 33, 34). Siting such a facility adjacent to or within recreational areas can substantially enhance the concurrent use of both facilities. This is particularly true of communities involving different age groups and Mililani is a family oriented community.

We are pleased to note that Mililani residents will soon have access to permanent library services.

Yours truly,

*Jacquelin N. Miller* JN  
Jacquelin N. Miller  
Acting Director

JNM/ck

cc: Peter J. Rappa  
Barbara Vogt

✓DAGS

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) 1740.9

JUL 27 1979

Ms. Jacquelin N. Miller  
Acting Director  
Environmental Center  
University of Hawaii  
2550 Campus Road  
Honolulu, Hawaii 96822

Dear Ms. Miller:

Subject: Environmental Impact Statement  
Mililani Community Library

Thank you for your letter of June 22, 1979, regarding the subject EIS. We concur with your statement that siting a library adjacent to or within recreational areas can substantially enhance the concurrent use of both facilities. However, the facility requirements for a library and the open space concept of the "park" designation are not compatible. It is because of this conflict with the open space requirement of a "park" designation that site 4 was rated "poor" against the DLUM criteria.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Rikio Nishioka".

RIKIO NISHIOKA  
State Public Works Engineer



STATE OF HAWAII  
DEPARTMENT OF EDUCATION

P. O. BOX 2360  
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

June 25, 1979

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

Dear Mr. O'Connell:

Subject: Mililani Community Library

We have no additional comment and recommendation to make relative to the subject matter.

Thank you for your continued cooperation.

Sincerely

  
CHARLES G. CLARK  
Superintendent

CGC:RKY:sy

cc ✓Mr. Hideo Murakami  
Off. of Library Servs.

GEORGE R. ARIYOSHI  
GOVERNOR



VALENTINE A. SIEFERMANN  
MAJOR GENERAL  
ADJUTANT GENERAL

STATE OF HAWAII  
DEPARTMENT OF DEFENSE  
OFFICE OF THE ADJUTANT GENERAL  
~~FORT RUGER, HONOLULU, HAWAII 96316~~  
3949 DIAMOND HEAD ROAD, HONOLULU, HAWAII 96816

HIENG

31 MAY 1979

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

Dear Gentlemen:

Mililani Community Library

Thank you for sending us a copy of the "Mililani Community Library"  
Environmental Impact Statement. We have no comments to offer at this  
time. The attached document is returned for your use.

Yours truly,

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

Enclosure



STATE OF HAWAII  
LIBRARY ADVISORY COMMISSION

June 18, 1979

Mr. Hideo Murakami, State Comptroller  
Department of Accounting and General Services  
Kalanimoku Building  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Subject: Environmental Impact Statement for Mililani Community Library

Dear Mr. Murakami:

The Library Advisory Commission met with Ginger Waterman, President of Mililani Town Association, and Bonnie Stone, the association's newsletter editor, at our regular monthly meeting held at Mililani High School Library on June 15, 1979.

According to Ms. Waterman, the community does not agree with the site recommended by Representative Mits Shito or the former Neighborhood Board which places the library on Kamehameha Highway. There will be difficulty for access by automobile because of the one way direction on the Meheula Parkway entrance to the library. She also stated that the recently elected Neighborhood Board have a change of stance on this issue and is in agreement with the community association.

The Office of Library Services has recommended site one as its first priority and site four as second priority for consideration. The Library Advisory Commission members voted unanimously to support the recommendation of the State Librarian as well as that of the community.

Sincerely,

(Mr.) Edgar Himeda  
Chairperson

EH:et:rm

cc: Ruth S. Itamura  
Amy Fujino  
James Miyake

GEORGE R. ARIYOSHI  
GOVERNOR



HIDEO MURAKAMI  
COMPTROLLER

MIKE N. TOKUNAGA  
DEPUTY COMPTROLLER

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

LETTER NO. (P)1721.9

JUL 27 1979

Mr. Edgar Himeda  
Chairperson  
Library Advisory Commission  
State of Hawaii  
Honolulu, Hawaii

Dear Mr. Himeda:

Subject: Environmental Impact Statement  
Mililani Community Library.

Thank you for your letter of June 18, 1979 expressing your support of the recommendation of the State Librarian as well as that of the community. Your position on this matter is noted and will be considered in selecting a site.

Very truly yours,

  
HIDEO MURAKAMI  
State Comptroller

GEORGE R. ARIYOSHI  
GOVERNOR



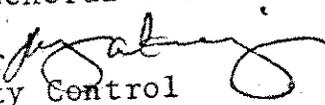
RICHARD L. O'CONNELL  
DIRECTOR  
TELEPHONE NO.  
548-6915

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

June 22, 1979

MEMORANDUM

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

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

SUBJECT: Environmental Impact Statement for Mililani  
Community Library

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

1) Figure 3 and statements in the text describe site 1 as being next to Meheula Parkway. The letter from Mililani Town, Inc. describes site 1 as being near Lanikuhana Ave. We note that the evaluation does not consider the Lanikuhana Ave. location. We recommend that this be done since the site selection factors for this site will be different.

2) Page 31. The last sentence refers to three sites; however, we believe four sites are being evaluated.

3) The statement should clearly point out that Sites 1, 2 and 4 are proposed for areas presently under intensive agriculture where the zoning remains agriculute (AG-1).

4) Site 3 is favored by the Neighborhood Board, is on state owned lands and is zoned residential (R-6). It appears that site 3 would also serve the present population whereas sites 1, 2 and 4 aim towards a year 2000 population whereas may not occur do to no further changes in the zoning. Therefore, serious consideration should be given to the selection of site 3 for the library.

5) The EIS Regulations allow for differences in style between EIS's. However, there are minimum content requirements which must be satisfied. Our review of the statement indicates that item i, m, n, and o of section 1:42 of the EIS Regulations need to be addressed in the statement. For example, several responses to comments made during the consultation process are left out. Mitigation measures for reducing adverse environmental effects need to be discussed. Unresolved issues should be summarized, and, there should be a list of necessary approvals included in the statement.

The EIS Regulations allow the accepting authority or his authorized representative to consider responses received after the fourteen day response period. This Office will exercise that option and will consider responses after the fourteen day period.

As of this date we have received a total of seventeen (17) comments as indicated on the attached list.

This Office has not attempted to summarize comments made by other reviewers. Instead, we recommend that careful consideration be given to each comment made by the reviewers.

We trust that our comments will be helpful to you in the preparation of the revised statement. Thank you for the opportunity to review this EIS.

Attachment

# List of Comments on the EIS for Mililani Community Library

## State Agencies

## Comment date

Dept. of Transportation	6/7/79
Dept. of Defense	5/31/79
*Dept. of Planning & Economic Development	5/30/79
*State Historic Preservation Office	5/25/79
*Dept. of Health	5/24/79

## University of Hawaii

Water Resources Research Center	6/5/79
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## County Agencies

Dept. of General Planning	6/13/79
*Dept. of Parks and Recreation	6/8/79
*Dept. of Housing and Community Development	6/8/79
*Board of Water Supply	6/7/79
*Dept. of Public Works	5/31/79

## Federal Agencies

*USAF - 15th ABW	6/19/79
*U.S. Army Support Command Hawaii	6/19/79
*Soil Conservation Service	6/19/79
*Corps of Engineers	6/4/79
*U.S. Navy	5/31/79
*Fish & Wildlife Service	5/29/79

\*Comment forwarded previously

GEORGE R. ARIYOSHI  
GOVERNOR



HIDEO MURAKAMI  
COMPTROLLER

MIKE N. TOKUNAGA  
DEPUTY COMPTROLLER

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

LETTER NO. (P) 1727.9

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

Dear Mr. O'Connell:

Subject: Environmental Impact Statement  
Mililani Community Library

Thank you for your letter of June 22, 1979 regarding the subject EIS. Our responses to your comments are as follows:

1. *Figure 3 and statements in the text describe site 1 as being next to Meheula Parkway. The letter from Mililani Town, Inc. describes site 1 as being near Lanikuhana Avenue location.*

Site 1 as indicated in the EIS located next to Meheula Parkway is the site being evaluated for the library. Mililani Town, Inc. had indicated that their current planning concept for the commercial parcel would dictate that the library site be located in the lower corner of the site near Lanikuhana Avenue. This location, indicated by Mililani Town, Inc., may be a feasible site. Accordingly, it will be included in the EIS as another possible site - site 5.

2. *Page 31. The last sentence refers to three sites; however, we believe four sites are being evaluated.*

The report will be corrected to indicate five sites.

Mr. Richard L. O'Connell  
(P)1727.9  
Page 2

3. The statement should clearly point out that sites 1, 2 and 4 are proposed for areas presently under intensive agriculture where the zoning remains agriculture (AG-1).

Page 1 indicates that the land is presently planted in pineapple. On pages 17 and 18, the zoning and existing use is indicated for each site.

4. Site 3 is favored by the Neighborhood Board, is on State owned lands and is zoned residential (R-6). It appears that site 3 would also serve the present population whereas sites 1, 2 and 4 aim towards a year 2000 population figure which may not occur due to no changes in the zoning. Therefore serious consideration should be given to the selection of site 3 for the library.

The items mentioned above, Neighborhood Board's recommendation, zoning and ownership of land are factors which will be considered in selecting a site for the library.

5. Our review of the statement indicates that items i, m, n and o of section 1:42 of the EIS Regulations need to be addressed in the statement.

Items i, m, n and o will be incorporated into the statement.

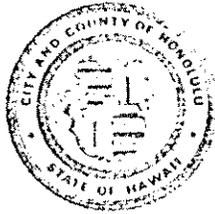
Very truly yours,



HIDEO MURAKAMI  
State Comptroller

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

ROBERT R. WAY  
DIRECTOR

TE5/79-1579

JUN 25 1979

Environmental Quality Commission  
550 Halekauwila St., Room 301  
Honolulu, Hawaii 96813

Gentlemen:

Subject: Your Transmittal Received on May 24, 1979  
Regarding Environmental Impact Statement for  
Mililani Community Library

Our review indicates that Site 3 provides the shortest walking distance to the City's Bus Route 52. Bus Route 52 on Kamehameha Highway provides the only all-day service through the Mililani-Melemanu-Waipio area. Basic service is 20-minute headways in each direction.

Thank you for providing us this opportunity to review and comment on the project.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Robert R. Way".

(for) ROBERT R. WAY  
Director

cc: Office of Environmental Quality Control  
Dept. of Accounting and General Services

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) 1745.9

JUL 27 1979

Mr. Robert R. Way  
Director  
Department of Transportation  
Services  
City and County of Honolulu  
Honolulu, Hawaii

Dear Mr. Way:

Subject: Environmental Impact Statement  
Mililani Community Library

Thank you for your letter of June 25, 1979 regarding the subject project. Your comment on Site 3 providing the shortest walking distance to the City's Bus Route 52 will be included in the statement.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Rikio Nishioka".

RIKIO NISHIOKA  
State Public Works Engineer

SF:js

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET  
HONOLULU HAWAII 96813 • (808) 523-4411



FRANK F. IASI  
MAYOR

TYRONE T. KUSAO  
DIRECTOR  
78/EC-9 (SE)  
LU5/79-1995

June 25, 1979

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

Dear Mr. O'Connell:

Environmental Impact Statement  
For  
Mililani Community Library  
Mililani, Oahu

We have reviewed the above EIS, and have no further comments.

Very truly yours,

*Robert B. Duncan*  
TYRONE T. KUSAO  
Director of Land Utilization

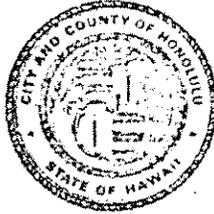
TTK:sl

cc: State, D.A.G.S. ✓

DEPARTMENT OF GENERAL PLANNING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



GEORGE S. MORIGUCHI  
CHIEF PLANNING OFFICER

DGP5/79-1615 (CT)

June 13, 1979

Environmental Quality Commission  
Office of the Governor  
State of Hawaii  
550 Halekauwila Street, Room 301  
Honolulu, Hawaii 96813

Gentlemen:

Environmental Impact Statement for Mililani  
Community Library, Department of Accounting and  
General Services, May 1979  
Comments Requested May 22, 1979

We offer the following comments.

1. We reviewed an earlier impact statement, dated October 1978, for this proposed project and note that there was no response to our comments.
2. One of the criterion for site selection is the "Proximity to Optimum Location" (pp. 27 and 35). This is not defined, though it is indicated that "A consideration for the optimum location for the community library is the activity center of the community . . . Based on the plans for the development of the community, it is apparent that the activity center for the community will be the proposed commercial center" (p. 35). There is no indication of what populations are in specific travel-time/distance zones from the alternate sites.
3. There is no quantification of existing or projected noise levels for each of the alternate sites. It is indicated that "density of vehicles on a roadway and the speed of the vehicles has a definite affect (sic) on the traffic noise level" (p. 35). The assessment later indicates that the noise effect will be reduced since the library will be enclosed and air conditioned. But Site 3 is rated lower because it borders Kamehameha Highway.

With the critical need for energy conservation, it behooves DAGS to consider natural ventilation in building design, and noise could be a factor.

4. The environmental impact statement is not explicit as to the site selected. Site 2 is dropped from consideration (p. 33). The EIS "leans" towards Sites 1 and 4, with the indication that they are close to the "optimum location."

Perhaps the problem is that the site selection criteria do not provide for sufficient differentiation among sites located in close proximity to each other. We find few differences in the summary Evaluation Table (p. 34, Table I). For example,

Site 3 is rated Fair with respect to water because the water main would have to be extended 1200 feet to the site.

Sites 1 and 4 are rated Fair for sewers because development must await extension of the sewerage system to the commercial center. There is no discussion as to timing of development.

Site 3 is rated Fair with respect to Proximity to Optimum Location, "optimum" here being defined as the activity center.

Site 3 is rated Fair because of highway noise, but the impact of shopping center traffic and noise are not adequately addressed for Sites 1 and 4. Site 4 will also have another collector road fronting the site, plus park noise.

Site 4 is rated Poor with respect to the County DLUM because it is designated for a park which the City Department of Parks and Recreation proposes to develop.

With so few differences among the sites, the critical factors in site selection may narrow down to two: cost and timing.

Thank you for affording us the opportunity of reviewing the impact statement.

Sincerely,

  
GEORGE S. MORIGUCHI  
Chief Planning Officer

GSM:fmt

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) 1726.9

JUL 27 1979

Mr. George S. Moriguchi  
Chief Planning Officer  
Department of General Planning  
City and County of Honolulu  
Honolulu, Hawaii

Dear Mr. Moriguchi:

Subject: Environmental Impact Statement  
Mililani Community Library

Thank you for your letter of June 13, 1979 regarding the subject EIS. Our responses to your comments are as follows:

1. We reviewed an earlier impact statement, dated October 1978, for this proposed project and note that there was no response.

In preparing responses to the agencies commenting during the consultant phase of the EIS, we inadvertently missed your letter. However, we did incorporate your comments in the EIS dated May 1979.

2. One of the criterion for site selection is "Proximity to Optimum Location" (pp. 27 and 35). This is not defined, though it is indicated that "A consideration for the optimum location for the library is the activity center of the community . . . Based on the plans for the development of the community, it is apparent that the activity center for the community will be the proposed commercial center" (p. 35). There is no indication of what populations are in specific travel-time/distance zones from the alternative sites.

No travel-time/distance zones were established because they have no relation to the criterion of "Proximity to Optimum Location" - Activity Center. This criterion was established on the basis of the

study "Planning for Libraries in Hawaii" prepared by Booz, Allen and Hamilton for the Office of Library Services. In this study it was indicated that "A consideration to community library planning should be location in the activity center of the community."

3. *There is no quantification of existing or projected noise levels for each of the alternative sites. It is indicated that "density of vehicles on a roadway and the speed of the vehicles has a definite effect on the traffic noise level" (p. 35). The assessment later indicates that the noise effect will be reduced since the library will be enclosed and air conditioned. But Site 3 is rated lower because it borders Kamehameha Highway. With the critical need for energy conservation, it behooves DAGS to consider natural ventilation in building design, and noise could be a factor.*

In the evaluation of the alternative sites for transportation facility noise, Sites 1, 2 and 4 were rated "good" in accordance with the criteria that the sites are located more than 1,500 feet away from major highways, freeways and truck routes. Site 3 was rated "fair" on the basis that the facility is more than 500 feet away from major highways, freeways and truck routes. The criteria was developed on the basis of a maximum noise level of 75 dba for vehicles operating on a highway at a distance 50 feet from the centerline of the vehicles' path of motion. With this basic data, various noise levels were computed by varying the distance (free field condition). By setting acceptable ambient sound levels (45 dba - good, 45-55 dba - fair, 55 dba and over - poor) we were able to formulate criteria utilizing distances rather than noise level. The above was the primary criteria used in evaluating the alternative sites (p. 28). Because it was recognized that further discussion was necessary on this item, we elaborated to provide a better understanding of the noise condition. To provide this better understanding, we elaborated on the relationship between traffic noise levels speed and density. We provided

Mr. George S. Moriguchi  
Page 3

Ltr. No. (P)1726.9

information on the building being air conditioned to lend the proper significance to this criterion.

We agree that if the building is not air conditioned that this criterion would take on a different significance. The possibility of utilizing natural ventilation will be considered.

4. *The EIS is not explicit as to the site selected . . . We find few differences in the summary evaluation . . . With so few differences among the sites, the critical factors in site selection may narrow down to two: cost and timing.*

The two factors mentioned, cost and timing, will be considered in selecting a site.

Very truly yours,



RIKIO NISHIOKA  
State Public Works Engineer

SF:js



COPY

June 7, 1979

JUN 12 10 51 AM '79  
DIVISION OF WATER  
2040

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

Dear Mr. O'Connell:

Subject: Environmental Impact Statement for  
Mililani Community Library,  
Waipio, Oahu

We do not have any objections or additional comments  
on the proposed project.

Should you have questions or require additional  
information, please call Lawrence Whang at 548-5221.

Very truly yours,

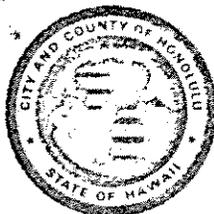
KAZU HAYASHIDA  
Manager and Chief Engineer

cc: ✓ Mr. Hideo Murakami  
State Comptroller  
Dept. of Accounting and  
General Services  
State of Hawaii

DEPARTMENT OF PARKS AND RECREATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



RAMON DURAN  
DIRECTOR

June 8, 1979

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

Dear Mr. O'Connell:

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT  
MILILANI COMMUNITY LIBRARY

We have no objection to the development of the Mililani Community Library at Alternate Sites 1, 2 and 3. However, site No. 4 has been planned as a district recreation park and we feel that it would be ill-timed and inappropriate to consider this site for library use without a comprehensive review of the land uses in the area.

Thank you for allowing our Department to comment on the EIS.

Warm regards.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ramon Duran".

RAMON DURAN, Director

RD:ls

cc: Department of Accounting and General Services (State)✓

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) 1724.9

JUL 27 1979

Mr. Ramon Duran, Director  
Department of Parks and  
Recreation  
City and County of Honolulu  
Honolulu, Hawaii

Dear Mr. Duran:

Subject: Environmental Impact Statement  
Mililani Community Library

Thank you for your letter of June 8, 1979 regarding the subject EIS. We have reviewed your comment concerning site 4 as being located in land planned as a district recreation park. From Mililani Town, Inc.'s EIS, we were of the understanding that 5 acres of the 20 acres would be developed by Mililani Town and that possibly the library could be located in this 5 acres. From your letter, it appears that this might not be the case. Accordingly, this matter will be investigated further, along with the other sites, before a site is recommended to the Governor.

Very truly yours,

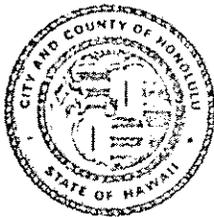
A handwritten signature in dark ink, appearing to read "Rikio Nishioka", with a long horizontal flourish extending to the right.

RIKIO NISHIOKA  
State Public Works Engineer

SF:js

DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

WALLACE MIYAHIRA  
DIRECTOR AND CHIEF ENGINEER

ENV 79-151

May 31, 1979

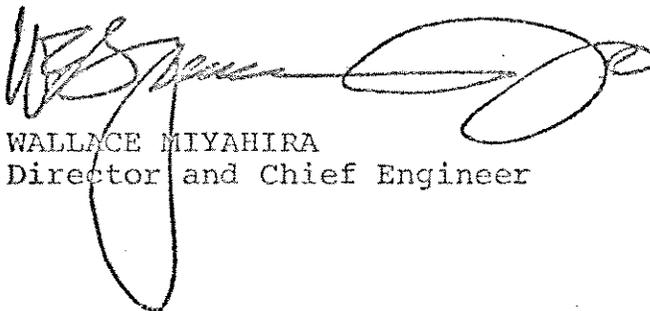
Office of Environmental Quality Control  
State of Hawaii  
550 Halekauwila Street, Room 301  
Honolulu, Hawaii 96813

Gentlemen:

Subject: EIS for Mililani Community Library

We have reviewed the subject EIS and have no additional  
comments to make.

Very truly yours,

  
WALLACE MIYAHIRA  
Director and Chief Engineer

cc: 7 Dept. of Accounting and  
General Services

RECEIVED  
JUN 13 7 50 AM '79  
DIV. OF PUBLIC WORKS  
DACS

June 8, 1979

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

Gentlemen:

Subject: Mililani Community Library  
Environmental Impact Statement

We have reviewed the Mililani Community Library Environmental  
Impact Statement and have no comment.

Thank you for forwarding the statement for our review.

Very truly yours,

*Barry Chung*

Barry Chung

Inc. (EIS)

cc: Department of Accounting &  
General Services,  
Division of Public Works

OFFICE OF THE DIRECTOR  
DEPARTMENT OF ACCOUNTING & GENERAL SERVICES  
HONOLULU, HAWAII

PB 79-403

June 21, 1979

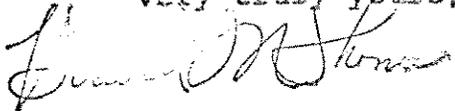
Office of Environmental Quality Control  
550 Halekauwila Street, Room 301  
Honolulu, Hawaii 96813

Gentlemen:

Subject: Environmental Impact Statement  
Mililani Community Library  
Waipio, Oahu

We have no comments to offer on the subject EIS. Thank you for the opportunity to review the Environmental Impact Statement.

Very truly yours,



HOWARD M. SHIMA  
Director and Building Superintendent

AF:jo

cc: J. Harada  
Dept. of Accounting &  
General Services



Mililani Town Association  
95-303 Kaloapau Street  
Mililani Town, Hawaii 96789  
623-7300

RECEIVED  
JUN 23 1979  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

June 22, 1979

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

Gentlemen:

In reviewing your Environmental Impact Statement for the Mililani Community Library, we offer the following comments and reiterate Mililani Town Association's (MTA) desires.

The MTA represents the members of this community. MTA has been on record for three years favoring Site Selection 4 or 1 as the possible library location. This position was reaffirmed at a regular Board of Directors meeting in March, 1979.

The letter dated November 30, 1978 of Mililani/Waipio/Melemanu Neighborhood Board No. 25 does not represent the current desires of this community. A recent change in the elected composition of members to this board will be followed with a position on the library that is more consistent with MTA and the community.

We note a discrepancy between actual plans and intended plans of both Ramon Duran, City & County of Honolulu and Gene Ferguson of M.T.I. Evidently the developer has a private portion of Site Selection 4 to be used for a library. If this is correct, then MTA favors Site Selection 4. If this is designated for a park only, then Site Selection 1 would be our first choice. We are opposed to Site Selection 3's location and accessibility.

In reference to your Evaluation Table I:

a. Functional Criteria - The rating for Site Selection 4 is listed fair in areas that will be improved by the developer.

b. Environmental Criteria - The major difference in the rating of the 4 alternative sites is the county zoning. Site 3 is not significantly better than the three other sites to be considered. All 4 sites are designated urban by the State Land Use.

Office of Environmental Quality Control  
Page 2

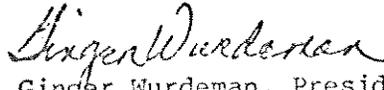
June 22, 1979

c. Cost Consideration - Site 4 is evidently the least costly in acquisition of land and on-site development. Site 3 does not include the opportunity land costs.

Aside from commenting on the site selection, the need for a library in Mililani Town is evident and we would appreciate your endeavors to accomplish a facility long overdue.

If there are any further questions, please call me at 623-7300.

Respectfully submitted,



Ginger Wurdeman, President  
Mililani Town Association

cc: Dept. of Accounting and General Services  
Division of Public Works

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) 1739.9

JUL 27 1979

Mrs. Ginger Wurdeman  
President  
Mililani Town Association  
95-303 Kaloapau Street  
Mililani Town, Hawaii 96789

Dear Mrs. Wurdeman:

Subject: Environmental Impact Statement  
Mililani Community Library

Thank you for your letter of June 22, 1979 expressing the association's desires and providing comments on the subject EIS.

In selecting a site for the library, consideration will be given to the comments and positions that have been taken by the various associations and agencies.

On the matter of the discrepancy between the planning for Site 4 by the Department of Parks and Recreation and by Mililani Town Incorporated, we intend to investigate this further before selecting a site.

In reference to your comments on the Evaluation Table we offer the following:

- a. Functional Criteria - The rating for Site Selection 4 is listed fair in areas that will be improved by the developer.

The providing of sewer service for Site 4 was rated as fair because it depends on the installation of the sewer line by the developer. In comparison to Site 3 which was rated good, the sewer line is already available and is located along Kamehameha Highway which abuts Site 3.

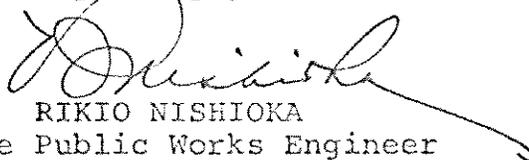
- b. Environmental Criteria - The major difference in the rating of the 4 alternative sites is the County zoning. Site 3 is not significantly better than the three other sites to be considered. All 4 sites are designated urban by the State Land Use.

The County zoning is not the only major difference in the rating of the 4 alternative sites. The detailed land use designations and the criterion on the preservation of open space, parks and recreation are other major differences in the rating of the sites. With regard to the State land use, all 4 sites are rated equal.

- c. Cost Consideration - Site 4 is evidently the least costly in acquisition of land and on-site development. Site 3 does not include opportunity costs.

Although the cost consideration for Site 3 does not include the opportunity costs for the land, the figure is readily available and is provided in the Evaluation Table. The opportunity cost was not included in the total to indicate that the land is owned by the State and will not require an expenditure by the State.

Very truly yours,

  
RIKIO NISHIOKA  
State Public Works Engineer

SF:js

Mililani Town Inc  
130 Merchant Street  
P O Box 2780  
Honolulu Hawaii 96803  
Telephone (808) 548-4811

June 22, 1979

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

Re: Mililani Community Library EIS

Dear Mr. Fernandez:

Thank you for the opportunity to comment on your updated Environmental Impact Statement for the Mililani Community Library. We understand that site selection will be evaluated primarily on the functional, environmental and cost criteria set forth in the EIS, since all four proposed sites meet the minimum site criteria.

Functional Criteria

It is clear from your report that Sites 1 and 4 surpass Site 3 in functional criteria. In addition, we have the following comments regarding the evaluation of functional criteria.

Accessibility:

(a) You have indicated that Sites 1, 2, 3 and 4 would all have access from Meheula Parkway. It should be noted that if Site 3's access is from Meheula Parkway, a U-turn around the median in Meheula will be required when approaching from Kam Highway since only a right turn will be possible into the site from Meheula Parkway in a westbound direction.

(b) As noted in our prior response, if Site 1 is selected, the design for that parcel will require the library to be sited somewhere in the lower portion of that site near the intersection of the proposed 56' roadway bordering the park and Lanikuhana Avenue, with access being via the 56' roadway.

(c) We feel the most favorable site in terms of access is Site 4 since it will be linked to the retail commercial area and the high school via pedestrian walkways and will be accessible to traffic approaching in both directions from Meheula Parkway by entry from a lower speed 56' roadway.

Visibility from Major Roadway:

In your evaluation you have classified all four sites as having "fair" visibility, noting that Site 4's visibility will be impaired by development in the adjacent commercial site. We take exception to this in that the site plan developed for the commercial parcel should not impair the visibility of the library when approaching from Meheula Parkway. For this reason, we feel that Site 4 should be rated good while the other three sites should be rated fair.

Proximity to Optimum Location:

We agree with your rankings, but would like to comment again that Site 4, while not being located specifically within the commercial area enjoys the advantages of proximity to the commercial area while it avoids the disadvantages of traffic congestion and noise.

Environmental Criteria

1) As mentioned in our prior response, preliminary discussions with the Department of Land Utilization indicate that siting the library within a P-1 zoned parcel should not be a problem. So long as the facility is for public use and it is stipulated that the site cannot revert to any other commercial use, the library could be allowed without the 90% open space requirement. Actually, the 90% open space requirement would seem to be of little use since Site 4 would essentially be surrounded by more than 19 acres of open space. Further, we would like to point out that Mililani Town, Inc. has dedicated approximately 25 more acres of park land than is required by the park dedication ordinance and the use of less than one acre of park for the library is relatively minor in comparison.

2) Regarding County zoning, it should be noted that we anticipate zoning approval by November 1, 1979 and that the ability of the State to construct the library on Sites 1, 2 or 4 would not be hampered by this time constraint since funding for construction of the facility would not be made available until 1980/81. Therefore, the rationale that the library could be constructed earlier on Site 3 does not appear to be valid due to funding constraints.

Cost Considerations

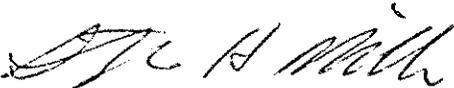
Mililani Town, Inc. has had a long history of dedicating and developing parks and open space for the community as well as donating parcels for the development of schools and other public facilities. In line with this, Mililani Town, Inc. will agree to donate the land for development of the library in Site 4. This will provide a cost benefit to the State and will negate the argument that Site 3 is preferable due to cost considerations. It should be noted, however, that should the State select Sites 1 or 2, some consideration for land value must be recognized since these sites would have other higher and better economic uses.

One of the objectives stated in your environmental criteria is to "develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education and recreation." We believe that this statement is reflective of Mililani Town and of Mililani Town, Inc.'s objectives in the development process. Particularly, development of the Town Center which is conceived to become the commercial, recreational, and civic center of the community, will enable Mililani Town to become a more self-sufficient community in its own right. A new state library is an essential civic element for any self-contained community, and its natural place appears to be in the Town Center proximity.

In conclusion, we would like to reconfirm our position that we are willing to work closely with the City and the State to provide for siting of the library within the P-1 designated park parcel (Site 4), since we feel that from almost every point of view, this is by far the most preferable site.

We thank you for this opportunity to comment on your EIS.

Very truly yours,



Stephen H. Miller  
Project Manager

SHM:cau

cc: Gene Ferguson  
Randolph Moore

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) 1741.9

JUL 27 1979

Mr. Stephen Miller  
Project Manager  
Mililani Town Incorporated  
P. O. Box 2780  
Honolulu, Hawaii 96803

Dear Mr. Miller:

Subject: Environmental Impact Statement  
Mililani Community Library

Thank you for your letter of June 22, 1979 providing your comments to the subject EIS. In response to your comments we offer the following:

Accessibility

- a. *Site 3's access is from Meheula Parkway, a U-turn around the median in Meheula will be required when approaching from Kam Highway since only a right turn will be possible into the site from Meheula Parkway in a westbound direction.*

Based on the present design of the median in Meheula, the above comment is correct. However, if site 3 is selected, the possibility of providing a break in the median to permit a left turn into the site will be pursued.

- b. *If site 1 is selected, the design for that parcel will require the library to be sited somewhere in the lower portion of the site near the intersection of Lanikuhana Avenue and the proposed 56' roadway ...*

While it is Mililani Town Incorporated's position that site 1 be located in the lower corner of the site due to the current planning concept, it is the

State's position that since the library will have an ultimate floor area of only 14,000 square feet, the design concept can be modified to accommodate the library adjacent to Meheula Parkway.

- c. *We feel that the most favorable site in terms of access is site 4 since it will be linked to the retail commercial area and the high school via pedestrian walkways and will be accessible to traffic ...*

Your comments indicating your selection of site 4 as the most favorable site in terms of access will be considered in recommending a site for the library to the Governor.

#### Visibility from Major Roadway

*In your evaluation ... site 4's visibility will be impaired by the development in the adjacent commercial site. We take exception to this in that the site plan developed for the commercial parcel should not impair the visibility of the library when approaching from Meheula.*

We have no objections to changing the rating for site 4 to good. In this regard we would also change the rating for site 1 to good since the same rationale would hold true for site 1.

#### Proximity to Optimum Location

*We agree with your rankings, but would like to comment again that site 4 ... enjoys the advantages of proximity to the commercial area while it avoids the disadvantages of traffic congestion.*

Your comments regarding this criterion will be considered in recommending a site.

#### Environmental Criteria

- a. *... preliminary discussions with the Department of Land Utilization indicate that siting the library within a P-1 zoned parcel should not be a problem.*

We will pursue further this matter of zoning and open space requirements with the Department of Land Utilization before recommending a site to the Governor. We will, also be investigating further the comment from the Department of Parks and Recreation that site 4 has been planned as a district recreation park.

Mr. Stephen Miller  
(P)1741.9  
Page 3

- b. ... it should be noted that we anticipate zoning approval by November 1, 1979 and that the ability of the State to construct the library on sites 1, 2 or 4 would not be hampered by this time constraint since funding for construction of the facility would not be made available until 1980/81.

Although construction funds won't be available until July 1980, we must point out that the design must be initiated in the near future in order to complete the preparation of plans to enable the start of construction in mid-1980.

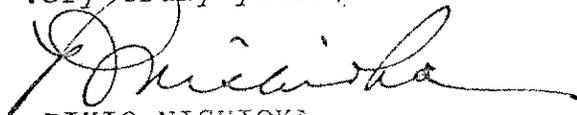
#### Cost Consideration

... Mililani Town, Inc. will agree to donate the land for the development of the library in site 4. This will provide a cost benefit to the State and will negate the argument that site 3 is preferable due to cost consideration.

Thank you for your offer to donate the land for the development of the library in site 4. This offer will be considered in recommending a site.

Your offer to work closely with the City and the State to provide for siting of the library within the P-1 designated park parcel (site 4) is acknowledged.

Very truly yours,



RIKIO NISHIOKA  
State Public Works Engineer

