JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

September 26, 2000

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control (OEQC)
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

RE: Finding of No Significant Impact (FONSI) for Binhi At Ani Maui Community Center, TMK: 3-8-007:124 Kahului, Maui, Hawaii (EA 2000/0003)

The Maui Planning Department has reviewed the comments received during the 30-day public comment period which began on August 8, 2000. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the October 8, 2000 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. If you have any questions, please call Joseph Alueta, Staff Planner, of this office at 270-7735.

Very truly yours,

for JOHN E. MIN
Planning Director

JEM:JWA:cmb
Enclosures
c: Clayton Yoshida, AICP, Deputy Planning Director
B. Martin Luna, Esq.
John W. Enriques, Councilmember
Project File
General File
(K:\WP_DOCS\PLANNING\Cpa\2000.001\0EQCFONS)

2000-10-08-MA-FEA-

MAUI FILIPINO COMMUNITY CENTER

Binhi at Ani
Onehee Avenue
Kahului, Maui, Hawaii

TMK: (2) 3-8-7: 124

FINAL ENVIRONMENTAL ASSESSMENT

PREPARED FOR:

Binhi At Ani

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PREPARED BY:

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November 23, 1999
December 10, 1999 (Revised)
May 3, 2000 (Revised)
September 10, 2000 (Revised)

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INTRODUCTION:

PURPOSE:

This environmental assessment report and supporting documentation is for the propose use on a vacant land located along Onehee Avenue, across Maui Waena Intermediate School, Kahului, Maui, Hawaii. The property is identified as TMK: (2) 3-8-7: 124. The present classification or county zoning is interim. The Maui Filipino Community Center project was granted State C.I.P. funds, which requires either a E.I.S. or an E.A., under Chapter 343. A description of the proposed project, existing environmental conditions, potential significant impacts, mitigation measures, social and economic characteristics, infrastructure and utility system requirements, and the relationship to community land use plans and policies are presented. The information presented in this report has been drawn from site visits, planning and engineering studies and drawings prepared for the proposed project. Additional information has been obtained for other available sources regarding the environmental characteristics of the project site and surrounding areas.

REGIONAL SETTING.

The subject parcel is located along Onehee Avenue and across Maui Waena Intermediate School. It is also located approximately 1200 feet west from the intersection of Onehee Avenue and South Papa Avenue. The building site is a remnant portion of property that was donated by A and B Properties to the Filipino Community. The property is located along a sand dune. The building will be built next to the sand dune, with parking fronting Onehee Avenue. Please see the attached photos of the site and the topographic survey map.

DESCRIPTION OF THE PROPERTY.

a). The property is currently vacant, with sparse plants such as weeds and kiawe trees. The road fronting the project site was recently constructed with curb, gutters and a bike path. The site was disturbed during this construction, with heavy equipment and materials. It is highly unlikely that we will uncover any archaeological remains, because of prior grubbing to the site.

b). The subject parcel is zoned WK/PD1. The developers of the project is currently seeking a change of zoning to "Public/Quasi Public" from the present zoning. The property was designated for community use earlier, but was not completely processed with the County of Maui.

PROPOSED ACTION.

The proposed action is to build a community center. The total area will be 11,063 sq. ft., which will include a large hall, pavilion, rest rooms, a kitchen and 94

parking stalls. The 94 parking stalls is a requirement by the County of Maui. The building will be one story, with a retaining wall located at the back portion of the property.

ESTIMATED CONSTRUCTION COST AND SCHEDULE
The total estimated construction cost for the new building. kitchen, rest rooms, landscaping, retaining walls and parking lot is approximately $1.8 million. The time schedule will be approximately 12 months to complete the project. Starting in October 2000 and ending by September 2001.

REGULATORY APPROVALS REQUIRED.
We will be required to change the zoning to Public/Quasi-Public. Please see the *attached zoning classification letter. There are no other approvals, required* accept for the building permit. The project site is not located in a SMA area.

ARCHAEOLOGICAL, HISTORICAL, AND CULTURAL RESOURCES.
The subject parcel has been grubbed and graded through the years of construction, in this area. There are no visible remains of any historic or archaeological artifacts on the property. During construction of the proposed building and parking lot, should any unusual remains be found, we will contact the State Historic Preservation Division. A archaeological monitor will be on site during excavation.

SCENIC AND VISUAL RESOURCES.
The project site is located along a Onehee Avenue. It is relatively flat, along the street and slopes up to the back portion of the property. There are no scenic views that can be seen on the property. The building will be built next to the hillside. There are no ocean or scenic views that will be lost due to development.

AIR AND NOISE QUALITY.
The air and noise quality of the project site are typically similar with residential and school activities with in this area along Onehee Avenue. Generally, mornings are calm with light winds moving east to west. By noon, Northeasterly trade winds dominate and periodically carries dust, generated from traffic, sugar fields and construction operations in the immediate area. The noise regime of the project site is dominated by the school and local traffic.

Air quality may be affected somewhat by increased dust emissions generated during the construction phase of the proposed project. Mitigation measures in conformance with State and Maui County grading and erosion control regulations will be implemented to minimize potential air quality problems due to construction generated dust and smoke. Potential noise impacts may be realized during the construction and site preparation stages from the operation of heavy equipment. The standards and guidelines of Maui County and the State

Department of Health will be followed to mitigate potential impacts on noise generated by heavy equipment can be reduced by limiting construction work to specific daylight hours and by equipping construction machinery with residential type mufflers.

COASTAL WATER QUALITY.
Marine studies conducted indicate a relatively small inventory of off shore organisms which include algae, sand crabs, sea urchins and fish, such as manini, mamao and wrasse.
The Kahului shoreline is located approximately 2 miles from the project site.

According to the Department of Health, Chapter 54 "Water Quality Standards," the waters in Kahului Harbor are considered Class A, and are to be preserved. Presently, the runoff from the project site sheet flows to Onehee Avenue where there are existing catch basins which directs the flow down to the ocean.

Initially, during project construction, coastal waters may be impacted due to increased erosion of exposed areas. As a mitigation measure, the developer will limit the exposed areas according to County of Maui construction standards and adhere to timely application of landscaping and ground covers to reduce the erosion potential during this phase.

CONSULTATION.
The Maui Filipino Community Center has the support of the community for this project. We have requested letters of comments from various organizations, school, State and County Departments. By providing a new building, the Maui Filipino Community Center will be able to provide additional services for community activities. The community will benefit by having this center provide a meeting place for its various functions. We have had no opposition of complaints with the proposed development.

CULTURAL IMPACT STATEMENT (Act 50).
Based on the various survey maps, archaeological inventory survey and deeds, the project site does not indicate that this parcel contains any historic artifacts, sites or trails. Also, there are no known native Hawaiian plants or animals on the property. Because there are no known Hawaiian artifacts, there will be no cultural impact on the property, future usage. We will have a archaeological monitor on-site during earth work construction. A monitoring plan has been submitted and accepted, by the State. If there are any historic artifacts, that is uncovered during construction, we will follow the procedure as stated by the Department of Land and Natural Resources, Historic Preservation Division, with the assistance of the archaeological monitor.

GEOGRAPHICAL CHARACTERISTICS

The subject parcel is sloping at a hilly slope of 20 % . It is sloped in a west to east direction on the project site. The existing grade slopes up from the street to back of the project site. The finished slope will be approximately 2.0%, with the construction of a retaining wall at the back of the building. Onehee Avenue being lower, than the site, will allow runoff to drain.

SOILS

According to the Soil Survey of Islands Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii by the U.S. Department of Agriculture Soil Conservation Service, 1972, the project site consist of "Puuone Series". Please see attached soil survey map.

This series consists of somewhat excessively drained soils on low uplands on the Island of Maui. These soils developed in material derived from coral and seashells. They are moderately sloping to moderately steep. The annual rainfall amounts to 20 to 30 inches, most of which occurs during the winter months.

LAND USE TYPE.

These soils are used for pasture and home sites. Permeability is rapid and runoff is slow, and the hazard of wind erosion is moderate to severe.

FLORA AND FAUNA.

Vegetation in the subject parcel area is very sparse. It consists of kiawe, koa, bermudagrass, and lantana. These various species exist in surrounding parcels with very little on the subject parcel. No known endangered species was observed within the site or surrounding parcels. This land type is used for public use, commercial and residential development.

Wildlife within the subject parcel's vicinity are mainly birds such as doves, cardinals, mynahs, and finches. Mammals such as the small Indian Mongoose and mouse rats are common but few on the project site. There are no known endangered or threatened species of wildlife inhabiting the area.

FLOOD AND TSUNAMI ZONE.

The subject parcels are located in an area that is designated as Zone C, being areas of minimal flooding. Data was provided by the Flood Insurance Rate Map (FIRM), effective June 1, 1981, prepared by the Federal Emergency Management Agency, Federal Insurance Administration.

EXISTING WATER SYSTEM

The water service is provided by Department of Water Supply, County of Maui. There is an existing 18 inch waterline along Onehee Avenue, where water service will be available to the community center. A water service lateral was installed (1 - 1/2'' meter), to be used for the project. Existing fire hydrants are located fronting the project site, for fire protection. Please see the attached water system map. Water improvements will be constructed to meet the building requirements for the proposed building.

EXISTING SEWER SYSTEM

The sewer service is provided by the Department of Public Works and Waste Management. An existing eight inch sewer line which is located along Onehee Avenue, which will provide wastewater service. There will be an increase of wastewater usage, with the new facility. A new sewer service lateral needs to be installed.

EXISTING DRAINAGE

The proposed building site is located along Onehee Avenue. There is no drainage system, fronting the project site. Runoff from the project site will be directed to on site dry well drainage system. All additional runoff created from the development of this project will be kept on site. Runoff from the new parking lot will also be directed to this private dry well system. Existing natural runoff patterns will remain the same. Please see the attached drainage report.

EXISTING SOLID WASTE DISPOSAL

The County of Maui provides a refuse collection service for the subject parcels and its surrounding area. These solid wastes are collected and disposed at the County's landfill. We will contact the Department of Environmental Services, Refuse Division for services.

ELECTRICAL AND TELEPHONE SYSTEM

The project site is presently being served by Maui Electric Company for electricity. GTE Hawaiian Telephone provides them with telephone service. Electrical power and telephone service will be installed underground.

RECREATIONAL, EDUCATIONAL AND HEALTH CARE FACILITIES

The proposed project, will have a positive impact for the Filipino community and also the Maui community. The center will provide additional meeting space for recreational, social and educational opportunities. Also group activities will be available with the community center. This will provide support and well being for the Maui people.

EXISTING TRAFFIC

The proposed entry is located along across Maui Waena School. The many functions that will be held at the proposed community center will not conflict with the school traffic. The existing project site, will be constructed with a new driveway and parking area. Increase in traffic will be minimal. School traffic will remain the same without additional flow from the center. Since community events are usually held during off school hours. This will help the business community and public.

DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING DETERMINATION

SIGNIFICANCE CRITERIA

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets *any one of the following criteria:*

A. Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

The proposed project will not impact scenic views of the ocean or any ridge lines in the area. The visual character of the area will change from a exposed hilly slope to a one story community facility which is compatible with the surrounding land use plans of this area. Development of building site will follow established design standards to ensure the safe conveyance and discharge of storm runoff.

As previously noted, no significant archaeological or historical sites are known to exist within the project site. Should any archaeological significant artifacts, bones, or other indicators of previously onsite activity be uncovered during the construction phases of development, their treatment will be conducted in strict compliance with the requirements of the Department of Land and Natural Resources.

B. Curtails the range of beneficial uses of the environment;

Although the subject project is surrounded by single family homes. It is located in Project District One which allowed the proposed community center. To return the site to residential use is not practical from both a soical and economic perspective.

C. Conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;

The proposed development is consistent with the Environmental Policies established in Chapter 344, HRS, and the National Environmental Policy Act.

D. Substantially affects the economic or social welfare of the community or state;

The proposed project will provide a significant contribution to Kahului's future population by providing additional resources to "live and work in harmony" in a high quality living environment. The proposed project is designed to support the economic and social welfare of the community and will not negatively or significantly alter existing residential areas, nor will unplanned population growth or its distribution be stimulated. The project's development is responding to projected population growth rather than contributing to new population growth.

E. Substantially affects public health.

Impacts to public health may be affected by air, noise and water quality impacts, however, these will be insignificant or not detectable, especially when weighed against the positive economic, social and quality of life implications associated with the project. Overall, air, noise and traffic impacts will be significantly positive in terms of public health as compared to the "no action" alternative.

F. Involves substantial secondary impacts, such as population changes or effects on public facilities.

Existing and planned commercial/residential development projects within Kahului community will contribute to a future population growth rate that will require expansion of public and private facilities and services. These improvements will become necessary as the overall population grow. However, the proposed project will not in itself generate new population growth, but provide needed support of the area's present and future population.

In addition, new employment opportunities will generate new sources of direct and indirect revenue for individuals and the County of Maui, by providing both temporary and long term employment opportunities during construction period. Indirect employment in a wide range of service related industries will also be created from construction during project development.

G. Involves a substantial degradation of environmental quality;

The proposed development will utilize existing residential lands that is not currently being used. With development of the proposed project, the addition of urban landscaping will significantly mitigate the visual impact of the development as viewed from outside the site while the overall design will increase open space.

Makai views from the subject property are non-existent, however, they are not significant nor generally available to the public in the property's present restricted condition.

H. Is individually limited but cumulatively has considerable effect on the environment, involves a commitment for larger actions;

By planning now to address the future needs of the community and the County, the Filipino Community Center building is consistent with the long term plans for the Kahului community. No views will be obstructed or be visually incompatible with the surrounding area.

I. Substantially affects a rare, threatened or endangered species of its habitat;

No endangered plant or animal species are located within the proposed project site.

J. Detrimentally affects air or water quality or ambient noise levels;

Any possible impact to near shore ecosystems resulting from surface runoff, will be mitigated by the establishment of on-site retention basins during the construction phases of development. After development, with the use of the existing drainage system, there will be no negative impact to the ecosystem.

K. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as flood plains, tsunami zone, beach erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

Development of the property is compatible with the above criteria since there are not environmentally sensitive areas associated with the project and physical character of the project site which has been previously disturbed by construction of an adjoining subdivision. As such, the property no longer reflects a "natural environment". Shoreline and adjoining parcels will not be impacted by the development.

L. Substantially affects scenic vistas and view planes identified in county or state plans or studies;

Due to topographic characteristics of the property, views of the area to be developed are generally not significant although they are visible. The majority of the proposed project will be visible from Onehee Avenue.

M. Requires substantial energy consumption.

The location of the proposed project is located at Kahului's residential areas. This building facility will reduce traffic congestion and energy consumption. By providing a building with various activities for the community, energy usage is shared as a group instead of individual basis. Construction of the proposed project will not require substantial energy consumption relative to other similar projects.

Sustainable Building Design

I. Pre Design

✓ 1. Hold programming team meeting with client representative, Project Manager, planning consultant, architectural consultant, civil engineer, mechanical, electrical, plumbing (MEP) engineer, structural engineer, landscape architect, interior designer, sustainability consultant and other consultants as required by the project. Identify project and sustainability goals. Client representatives and consultants need to work together to ensure that project and environmental goals are met.

✓ 2. Develop sustainable guideline goals to insert into outline specifications as part of the Schematic Design documents. Select goals from the following sections that are appropriate for the project.

✓ 3. Use Cost-Benefit Method for economic analysis of the sustainability measures chosen. (Cost-Benefit Method is a method of evaluating project choices and investments by comparing the present and life cycle value of expected benefits to the present and life cycle value of expected costs.)

✓ 4. Include "Commissioning" in the project budget and schedule. (Building "Commissioning" is the process of ensuring that systems are designed, installed, functionally tested, and capable of being operated and maintained in accordance with specifications that meet the owner's needs, and recognize the owner's financial and operational capacity. It improves the performance of the building systems, resulting in energy efficiency and conservation, improved air quality and lower operation costs. *Refer to Section IX.*)

II. Site Selection & Site Design

A. Site Selection

✓ 1. Analyze and assess site characteristics such as vegetation, topography, geology, climate, natural access, solar orientation patterns, water and drainage, and existing utility and transportation infrastructure to determine the appropriate use of the site.

✓ 2. Whenever possible, select a site in a neighborhood where the project can have a positive social, economic and/or environmental impact.

✓ 3. Select a site with short connections to existing municipal infrastructure (sewer lines, water, waste water treatment plant, roads, gas, electricity, telephone, data communication lines and services). Select a site close to mass transportation, bicycle routes and pedestrian access.

B. Site Preparation and Design

✓ 1. Prepare a thorough existing conditions topographic site plan depicting topography, natural and built features, vegetation, location of site utilities and include solar information,

rainfall data and direction of prevailing winds. Preserve existing resources and natural features to enhance the design and add aesthetic, economic and practical value. Design to minimize the environmental impact of the development on vegetation and topography.

✓ 2. Site building(s) to take advantage of natural features and maximize their beneficial effects. Provide for solar access, daylighting and natural cooling. Design ways to integrate the building(s) with the site that maximizes and preserves positive site characteristics, enhances human comfort, safety and health, and achieves operational efficiencies.

✓ 3. Locate building(s) to encourage bicycle and pedestrian access and pedestrian oriented uses. Provide bicycle and pedestrian paths, bicycle racks, etc. Racks should be visible and accessible to promote and encourage bicycle commuting.

✓ 4. Retain existing topsoil and maintain soil health by clearing only the areas reserved for the construction of streets, driveways, parking areas, and building foundations. Replant exposed soil areas as soon as possible. Reuse excavated soils for fill and cut vegetation for mulch.

✓ 5. Grade slopes to a ratio of less than 2 : 1 (run to rise). Balance cut and fill to eliminate hauling. Check grading frequently to prevent accidental over excavation.

✓ 6. Minimize the disruption of site drainage patterns. Provide erosion and dust controls, positive site drainage, and siltation basins as required to protect the site during and after construction, especially, in the event of a major storm.

✓ 7. Minimize the area required for the building footprint. Consolidate utility and infrastructure in common corridors to minimize site degradation, and cost, improve efficiency, and reduce impermeable surfaces.

✓ 8. For termite protection, use non toxic alternatives to pesticides and herbicides, such as Borate treated lumber, Basaltic Termite Barrier, stainless steel termite barrier mesh, and termite resistant materials.

III. Building Design

___ 1. Consider adaptive re-use of existing structures instead of demolishing and/or constructing a new building. Consult the State Historic Preservation Officer for possible existing historic sites that may meet the project needs.

✓ 2. Plan for high flexibility while designing building shell and interior spaces to accommodate changing needs of the occupants, and thereby extend the life span of the building.

___ 3. Design for re-use and/or disassembly. (For recyclable and reusable building products, see Section VII).

___ 4. Design space for recycling and waste diversion opportunities during occupancy.

___ 5. Provide facilities for bicycle and pedestrian commuters (showers, lockers, bike racks, etc.) in commercial areas and other suitable locations.

✓ 6. Plan for a comfortable and healthy work environment. Include inviting outdoor spaces, wherever possible. *(Refer to Section VIII.)*

✓ 7. Provide an Integrated Pest Management approach. The use of products such as Termi-mesh, Basaltic Termite Barrier and the Sentricon "bait" system can provide long term protection from termite damage and reduce environmental pollution.

✓ 8. Design a building that is energy efficient and resource efficient. *(See Sections IV, V, VII.)* Determine building operation by-products such as heat gain and build up, waste/gray-water and energy consumption, and plan to minimize them or find alternate uses for them.

✓ 9. For natural cooling, use
   a. Reflective or light colored roofing, radiant barrier and/or insulation, roof vents
   b. Light colored paving (concrete) and building surfaces
   c. Tree Planting to shade buildings and paved areas
   d. Building orientation and design that captures trade winds and/or provides for convective cooling of interior spaces when there is no wind.

IV. Energy Use

✓ 1. Obtain a copy of the State of Hawai`i Model Energy Code (available through the Hawai`i State Energy Division, at Tel. 587-3811). Exceed its requirements. (Contact local utility companies for information on tax credits and utility-sponsored programs offering rebates and incentives to businesses for installing qualifying energy efficient technologies.)

✓ 2. Use site sensitive orientation to :
   a. Minimize cooling loads through site shading and carefully planned east-west orientation.
   b. Incorporate natural ventilation by channeling trade winds.
   c. Maximize daylighting.

___3. Design south, east and west shading devices to minimize solar heat gain.

✓ 4. Use spectrally selective tints or spectrally selective low-e glazing with a Solar Heat Gain Coefficient (SHGC) of 0.4 or less.

___5. Minimize effects of thermal bridging in walls, roofs and window systems.

✓ 6. Maximize efficiencies for lighting, Heating, Ventilation, Air Conditioning (HVAC) systems and other equipment. Use insulation and/or radiant barriers, natural ventilation, ceiling fans and shading to avoid the use of air conditioning whenever appropriate.

✓ 7. Eliminate hot water in restrooms when possible.

___8. Provide tenant sub-metering to encourage utility use accountability.

___9. Use renewable energy. Use solar water heaters and consider the use of photovoltaics and Building Integrated Photovoltaics (BIPV).

___10. Use available energy resources such as waste heat recovery, when feasible.

A. Lighting

√ 1. Design for at least 15% lower interior lighting power allowance than the Energy Code.
√ 2. Select lamps and ballasts with the highest efficiency, compatible with the desired level of illumination and color rendering specifications. Examples that combine improved color rendering with efficient energy use include compact flourescents and T8 flourescents that use tri-phosphor gases.
√ 3. Select lighting fixtures which maximize system efficacy and which have heat removal capabilities
___4. Reduce light absorption on surfaces by selecting colors and finishes that provide high reflectance values without glare.
√ 5. Use task lighting with low ambient light levels.
___6. Maximize daylighting through the use of vertical fenestration, light shelves, skylights, clerestories, building form and orientation as well as through translucent or transparent interior partitions. Coordinate daylighting with electrical lighting for maximum electrical efficiency.
___7. Incorporate daylighting controls and/or motion activated light controls in low or intermittent use areas.
√ 8. Avoid light spillage in exterior lighting by using directional fixtures.
√ 9. Minimize light overlap in exterior lighting schemes.
√ 10. Use lumen maintenance procedures and controls.

B. Mechanical Systems

√ 1. Design to comply with the Energy Code and to exceed its efficiency requirements.
___2. Use "Smart Building" monitor/control systems when appropriate.
___3. Utilize thermal storage for reduction of peak energy usage.
√ 4. Use Variable air volume systems to save fan power.
___5. Use variable speed drives on pumping systems and fans for cooling towers and air handlers.
√ 6. Use air-cooled refrigeration equipment or use cooling towers designed to reduce drift.
√ 7. Specify premium efficiency motors.
√ 8. Reduce the need for mechanical ventilation by reducing sources of indoor air pollution. Use high efficiency air filters and ultraviolet lamps in air handling units. Provide for regular maintenance of filtration systems. Use ASHRAE standards as minimum.
√ 9. Locate fresh air intakes away from polluted or overheated areas. Locate on roof where possible. Separate air intake from air exhausts by at least 40 ft.
√ 10. Use separate HVAC systems to serve areas that operate on widely differing schedules and/or design conditions.
√ 11. Use shut off or set back controls on HVAC system when areas are not occupied.
___12. Use condenser heat, waste heat or solar energy. (Contact local utility companies for information on the utility-sponsored Commercial and Industrial Energy Efficiency

Programs which offer incentives to businesses for installing qualifying energy efficient technologies.)

__13. Evaluate plug-in loads for energy efficiency and power saving features.

__14. Improve comfort and save energy by reducing the relative humidity by waste reheat, heat pipes or solar heat.

__15. Minimize heat gain from equipment and appliances by using:
   a. Environmental Protection Agency (EPA) Energy Star rated appliances.
   b. Hoods and exhaust fans to remove heat from concentrated sources.
   c. High performance water heating that exceeds the Energy Code requirements.

__16. Specify HVAC system "commissioning" period to reduce occupant exposure to Indoor Air Quality (IAQ) contaminants and to maximize system efficiency.

V. Water Use

A. Building Water

✓ 1. Install water conserving, low flow fixtures as required by the Uniform Plumbing Code.

✓ 2. If practical, eliminate hot water in restrooms.

✓ 3. Use self closing faucets (infrared sensors or spring loaded faucets) for lavatories and sinks.

B. Landscaping and Irrigation

(See Section VI.)

VI. Landscape and Irrigation

✓ 1. Incorporate water efficient landscaping (xeriscaping) using the following principles:
   a. Planning, Efficient irrigation: Create watering zones for different conditions. Separate vegetation types by watering requirements. Install moisture sensors to prevent operation of the irrigation system in the rain or if the soil has adequate moisture. Use appropriate sprinkler heads.
   b. Soil analysis/improvement: Use (locally made) soil amendments and compost for plant nourishment, improved water absorption and holding capacity.
   c. Appropriate plant selection: Use drought tolerant and/or slow growing hardy grasses, native and indigenous plants, shrubs, ground covers, trees, appropriate for local conditions, to minimize the need for irrigation.
   d. Practical turf areas: Turf only in areas where it provides functional benefits.

e. Mulches: Use mulches to minimize evaporation, reduce weed growth and retard erosion.

Contact the local Board of Water Supply for additional information on xeriscaping such as efficient irrigation, soil improvements, mulching, lists of low water-demand plants, tours of xeriscaped facilities, and xeriscape classes.

✓ 2. Protect existing beneficial site features and save trees to prevent erosion. Establish and carefully mark tree protection areas well before construction.

✓ 3. Limit staging areas and prevent unnecessary grading of the site to protect existing, especially native, vegetation.

✓ 4. Use top soil from the graded areas, stockpiled on the site and protected with a silt fence to reduce the need for imported top soil.

___ 5. Irrigate with non-potable water or reclaimed water when feasible. Collect rainwater from the roof for irrigation. not available

✓ 6. Sub-meter the irrigation system to reduce water consumption and consequently water and sewer fees. Contact the local county agency to obtain irrigation sub-metering requirements and procedures. Locate irrigation controls within sight of the irrigated areas to verify that the system is operating properly.

___ 7. Use pervious paving instead of concrete or asphalt paving. Use natural and man-made berms, hills and swales to control water runoff.

✓ 8. Avoid the use of solvents that contain or leach out pollutants that can contaminate the water resources and runoff. Contact the State of Hawai'i Clean Water Branch at 586-4309 to determine whether a NPDES (National Pollutant Discharge Elimination System) permit is required.

✓ 9. Use Integrated Pest Management (IPM) techniques. IPM involves a carefully managed use of biological and chemical pest control tactics. It emphasizes minimizing the use of pesticides and maximizing the use of natural process

✓ 10. Use trees and bushes that are felled at the building site (i.e. mulch, fence posts). Leave grass trimmings on the lawn to reduce green waste and enhance the natural health of lawns.

✓ 11. Use recycled content, decay and weather resistant landscape materials such as plastic lumber for planters, benches and decks.

VII. Building Materials & Solid Waste Management

A. Material Selection and Design

✓ 1. Use durable products.

✓ 2. Specify and use natural products or products with low embodied energy and/or high recycled content. Products with recycled content include steel, concrete with glass,

drywall, carpet, etc. Use ground recycled concrete, graded glass cullet or asphalt as base or fill material.

✓ 3. Specify low toxic or non-toxic materials whenever possible, such as low VOC (Volatile Organic Compounds) paints, sealers and adhesives and low or formaldehyde-free materials. Do not use products with CFCs (Chloro-fluoro-carbons).

✓ 4. Use locally produced products such as plastic lumber, insulation, hydro-mulch, glass tiles, compost.

✓ 5. Use advanced framing systems that reduce waste, two stud corners, engineered structural products and prefabricated panel systems.

✓ 6. Use materials which require limited or no application of finishing or surface preparation. (i.e. finished concrete floor surface, glass block and glazing materials, concrete block masonry, etc.).

✓ 7. Use re-milled salvaged lumber where appropriate and as available. Avoid the use of old growth timber.

✓ 8. Use sustainably harvested timber.

✓ 9. Commit to a material selection program that emphasizes efficient and environmentally sensitive use of building materials, and that uses locally available building materials. (A list of Earth friendly products and materials is available through the Green House Hawai'i Project. Call Clean Hawai'i Center, Tel. 587-3802 for the list.)

B. Solid Waste Management, Recycling and Diversion Plan

✓ 1. Prepare a job-site recycling plan and post it at the job-site office.

✓ 2. Conduct pre-construction waste minimization and recycling training for employees and sub-contractors.

✓ 3. Use a central area for all cutting.

✓ 4. Establish a dedicated waste separation/diversion area. Include Waste/Compost/Recycling collection areas and systems for use during construction process and during the operational life cycle of the building.

✓ 5. Separate and divert all unused or waste cardboard, ferrous scrap, construction materials and fixtures for recycling and/or forwarding to a salvage exchange facility. Information on "Minimizing C&D (construction and demolition) waste in Hawai'i" is available through Department of Health, Office of Solid Waste Management, Tel. 586-4240.

___ 6. Use all green waste, untreated wood and clean drywall on site as soil amendments or divert to offsite recycling facilities.

___ 7. Use concrete and asphalt rubble on-site or forward the material for offsite recycling.

✓ 8. Carefully manage and control waste solvents, paints, sealants, and their used containers. Separate these materials from C&D (construction and demolition) waste and store and dispose them of them carefully.

___ 9. Donate unused paint, solvents, sealants to non-profit organizations or list on HIMEX (Hawai'i Materials Exchange). HIMEX is a free service operated by Maui Recycling

Group, that offers an alternative to landfill disposal of usable materials, and facilitates no-cost trades. See web site, www.himex.org.

__10. Use suppliers that re-use or recycle packaging material whenever possible.

VIII. Indoor Air Quality

✓ 1. Design an HVAC system with adequate supply of outdoor air, good ventilation rates, even air distribution, sufficient exhaust ventilation and appropriate air cleaners.

✓ 2. Develop and specify Indoor Air Quality (IAQ) requirements during design and contract document phases of the project. Monitor compliance in order to minimize or contain IAQ contaminant sources during construction, renovation and remodeling.

___3. Notify occupants of any type of construction, renovation and remodeling and the effects on IAQ.

___4. Inspect existing buildings to determine if asbestos and lead paint are present and arrange for removal or abatement as needed.

___5. Supply workers with, and ensure the use of VOC (Volatile Organic Compounds)-safe masks where required.

✓ 6. Ensure that HVAC systems are installed, operated and maintained in a manner consistent with their design. Use UV lamps in Air Handling Units to eliminate mold and mildew growth. An improperly functioning HVAC system can harbor biological contaminants such as viruses, bacteria, molds, fungi and pollen, and can cause Sick Building Syndrome (SBS).

✓ 7. Install separate exhaust fans in rooms where air polluting office equipment is used, and exhaust directly to the exterior of the building, at sufficient distance from the air intake vents.

✓ 8. Place bird guards over air intakes to prevent pollution of shafts and HVAC ducts.

___9. Control indoor air pollution by selecting products and finishes that are low or non-toxic and low VOC emitting. Common sources of indoor chemical contaminants are adhesives, carpeting, upholstery, manufactured wood products, copy machines, pesticides and cleaning agents.

__10. Schedule finish application work to minimize absorption of VOCs into surrounding materials e.g. allow sufficient time for paint and clear finishes to dry before installing carpet and upholstered furniture. Increase ventilation rates during periods of increased pollution.

__11. Allow a flush-out period after construction, renovation, remodeling or pesticide application to minimize occupant exposure to chemicals and contaminants.

IX. Commissioning & Construction Project Closeout

___1. Appoint a Commissioning Authority to develop and implement a commissioning plan and a preventative maintenance plan. Project Manager's responsibilities must include coordination of commissioning activities during project closeout.
___2. Commissioning team should successfully demonstrate all systems and perform operator training before final acceptance.
___3. Provide flush-out period to remove air borne contaminants from the building and systems.
___4. Provide as-built drawings and documentation for all systems. Provide data on equipment maintenance and their control strategies as well as maintenance and cleaning instructions for finish materials.

X. Occupancy and Operation

A. General Objectives

_✓_1. Develop a User's Manual for building occupants that emphasizes the need for Owner/Management commitment to efficient sustainable operations.
_✓_2. Management's responsibilities must include ensuring that sustainability policies are carried out.

B. Energy

_✓_1. Purchase EPA rated, Energy Star, energy-efficient office equipment, appliances, computers, and copiers. (Energy Star is a program sponsored by U.S. Dep. Of Energy. Use of these products will contribute to reduced energy costs for buildings and reduce air pollution.)
_✓_2. Institute an employee education program about the efficient use of building systems and appliances, occupants impact on and responsibility for water use, energy use, waste generation, waste recycling programs, etc.
___3. Re-commission systems and update performance documentation periodically per recommendations of the Commissioning Authority, or whenever modifications are made to the systems.

C. Water

_✓_1. Start the watering cycle in the early morning in order to minimize evaporation.
___2. Manage the chemical treatment of cooling tower water to reduce water consumption.

D. Air

___1. Provide incentives which encourage building occupants to use alternatives to and to reduce the use of single occupancy vehicles.

___2. Provide a location map of services within walking distance of the place of employment (child care, restaurants, gyms, shopping).
√ 3. Periodically monitor or check for indoor pollutants in building.
___4. Provide an IAQ plan for tenants, staff and management that establishes policies and documentation procedures for controlling and reporting indoor air pollution. This helps tenants and staff understand their responsibility to protect the air quality of the facility.

E. Materials and Products

√ 1. Purchase business products with recycled content such as paper, toners, etc.
___2. Purchase Furniture made with sustainably harvested wood, or with recycled and recycled content materials, which will not off gas VOC's.
___3. Remodeling and painting should comply with or improve on original sustainable design intent.
√ 4. Use low VOC, non-toxic, phosphate and chlorine free, biodegradable cleaning products.

F. Solid Waste

√ 1. Collect recyclable business waste such as paper, cardboard boxes, and soda cans.
___2. Avoid single use items such as paper or Styrofoam cups and plates, and plastic utensils.

XI. Resources

Financing: Energy Efficiency in Buildings. U.S. Department of Energy, DOE/EE-0152, May, 1998 (Call Tel.1-800-DOE-EREC or visit local office)

Building Commissioning: The Key to Quality Assurance. U.S. Department of Energy, DOE/EE-0153, May, 1998 (Call Tel.1-800-DOE-EREC or visit local office)

Guide to Resource-Efficient Building in Hawaii. University of Hawai`i at Manoa, School of Architecture and Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, October 1998. (Call Tel. 587-3804 for publication)

Hawaii Model Energy Code. Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, November 1997 (Call Tel. 587-3810 for publication)

Photovoltaics in the Built Environment: A Design Guide for Architects and Engineers. NREL Publications, DOE/GO #10097-436, September 1997 (Call Tel.1-800-DOE-EREC or visit local office)

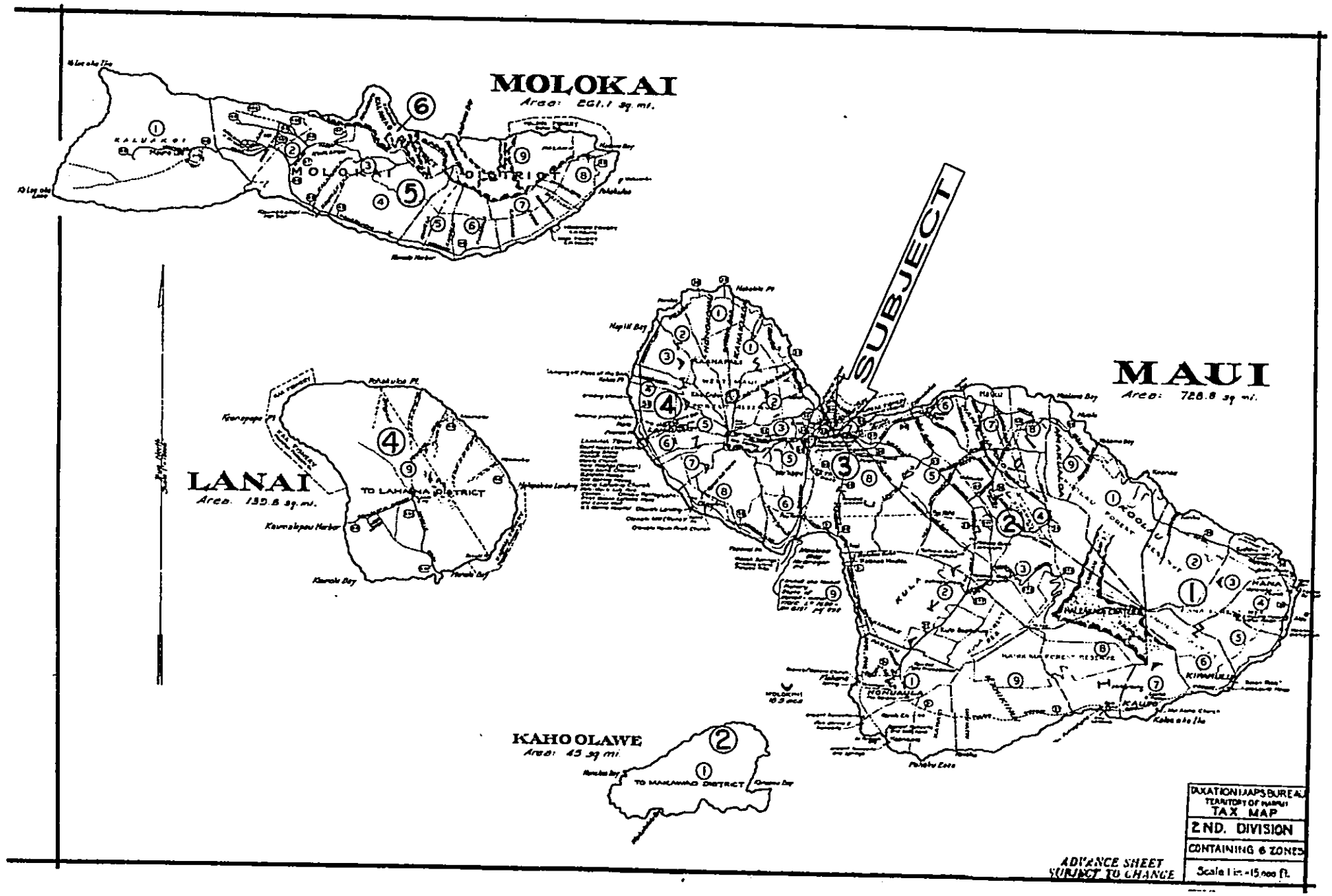
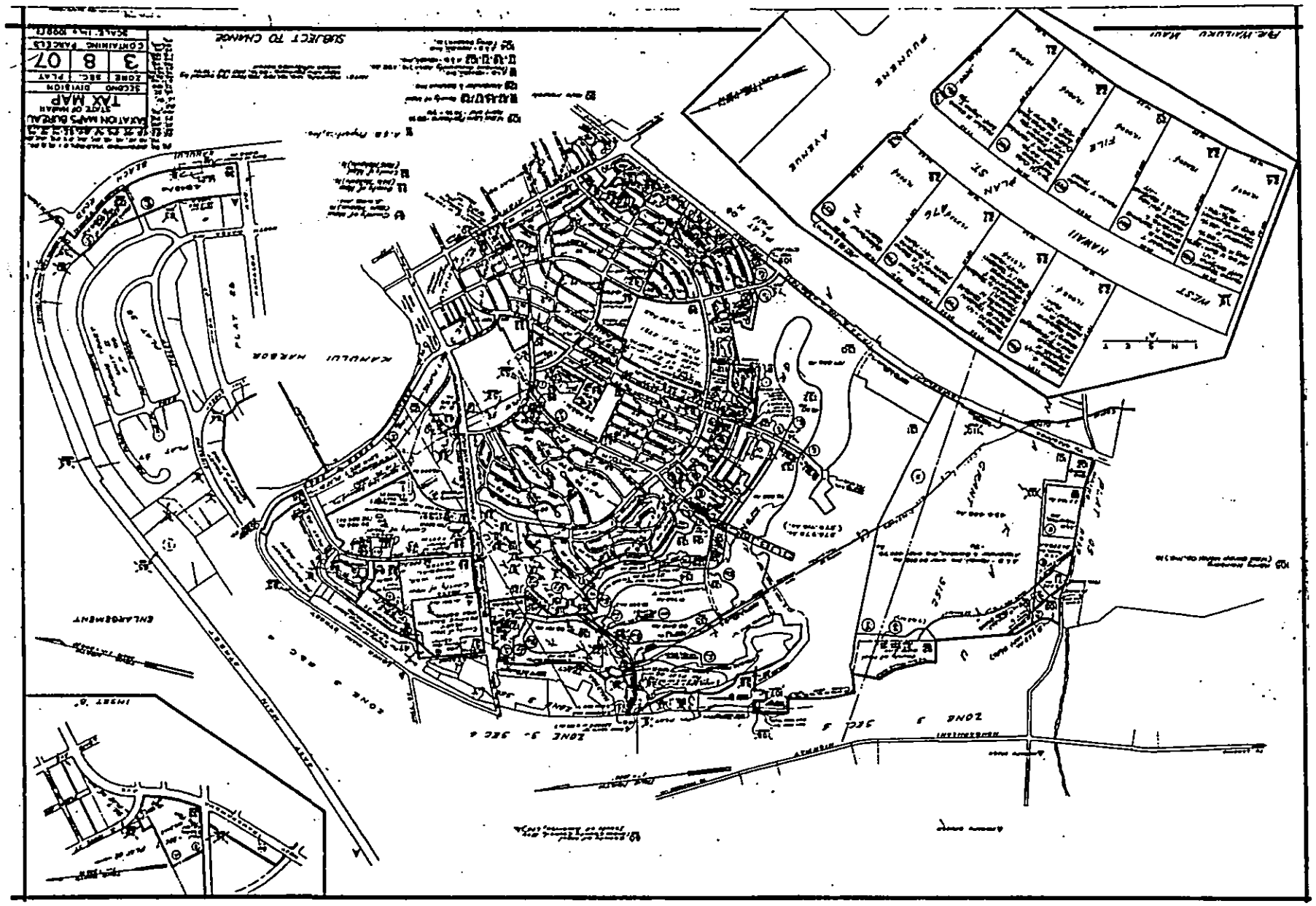

MOLOKAI
Area: 261.1 sq. mi.
MAUI
Area: 728.8 sq. mi.
LANAI
Area: 139.8 sq. mi.
KAHOOLAWE
Area: 45 sq. mi.
SUBJECT
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
2ND. DIVISION
CONTAINING 6 ZONES
Scale 1 in. = 15,000 ft.
ADVANCE SHEET
SUBJECT TO CHANGE

PLATE "A"

PLATE "B1"



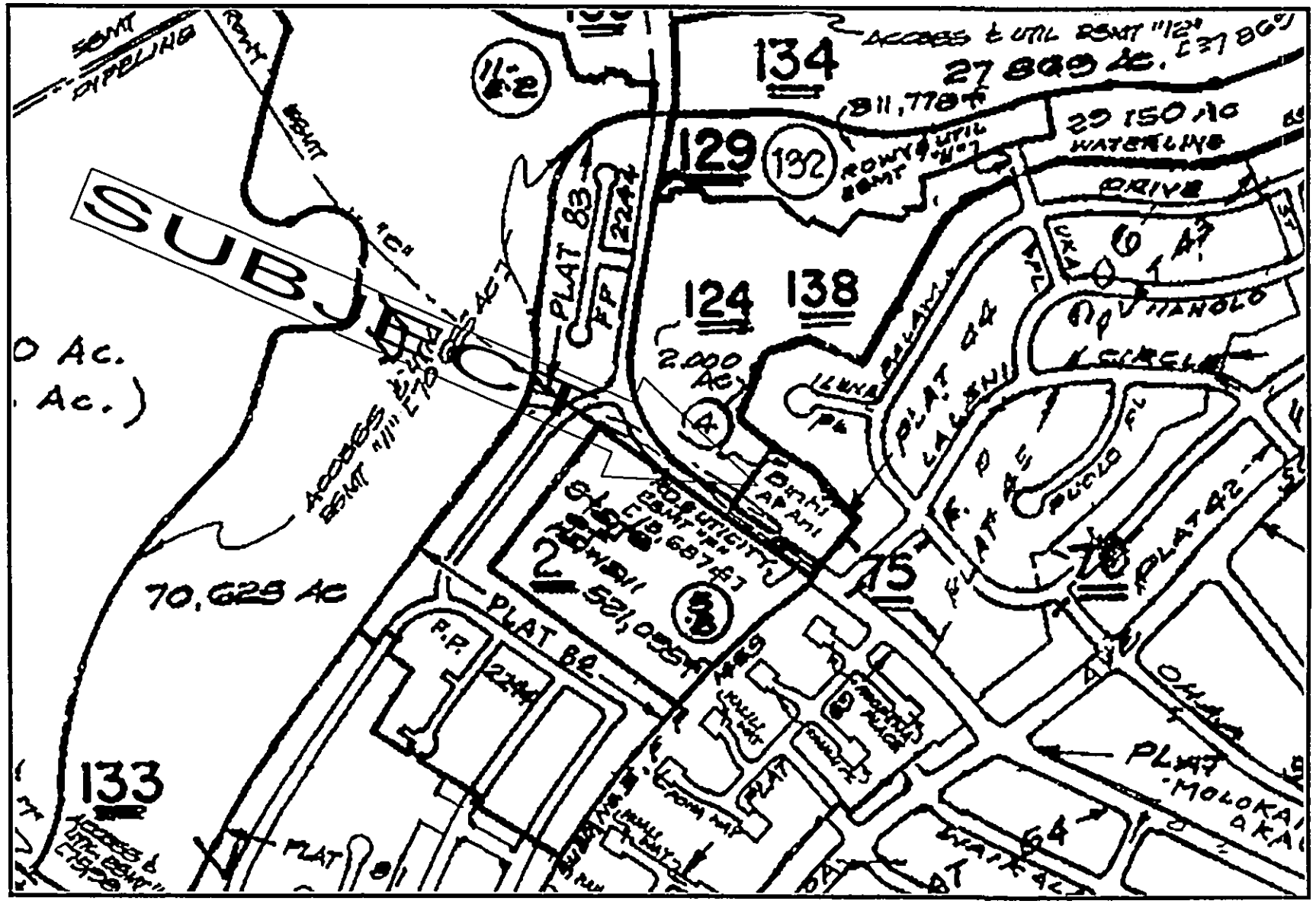
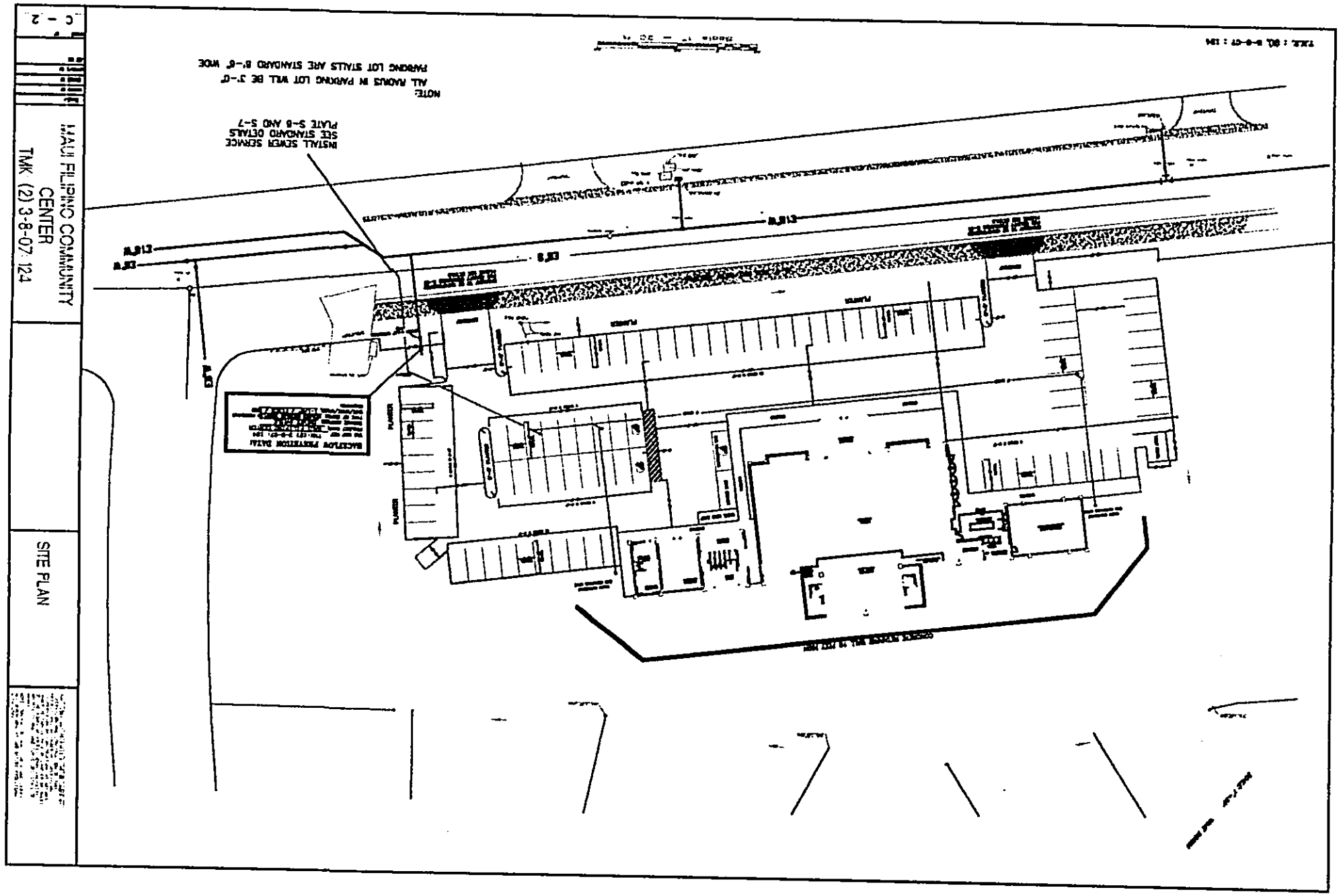
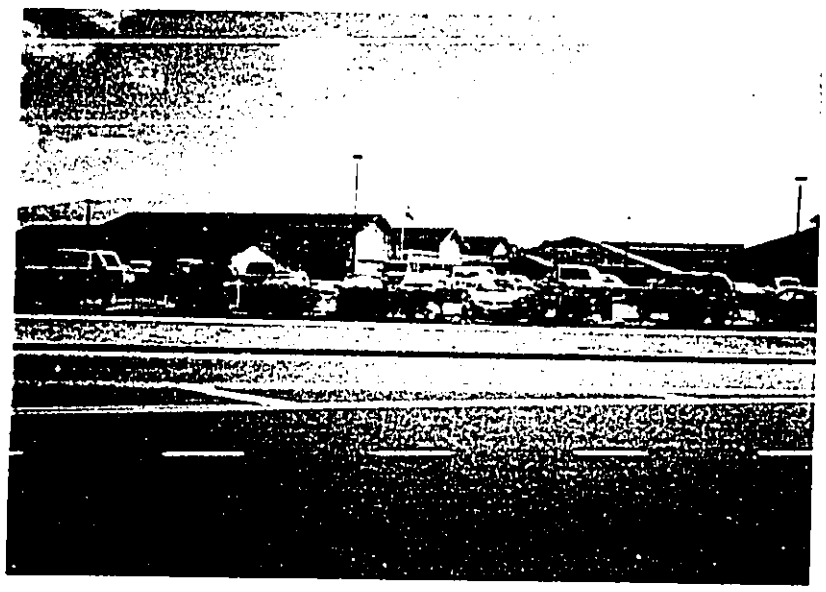


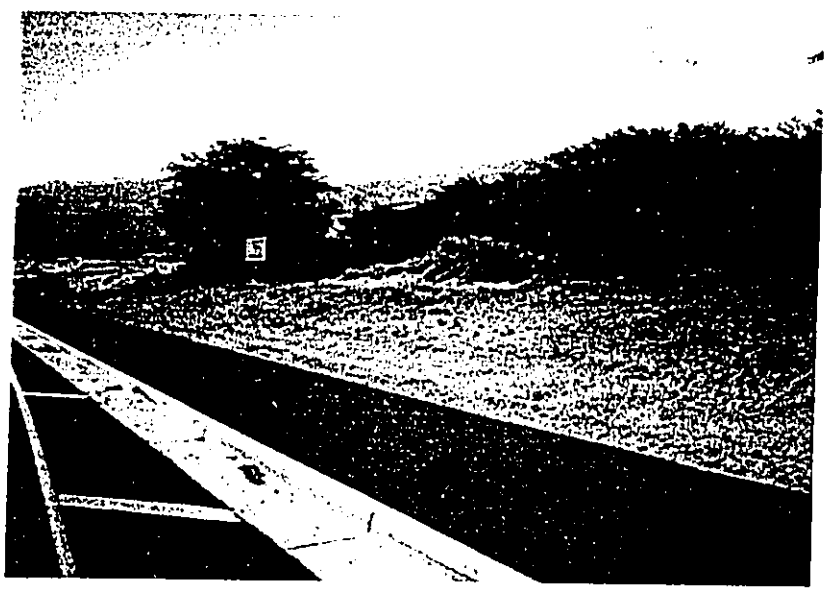
PLATE "B2"

Plate C



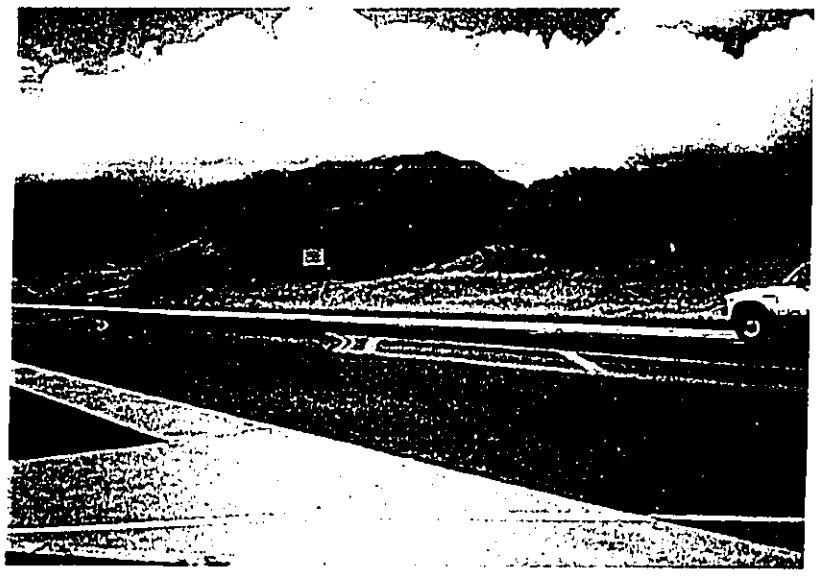


VIEW ACROSS FROM PROJECT SITE



VIEW OF PROJECT SITE WEST MAUI MOUNTAINS

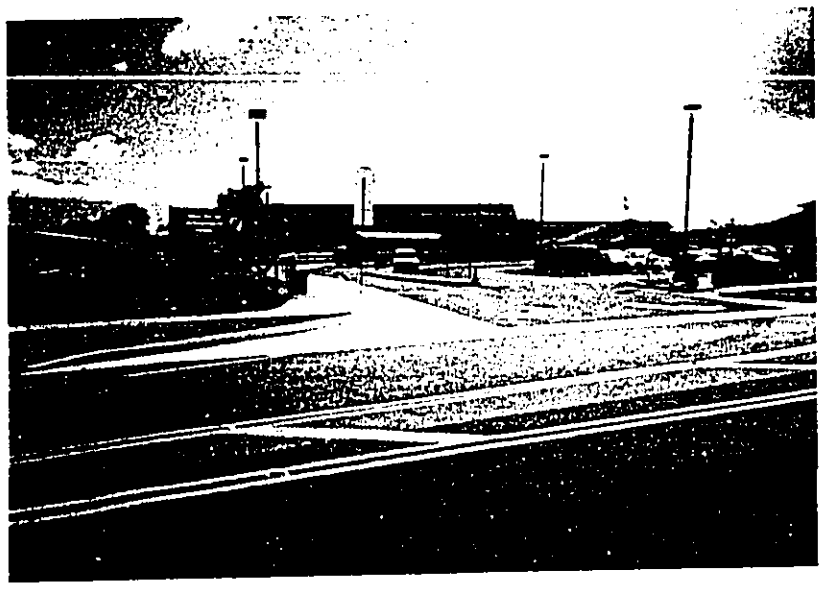
DETAIL "D1"



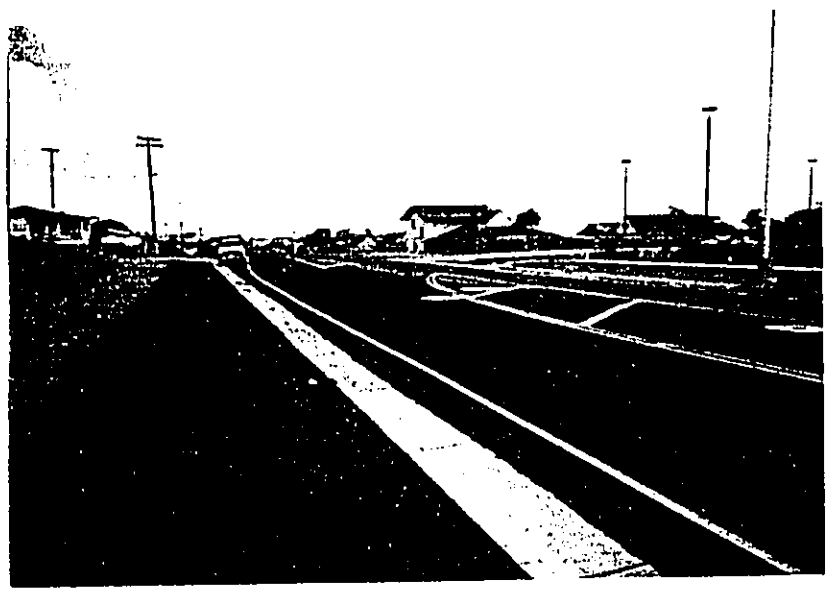
VIEW OF FRONT OF PROJECT SITE

VIEW OF WEST MAUI MOUNTAINS
ACROSS PROJECT SITE

DETAIL "D2"

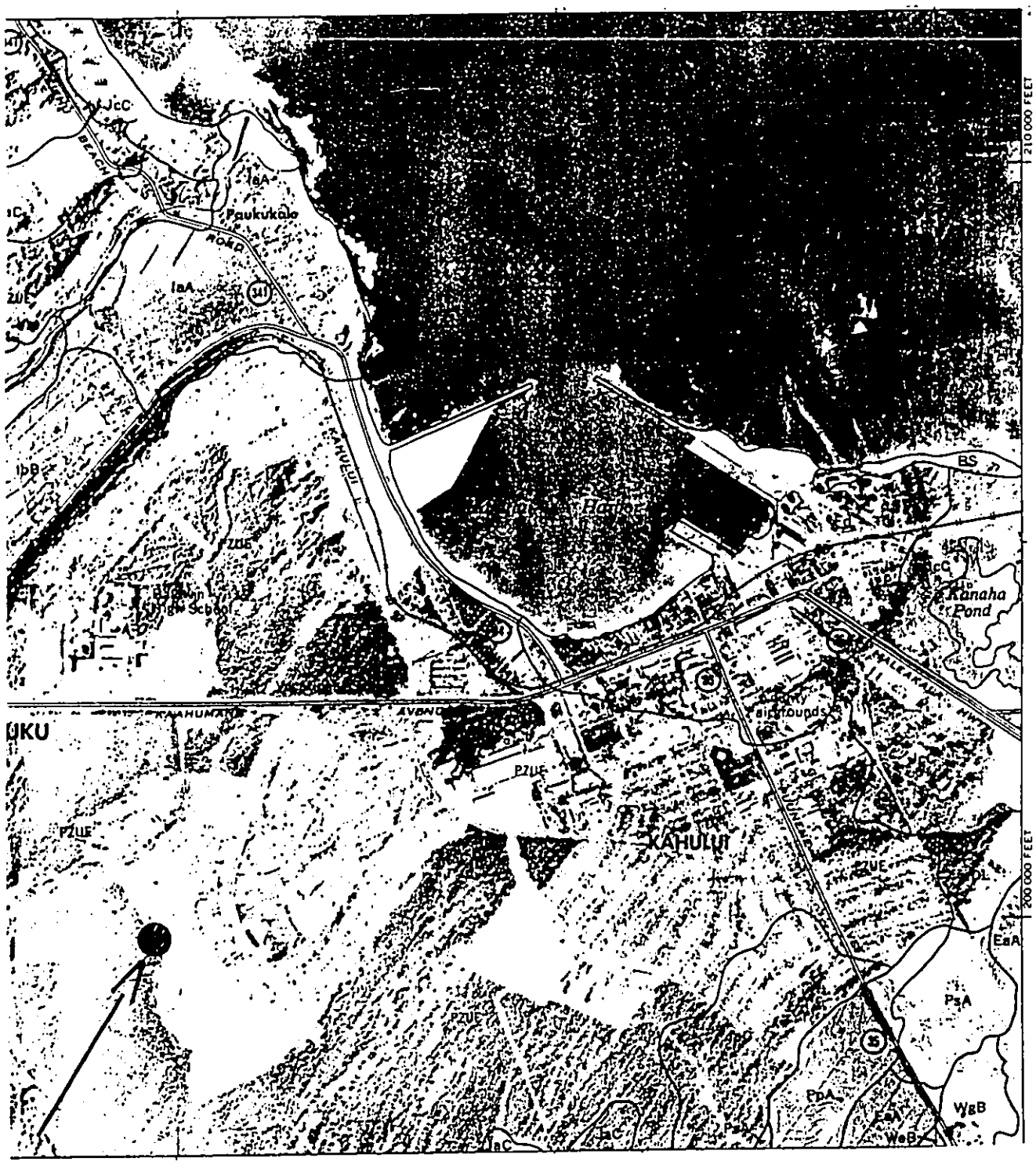


DRIVEWAY TO MAUI WAENA SCHOOL



VIEW FROM PROJECT SITE TO PAPA AVENUE

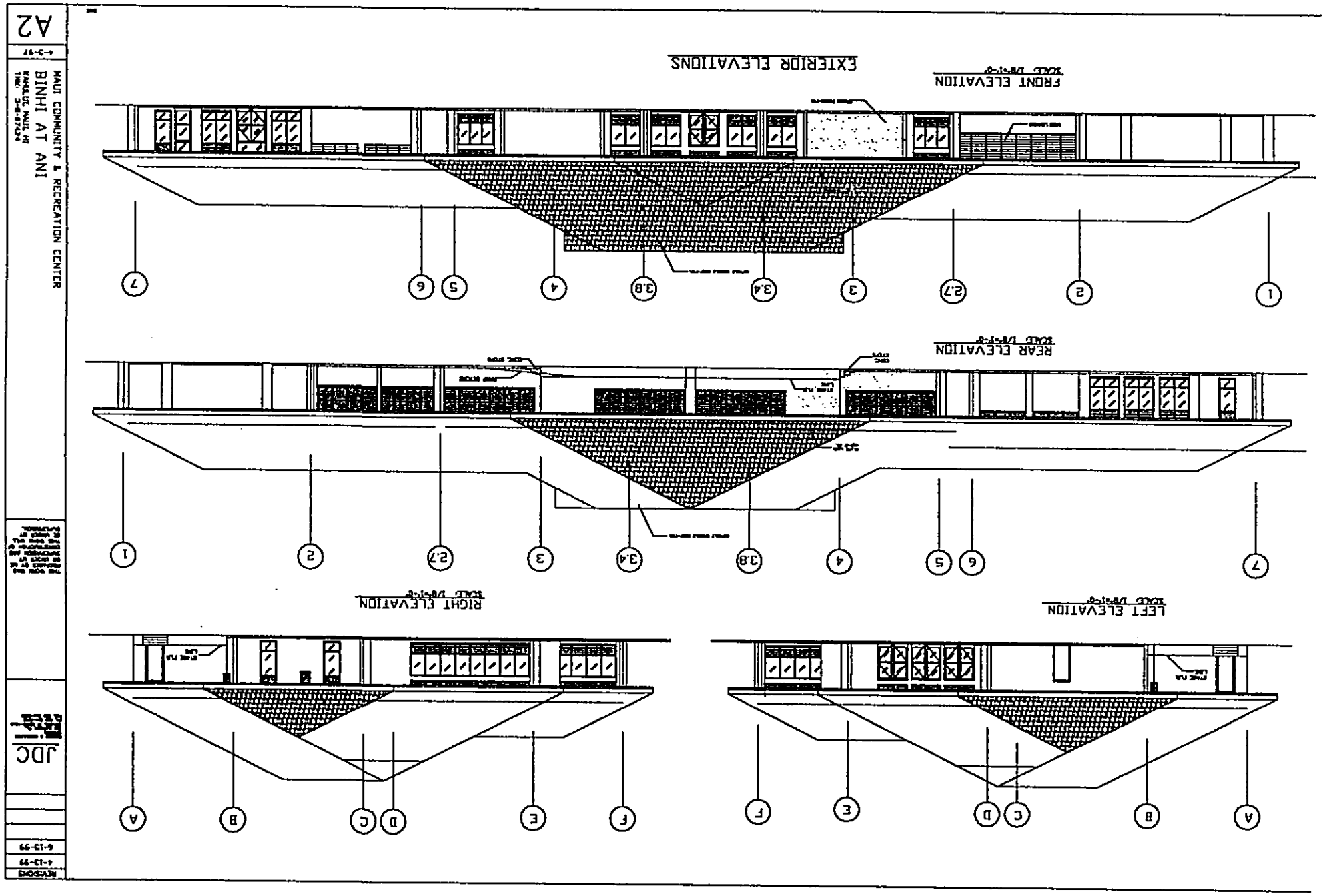
DETAIL "D3"



DETAIL "E"

SOIL CLASSIFICATION

DETAIL "f1"



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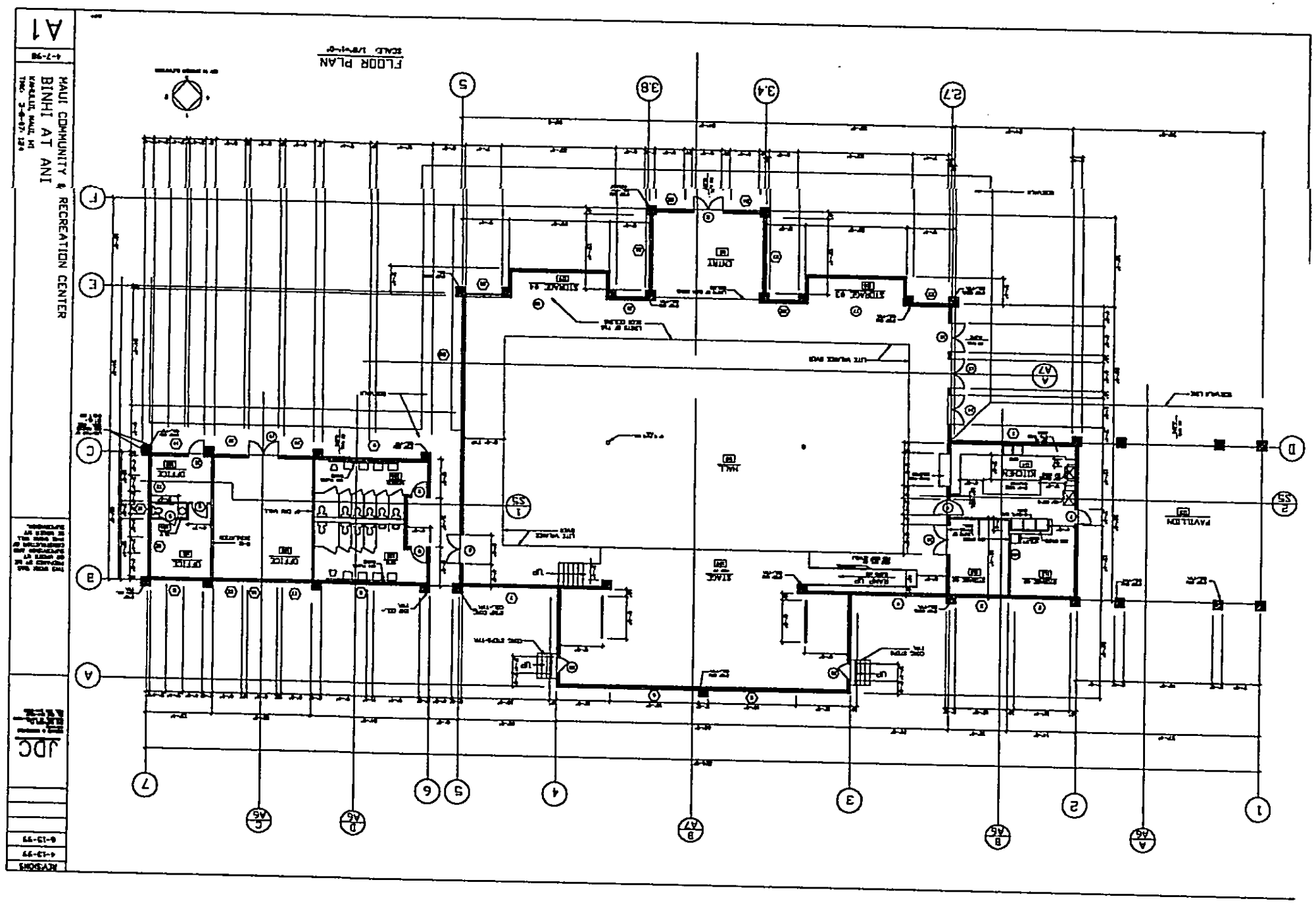

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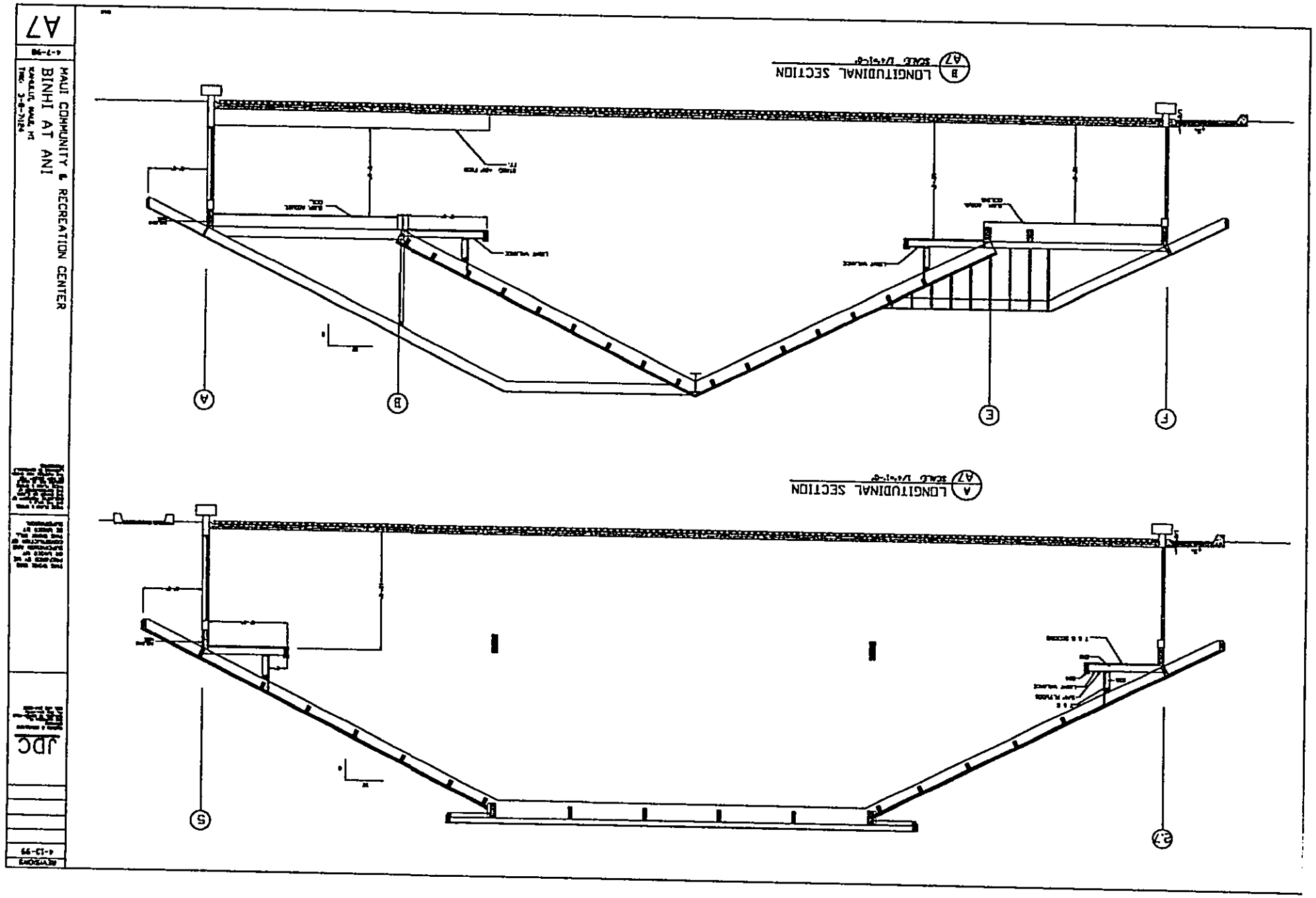
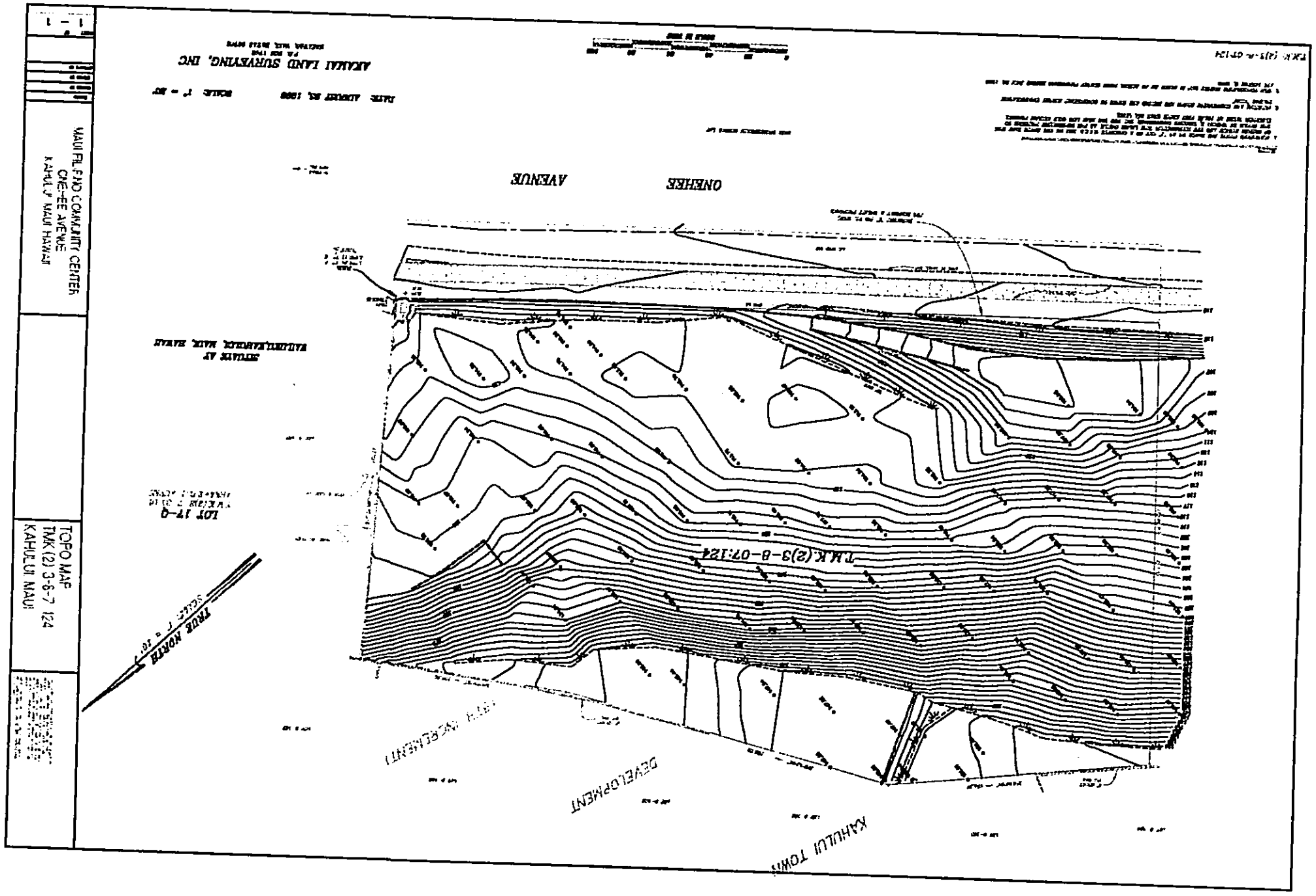
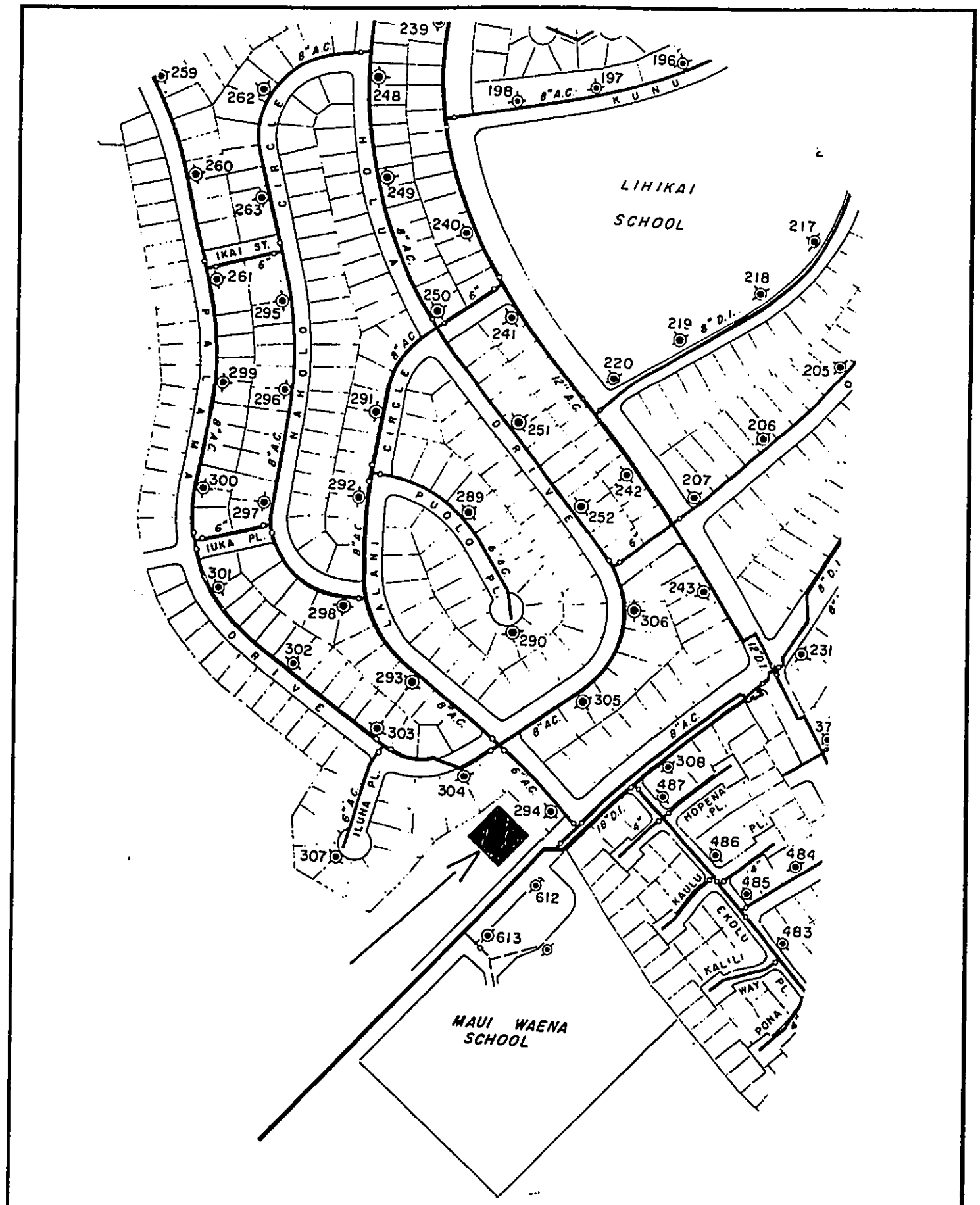


DETAIL "G"





DETAIL "H"

WATER SYSTEM MAP

FLOOD MAP

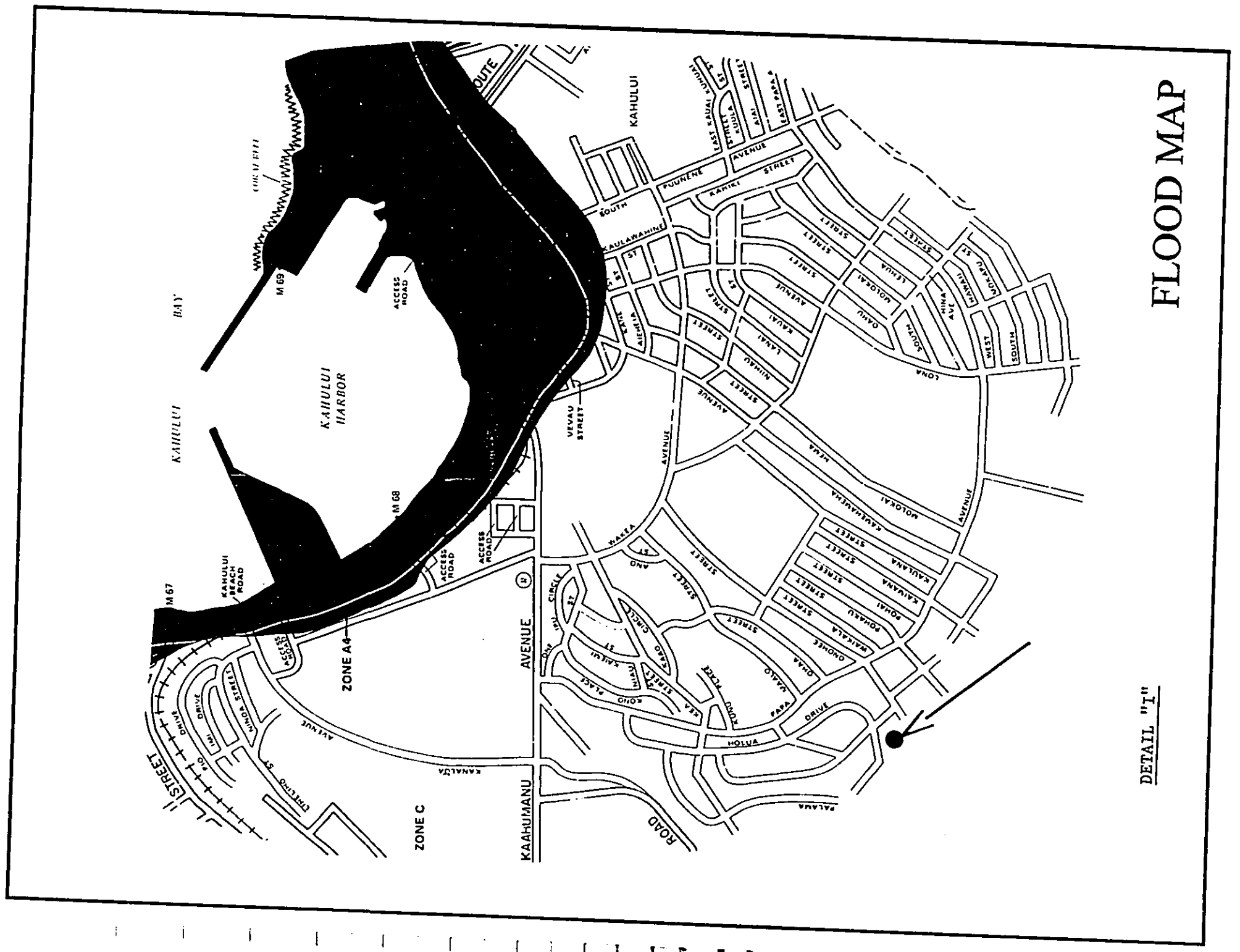


EXHIBIT - A

Recordation requested by:
B. Martin Luna
After recordation return to:
B. Martin Luna
2145 Wells St., Suite 201
Wailuku, HI 96793
Return by Mail ( ) Pickup (X) BML

THE ORIGINAL OF THIS DOCUMENT WAS
RECORDED AS FOLLOWS
STATE OF HAWAII
OFFICE OF
BUREAU OF CONVEYANCES
APR 6 - 1989
Received for record this .....
day of ....., A.D. 19....
at 12:30 o'clock P.M. and
recorded at Liber 23036 Page 256

DEED

This deed made this 31st day of March, 1989, by ALEXANDER & BALDWIN, INC., a Hawaii corporation, whose principal place of business and post office address is 822 Bishop Street, Honolulu, Hawaii 96813, hereinafter called "Grantor," in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration to it paid by BINHI AT ANI, a Hawaii non-profit corporation, whose principal place of business is Wailuku, Maui, Hawaii and post office address is P. O. Box 1235, Wailuku, Hawaii 96793, hereinafter called "Grantee," the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee and its successors and assigns:

> ALL of that certain parcel of land situate at Wailuku Commons, Kahului, Island and County of Maui, State of Hawaii, described in Exhibit "A" attached hereto and made a part hereof, subject, however, to the encumbrances mentioned in said Exhibit "A."

AND the reversions, remainders, rents, issues and profits thereof, together with all buildings, improvements, tenements, rights, easements, privileges and appurtenances to the same belonging or appertaining or held and enjoyed therewith, and all of the estate, right, title and interest of Grantor both at law and in equity therein and thereto;

TO HAVE AND TO HOLD the same unto Grantee and its successors and assigns, forever, subject to the encumbrances mentioned in said Exhibit "A."

AND, in consideration of the premises, Grantor does hereby covenant with Grantee that Grantor has good right to sell and convey said property, as aforesaid and that Grantor will WARRANT AND DEFEND the same unto Grantee against only any encumbrance made or suffered by Grantor.

Grantee, by its acceptance of this Deed, hereby agrees and acknowledges the following: Grantor has not made and will not make, any representation or warranty with respect to the condition of the property, including but not limited to, any express or implied warranty of merchantability or fitness for a particular purpose. Grantee acknowledges that Grantor and its subsidiaries, conduct active agricultural and processing operations on lands surrounding the property, which activities in the normal course may from time to time bring about on the property smoke, heat, agricultural chemicals, particulates and similar substances. Grantee further acknowledges and agrees that this Deed is subject to any effect that the presence of such substances may from time to time have upon the property or the operations and activities conducted thereon. Grantee will accept the Deed with full assumption of the risks, and consequences thereof, of said operations (which operations may include, but are not limited to, the growing of sugarcane), including but not limited to, dust caused as a result thereof, quality of water and the property damages as a result thereof, burning of sugarcane, use of equipment and use of chemicals normally used in said operations. Grantee agrees to defend, indemnify and hold harmless Grantor for any and all losses, costs and/or damages, including but not limited to, reasonable attorneys' fees and court costs arising out of or in connection with any such claims brought by Grantee, its employees, agents, licensees, tenants, or third persons.

The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the parties hereto and their respective successors and assigns, according to the context thereof.

IN WITNESS WHEREOF, Grantor and Grantee have executed these presents on the day and year first above written.

ALEXANDER & BALDWIN, INC.

By _____
Its PRESIDENT

By _____
Its ASST. SECRETARY

Grantor

BINHI AT ANI

By _____
Its

By _____
Its

Grantee

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this 31st day of March, 1989, before me appeared JOHN C. COUCH and BEVERLY J. GREEN, to me personally known, who, being by me duly sworn, did say that they are the PRESIDENT and ASST. SECRETARY, respectively, of ALEXANDER & BALDWIN, INC., a Hawaii corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said Officers acknowledged said instrument to be the free act and deed of said corporation.

Concetta C. Vargas
Notary Public,
State of Hawaii

My commission expires: 6-7-89

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 4th day of April, 1989, before me personally appeared AUREA P. TAGORDA and VINCE BAGOYO, JR., to me personally known, who, being by me duly sworn, did say that they are the President and Chairman, respectively, of BINHI AT ANI, a Hawaii non-profit corporation, and that the corporation has no corporate seal and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said officers acknowledged said instrument to be the free act and deed of said corporation.

Mary E. Ah Sam
Notary Public, State of Hawaii.

My Commission Expires: 4/24/91

EXHIBIT A

DESCRIPTION
2-3-8-07-002 (Portion)

LAND SITUATE AT WAILUKU COMMONS, WAILUKU, Island and County of Maui, State of Hawaii, being a portion of Grant 3343 to Claus Spreckels, being, also, Lot 4 of Orchards Hawaii Subdivision, and more particularly described as follows:

BEGINNING at a 1/2 inch pipe at the most easterly corner of this lot on the northwesterly side of the westerly end of Onehee Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 1,792.56 feet South and 3,929.10 feet East, and thence running by azimuths measured clockwise from true South:

1.	43°	02'	392.18 feet along Lot 5 of Orchards Hawaii Subdivision to a 1/2 inch pipe;
2.	133°	02'	227.03 feet along same to a 1/2 inch pipe;
3.	216°	50'	134.37 feet along Lots 8-150 and 8-151 of Kahului Town Development, Eighth Increment, File Plan 906 to a 1/2 inch pipe;
4.	237°	10'	172.50 feet along Lots 8-154 and 8-155 of Kahului Town Development, Eight Increment, File Plan 906 to a 1/2 inch pipe;
5.	230°	30'	105.85 feet along Lots 8-156 and 8-157 of Kahului Town Development, Eighth Increment, File Plan 906 to a 1/2 inch pipe;
6.	317°	14'	186.17 feet along Lot 8-158 of Kahului Town Development, Eighth Increment, File Plan 906 to the point of beginning and containing an Area of 2.000 Acres or more or less.

EXHIBIT - B

WAYNE ARAKAKI, ENGINEER

P.O. Box 884
Wailuku, Hawaii 96793
Phone No. (808) 242-5868
Fax No. (808) 242-5865

FAX LETTER

Date: DEC. 3, 1999

Department of Planning
Zoning Administration
County of Maui
250 S. High Street
Wailuku, Maui, Hawaii 96793

MAUI FILIPINO CENTER

We are requesting the following information for Tax Map Key: (2) 3-8-07:124

This is located in KAHULUI

Community Plan * Project District #1

State Classification * Urban

County Zoning * WKPD1

Thank you for your help. Please give me a call if you have any questions at

(808) 242-5868 **or** **Fax No. (808) 242-5865**

Sincerely yours,

Wayne I. Arakaki, P.E.

By Planning Dept.* 12/03/99 Date

EXHIBIT - C

DRAINAGE AND SOIL EROSION REPORT

FOR

TMK: (2) 3-8-07: 124

MAUI FILIPINO COMMUNITY CENTER

PREPARED FOR:

Binhi At Ani

c/o Martin Luna
Task Force Chairman
One Main Plaza
Suite 400
Wailuku, Maui, Hawaii 96793

December 7, 1999

PREPARED BY:

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793

INTRODUCTION:

Location.

The subject parcel is located in Kahului, Maui. It is situated along Onehee Avenue and across Maui Waena Intermediate School. It is also located approximately 1200 feet west of the intersection of Onehee Avenue and South Papa Avenue.

Project Description.

The proposed action is to build a community center, with a total area of 11,063 square feet. The building will include a large hall, offices, restrooms, a kitchen, pavilion and 94 parking stalls. The proposed structure will be one story, with a large retaining wall located at the rear of the building.

EXISTING CONDITIONS:

A. Drainage.

The subject property slopes in a west to east direction. The back portion of the property is part of a sand dune, which gentle slopes to Onehee Avenue. The existing runoff sheet flows in a west to east direction. Runoff which is not absorbed on site, flows on to Onehee Avenue, which flows into the County of Maui drainage system.

B. Flood and Tsunami Zone.

According to the Flood Insurance Rate Map (FIRM), effective June 1, 1981, prepared by the Federal Emergency Management Agency, Federal Insurance Administration, the subject parcel is in Zone C, areas of minimal flooding.

HYDROLOGY CALCULATIONS:

The hydrologic calculations are based on the Drainage Master Plan for the County of Maui; and the Rainfall Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau.

Rational Formula Used.

Rational Formula

Q = rate of flow
A = area (acres)
I = rainfall intensity for a duration equal to the time of concentration (in./hr.)
C = runoff coefficient

Determination of Runoff - Existing Runoff (No improvements)

Drainage area "A"

Runoff Coefficient "C"

Infiltration	Medium	0.07
Relief	Hilly	0.06
Vegetal Cover	Good	0.03
Development	Industrial/Business	0.55
		0.71

Area of Drainage Basin

Area	= 2.00 acres
Elevation High	= 154.00 feet
Elevation Low	= 112.00 feet
Length	= 210 feet
Slope	= 0.20 = 20.0%

Rainfall Intensity (In./Hr.)

1 hour 50 year rainfall = 2.5 inches

I = 6.4 in./hr.
Q = CIA
= (0.71) (6.4) (2.0)
Q = 9.1 cfs
1 hour 50 year rainfall

Determination of Runoff - (Building and parking area before development.)

Drainage "B"

Runoff Coefficient "C" (Before development)

Infiltration	Medium	0.07
Relief	Hilly	0.06
Vegetal Cover	Good	0.03
Development	Industrial/Business	0.55
		0.71

Runoff Coefficient "C" (After development)

Infiltration	Medium	0.20
Relief	Hilly	0.06
Vegetal Cover	Good	0.03
Development	Industrial/Business	0.55
		0.84

(We will use the coefficient "C" = 0.85, for driveways, parking and buildings)

Runoff of Drainage Basin "B" (Before development)

Area	= 1.34 acres
Elevation High	= 130 feet
Elevation Low	= 112 feet
Length	= 115 feet
Slope	= 0.15 = 15.0%

Rainfall Intensity (in./hr.)

1 hour 50 year rainfall = 2.5 inches

I = 5.20 in./hr.

Q = CIA
= (0.71) (5.20) (1.34)
Q = 5.0 cfs
for a 1 hour 50 year rainfall

Runoff from Drainage Basin "B" (After development)

Area	= 1.34 acres
Elevation High	= 116 feet
Elevation Low	= 114 feet
Length	= 115 feet
Slope	= 0.02 or 2.0%

Rainfall intensity (in./hr.)

1 hour 50 year rainfall = 2.5 inches

I = 7.0 in./hr.

Q = CIA

= (0.85)(7.0)(1.34)
Q = 8.0 cfs
for a 1 hour 50 year rainfall

Drainage calculation for the new building and parking lot shows an of 3 cfs increase, because of the new building and parking lot on the project site. We will be providing several drywell storage systems to take care of the runoff form the parking lot and building area.

CONCLUSION:

The drywell drainage system will retain the runoff from the development that was generated by the new community center and the new parking lot area. The existing runoff before development will flow through the project site, basically following the natural drainage pattern.

Therefore, it is my professional opinion that there will be no adverse effect on downstream and adjoining properties.

TABULATION RUNOFF VOLUMES (Before development)

Note: The runoff volume is for the completed parking lot and new building.

Tabulation C= 0.71 A=1.34 acres

Times (T) Minutes		Intensity (I)	Runoff (Q)
20 mins.	1,200 secs.	4.2	4.0
30	1,800	3.5	3.3
40	2,400	3.0	2.8
50	3,000	2.7	2.6
60	3,600	2.5	2.4
90	5,400	1.8	1.7
120	7,200	1.7	1.6

Please see attached sheet of graph showing total runoff volume.

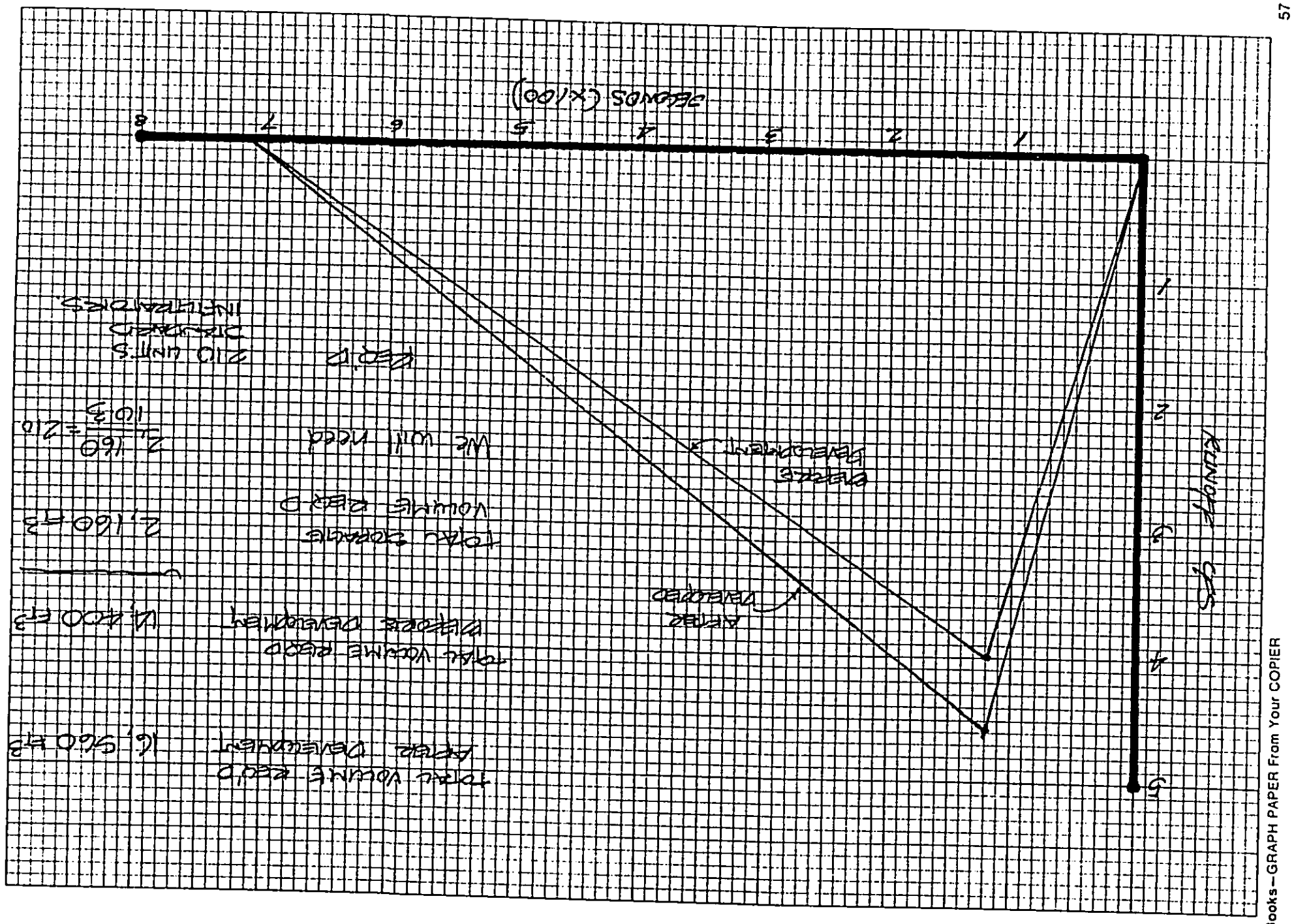
TABULATION RUNOFF VOLUMES (After development)

Note: The runoff volume is for the completed parking lot and new building.

Tabulation C= 0.85 A=1.34 acres

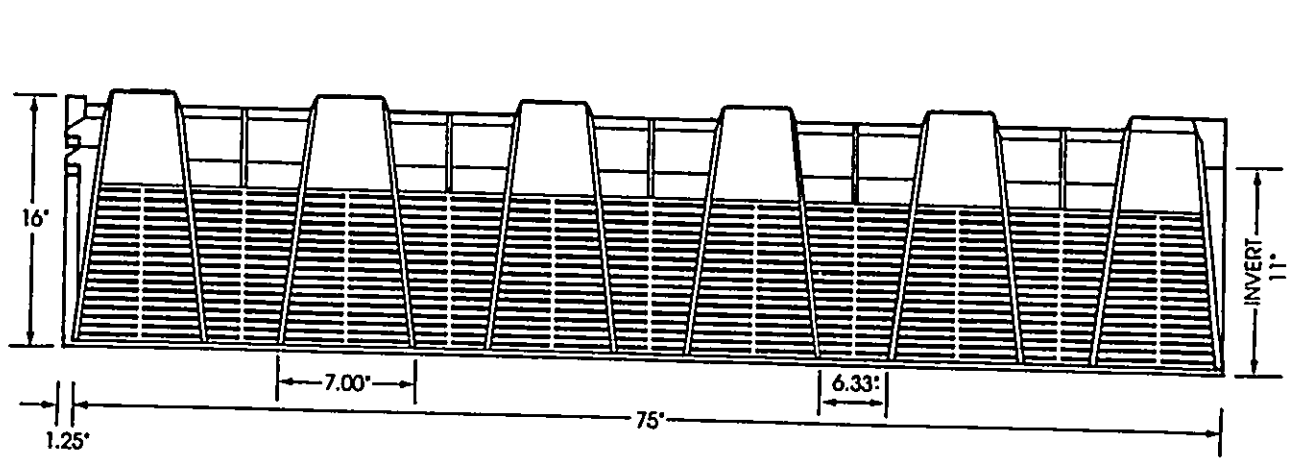
Times (T) Minutes		Intensity (I)	Runoff (Q)
20 mins.	1,200 secs.	4.2	4.6
30	1,800	3.5	3.8
40	2,400	3.0	3.3
50	3,000	2.7	3.0
60	3,600	2.5	2.7
90	5,400	1.8	2.0
120	7,200	1.7	1.8

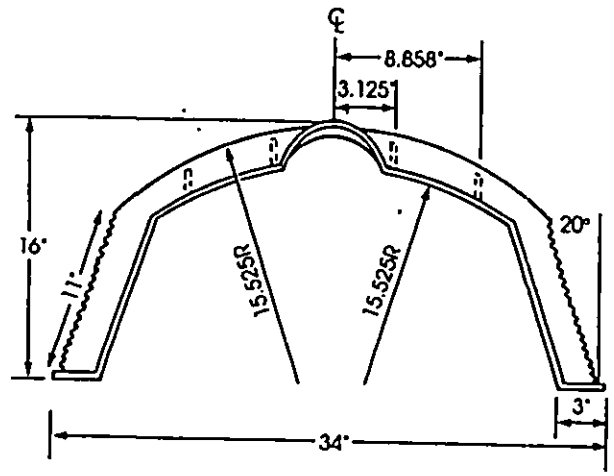
Please see attached sheet of graph showing total runoff volume.



THE HIGH CAPACITY INFILTRATOR® CHAMBER

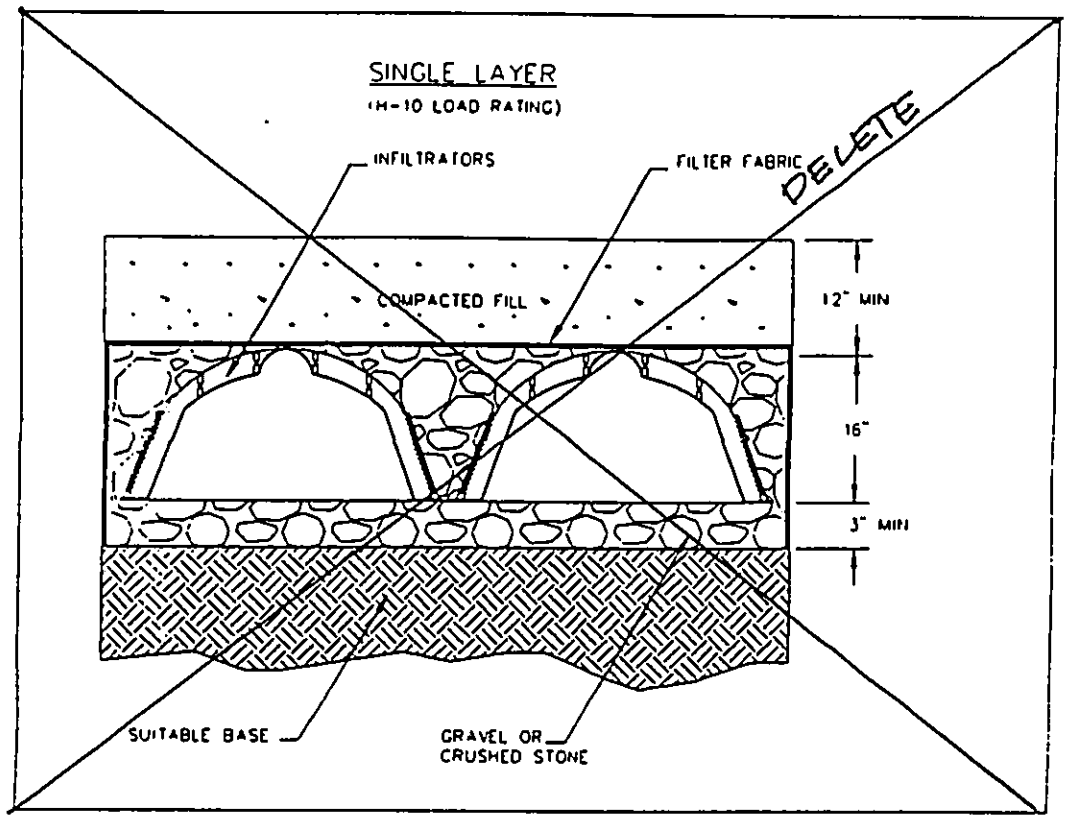
No Scale

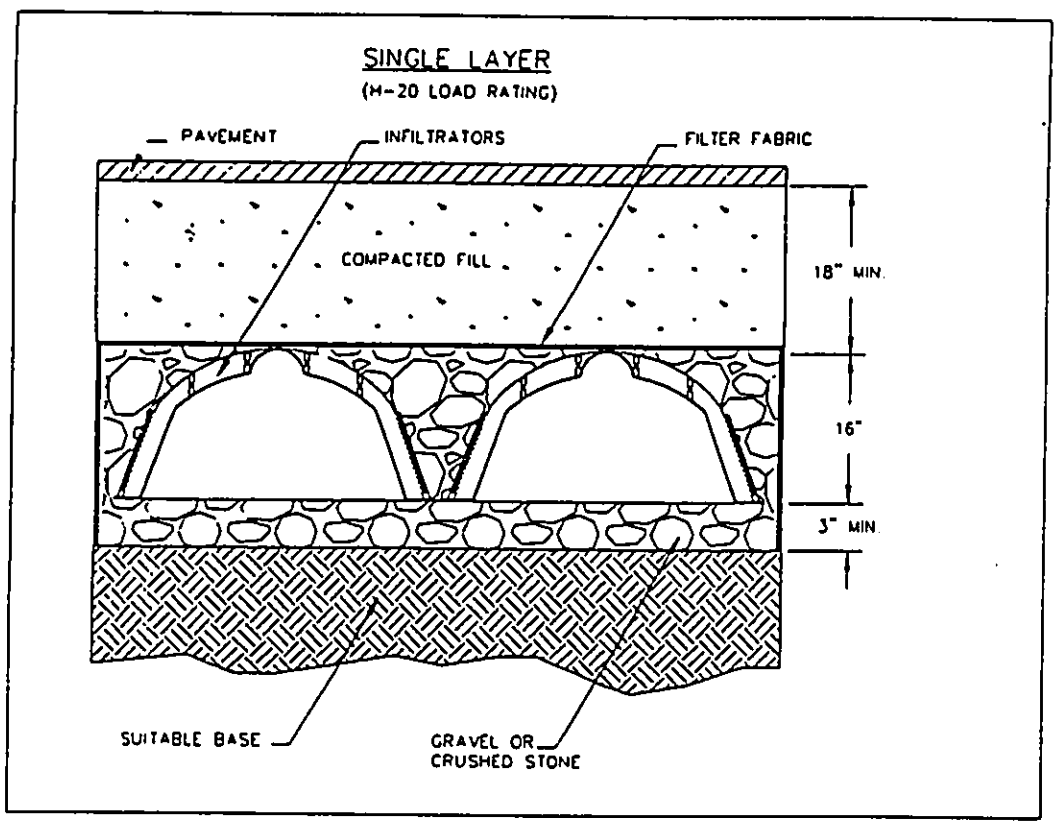




SPECIFICATIONS	STANDARD INFILTRATOR®	HIGH CAPACITY INFILTRATOR®
SIZE	3' x 6.25' x 1	3' x 6.25' x 1.33'
WEIGHT	25 lbs.	30 lbs.
STORAGE	10.3 ft³ (77 gal.)	16.3 ft³ (122 gal.)

E. Standard Details





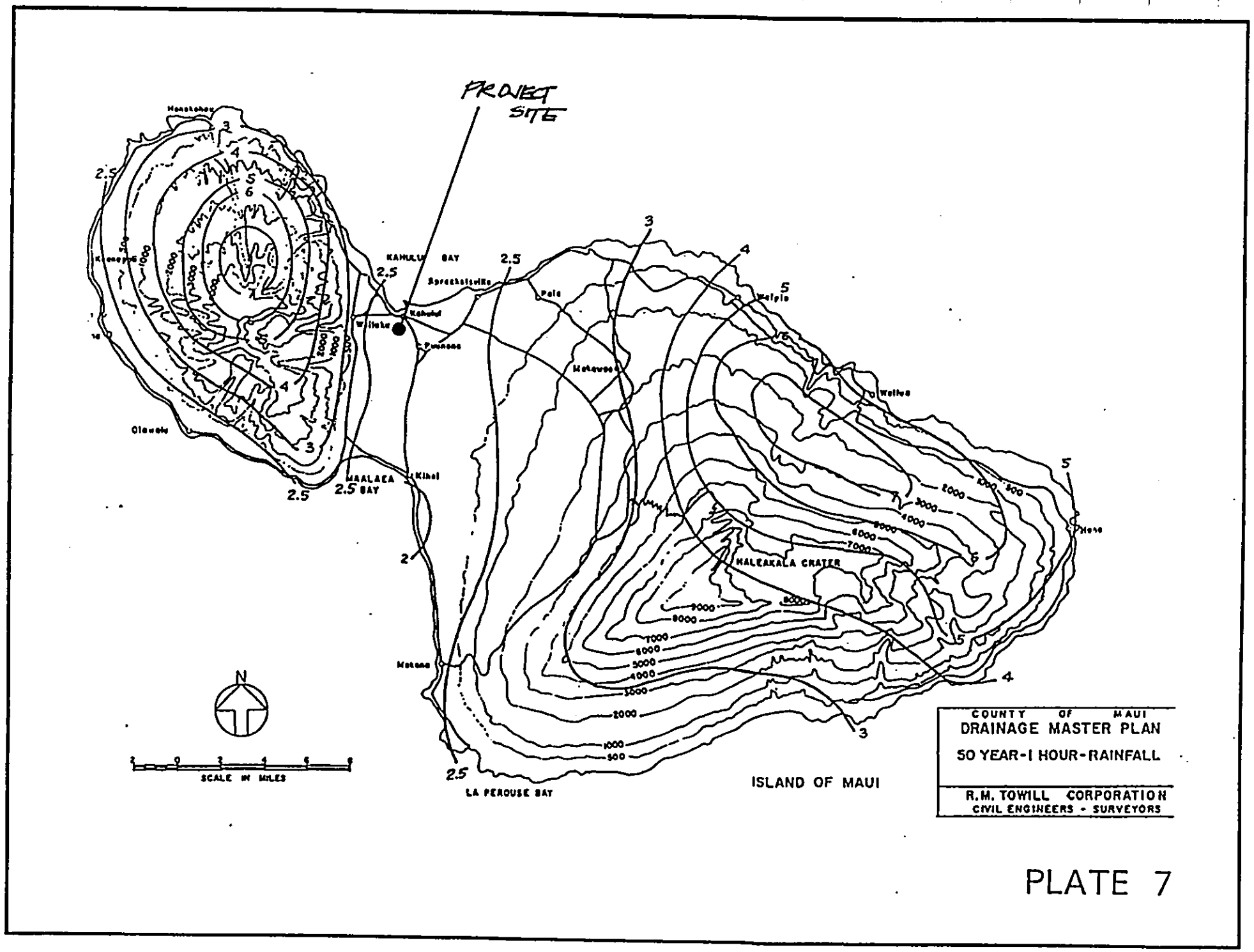
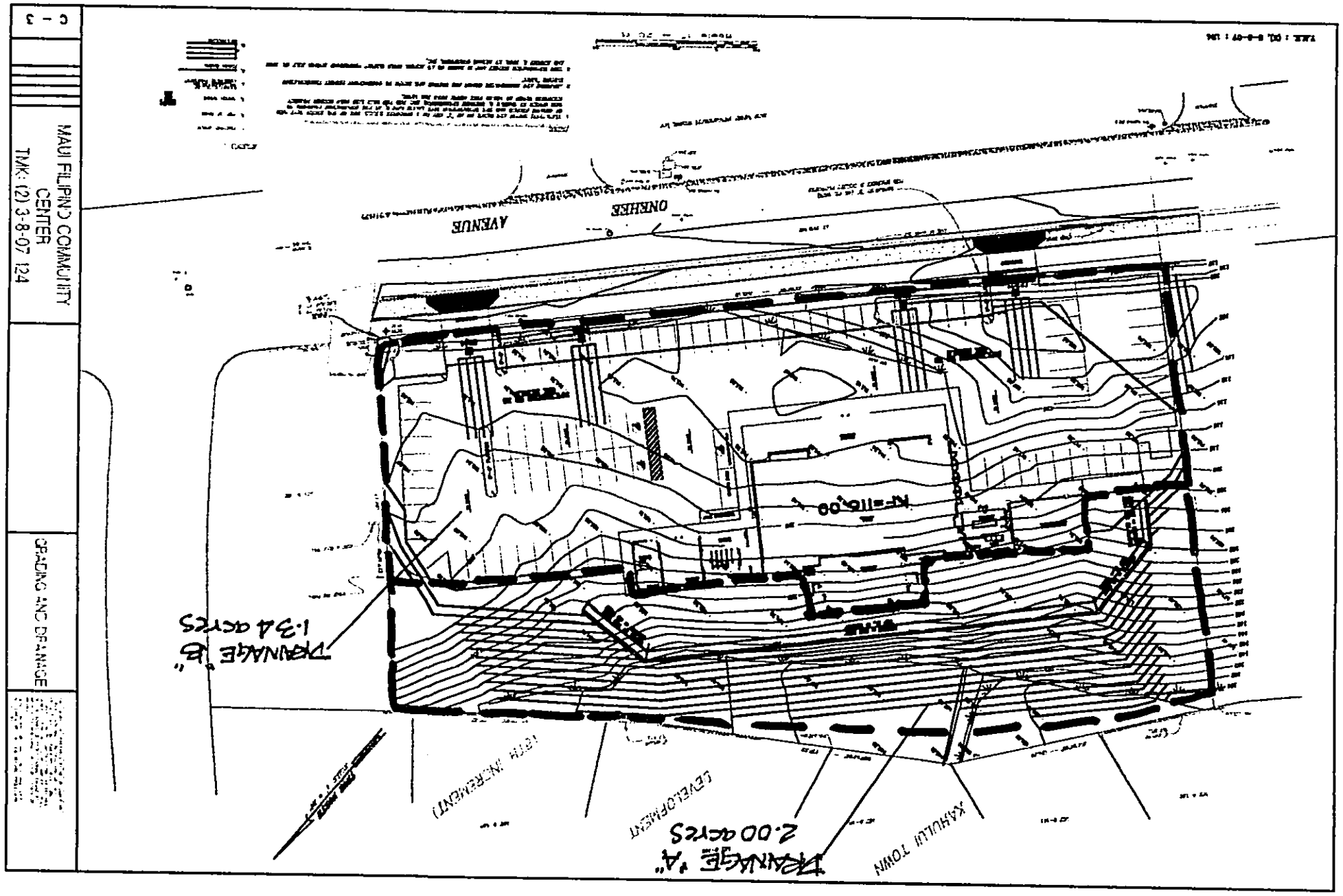


PLATE 7



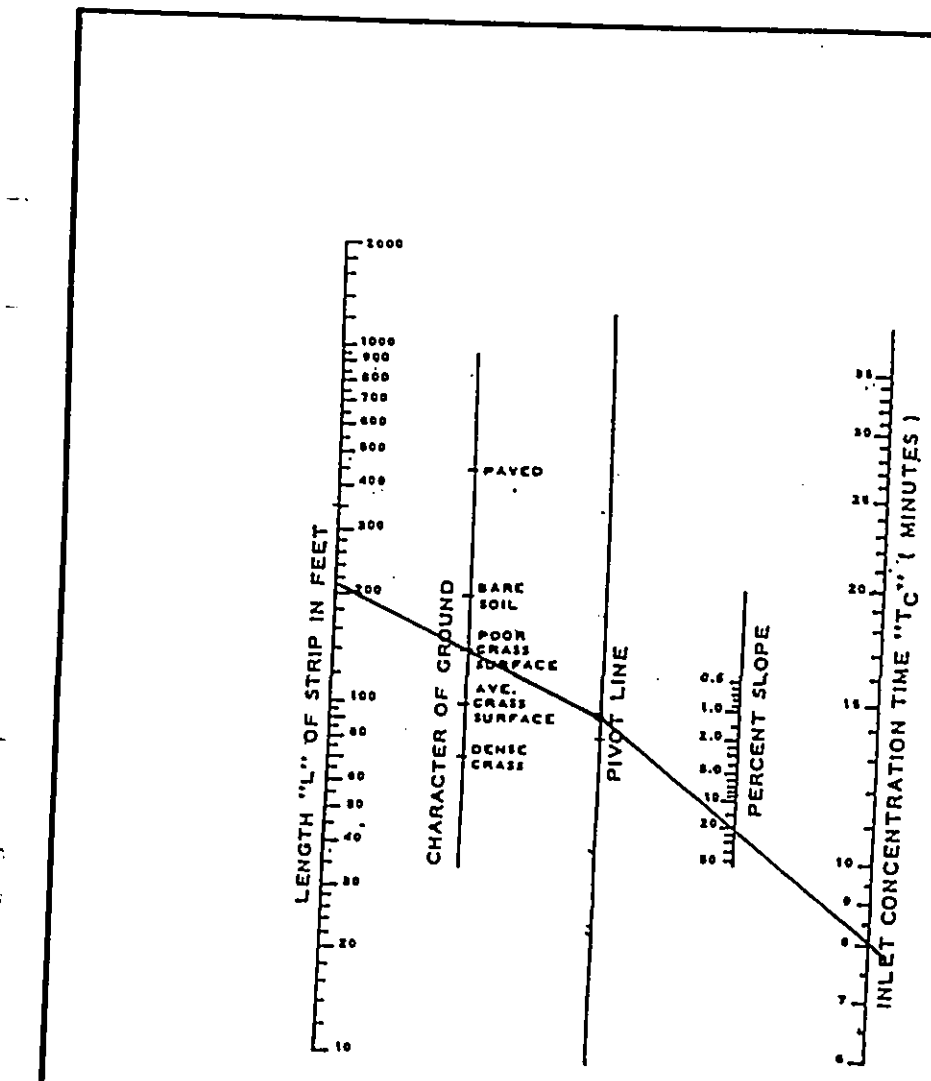
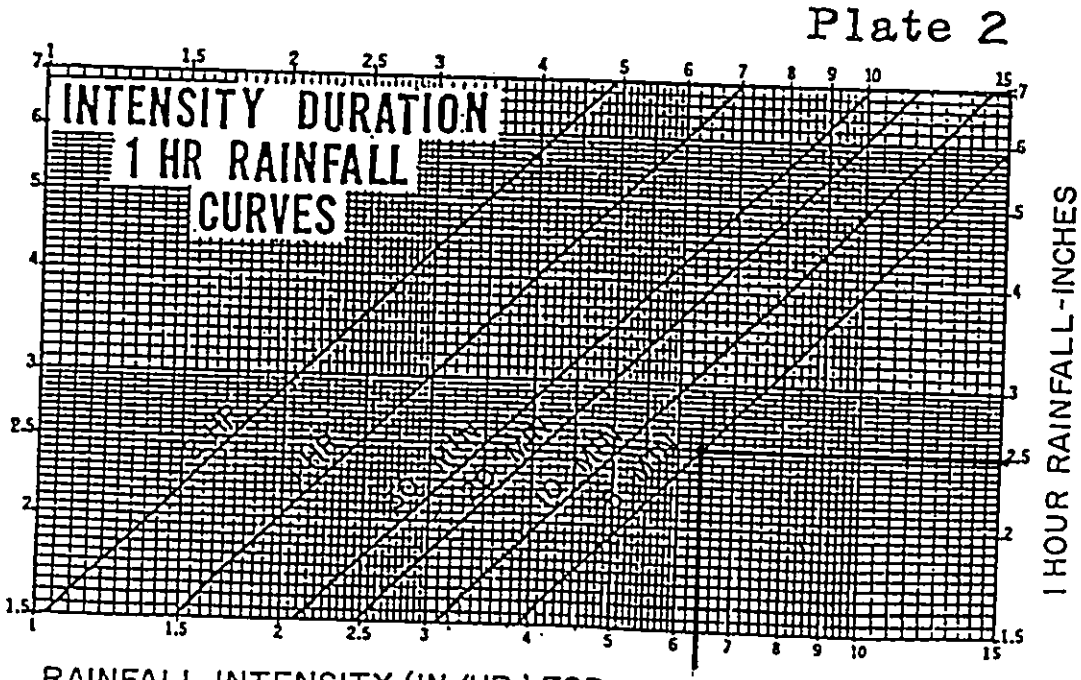


Plate 1

Overland
Flow
Chart

Plate 2



DRAINAG "A"

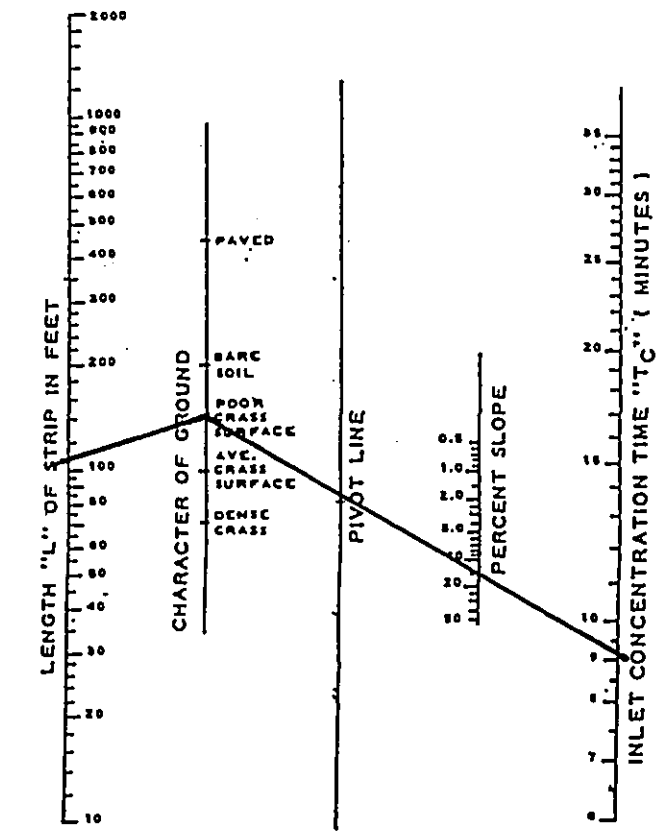
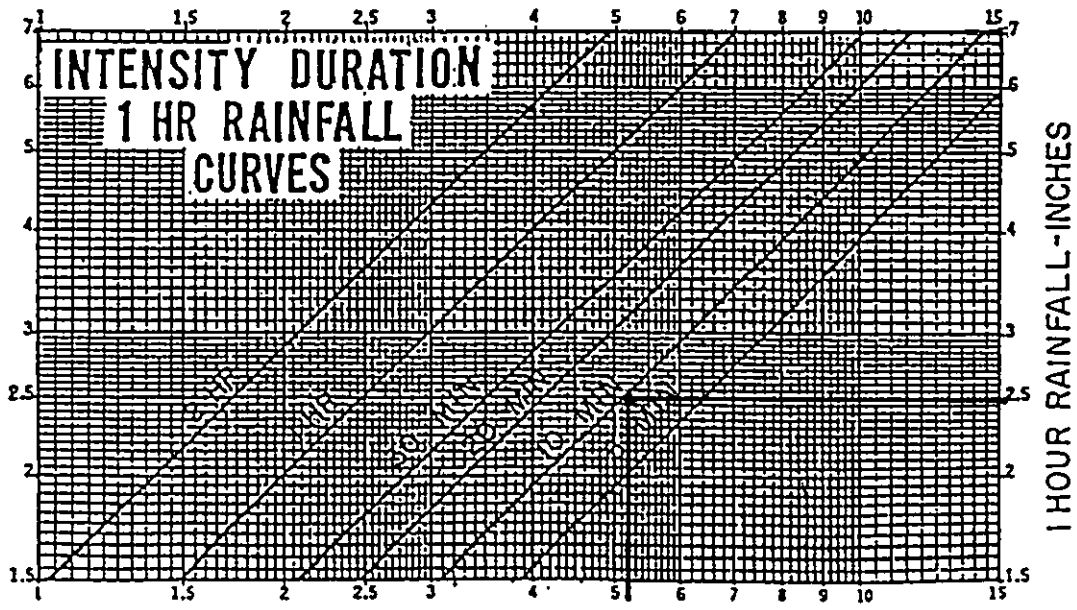


Plate 1

Overland Flow Chart

BEFORE DEVELOPMENT Plate 2



DRAINAGE "B"

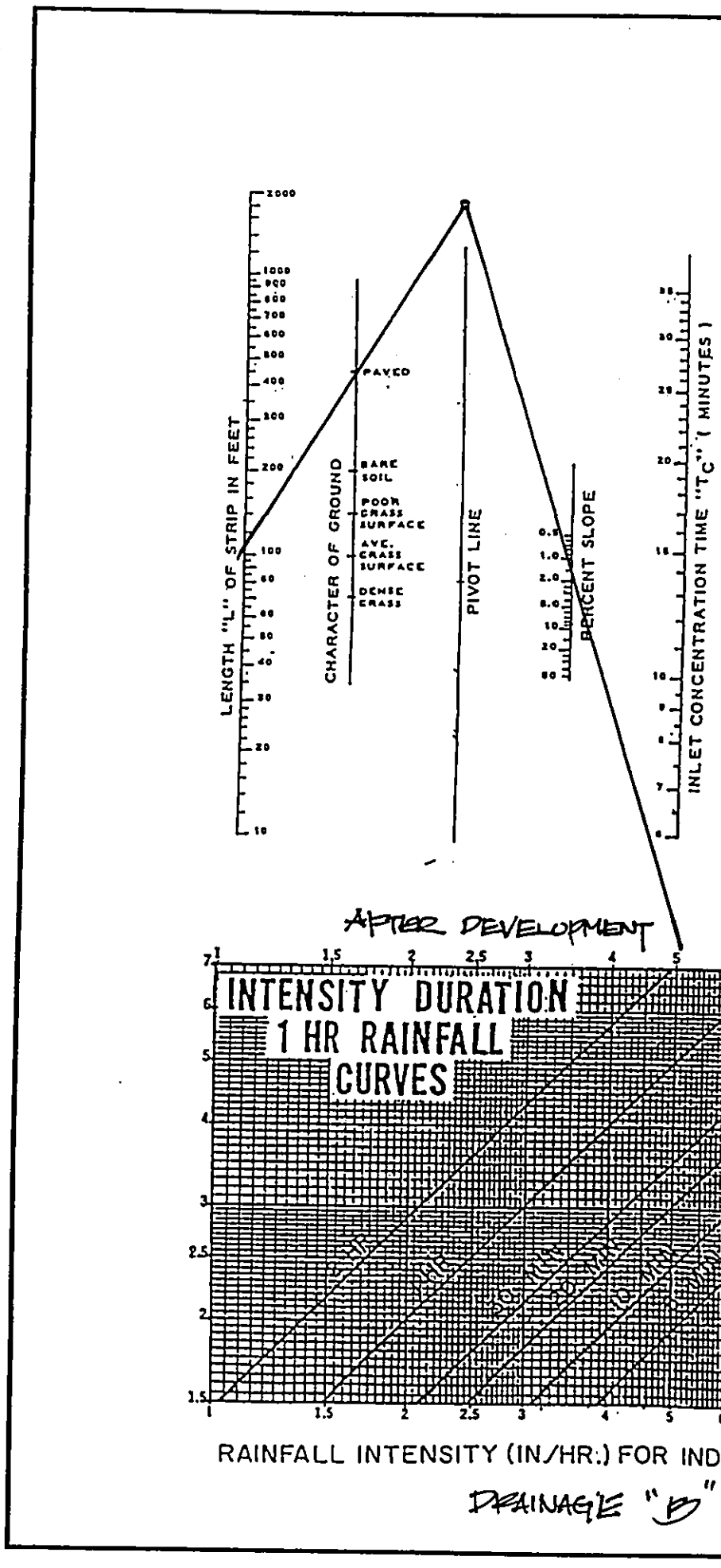
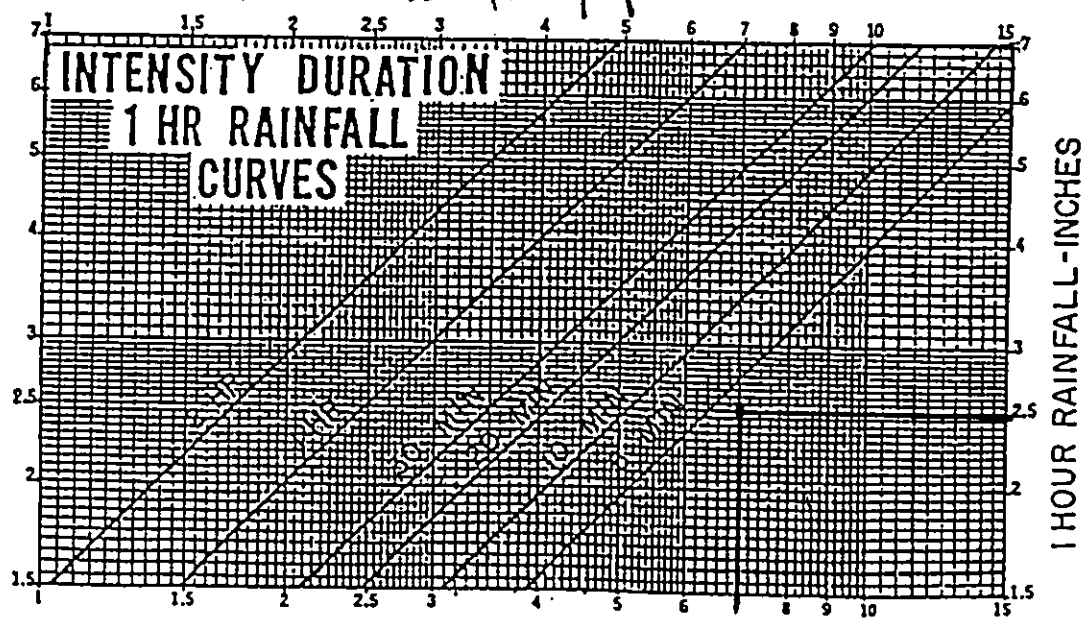


Plate 1

Overland Flow Chart

AFTER DEVELOPMENT

Plate 2



RAINFALL INTENSITY (IN/HR.) FOR INDICATED DURATIONS

DRAINAGE "B"

Table 1

GUIDE FOR THE DETERMINATION OF RUNOFF COEFFICIENTS FOR BUILT-UP AREAS*

WATERSHED CHARACTERISTICS	EXTREME	HIGH	MODERATE	LOW
INFILTRATION	NEGLIGIBLE 0.20	SLOW 0.14	MEDIUM 0.07	HIGH 0.0
RELIEF	STEEP (> 25%) 0.08	HILLY (15-25%) 0.06	ROLLING (5-15%) 0.03	FLAT (0-5%) 0.0
VEGETAL COVER	NONE 0.07	POOR (< 10%) 0.05	GOOD (10-50%) 0.03	HIGH (50-90%) 0.0
DEVELOPMENT TYPE	INDUSTRIAL & BUSINESS 0.55	HOTEL-APARTMENT 0.45	RESIDENTIAL 0.40	AGRICULTURAL 0.15

*NOTE: The design coefficient "c" must result from a total of the values for all four watershed characteristics of the site.

Table 2

RUNOFF COEFFICIENTS

Type of Drainage Area	Runoff Coefficient C
Parks, cemeteries	0.25
Playgrounds	0.35
Railroad yard areas	0.40
Unimproved areas	0.30
Streets:	
Asphaltic	0.95
Concrete	0.95
Brick	0.85
Driveway and walks	0.85
Roofs	0.95
Lawns:	
Sandy soil, flat, 2%	0.10
Sandy soil, avg., 2-7%	0.15
Sandy soil, steep, 7%	0.20
Heavy soil, flat, 2%	0.17
Heavy soil, avg., 2-7%	0.22
Heavy soil, steep, 7%	0.35

HESL ANALYSIS
UNIVERSITY SOIL LOSS EQUATION

These equations compute theoretical soil movement under water erosion conditions. This movement does not necessarily conclude that the soil is lost to the site, only that it is transported an incremental distance by the erosive forces.

HESL EQN	E	=	RKLSCP (Ref. (6), Sec. 24-1.2 (K)
WHERE	E	=	Soil loss in tons/acre/yr.
	R	=	Rainfall for erosion in tons/ac./yr.
	K	=	Soil erodibility factor, no. dimension.
	L	=	Slope length in feet.
	S	=	Slope in percent.
	LS	=	Slope factor for eqn., no dimension.
	C	=	Crop management factor, no dimension.
	P	=	Erosion control practice factor, no dimension.

Factors for equation are developed from ref. (1).

R: (Plate M7-L-22937-4, sht 2 of 2), estimated = 150

K: Soil series from ref. (3), Pl. (Puuone Sand) = 0.10

L: Slope length in predominant direction of overland runoff.
L factor = 210 ft

Overall elevation change across site.

V factor = 42
S factor = ((42 / 210) * 100) = 20%

LS: Ref (1), fig. 2 = 6.0

C: Ref (1), P. 7 for bare ground
C factor = 1

P: Ref (1) P. 7 for construction sites
P factor = 1

E: = RKLSCP
= (150) (0.10) (6.0) (1) (1) = 90 tons/acre/yr.

Determine severity rating number.

$$H = (2FT + 3D)\,AE$$

F	=	1.00 downslope - downstream detriment - moderate
D	=	3.00 coastal water rating factor - class A
A	=	2.00 area of disturbed land (acres)
E	=	90.00 from previous equation
T	=	1.00 years - duration of land disturbance

[(2) (1.0) (1.0) + 3 (3)] 2.0 (90)

$H = 1{,}980$

Standard severity rating (allowable) *50,000 > 1,980*

$$50{,}000 = (2\,FT + 3D)\;A*E$$

$E = 50{,}000 / 11 = 4{,}545$ tons per acre > 90

Coastal hazard: class 'A' waters are approx. 2 miles from site.

CONCLUSION:

Sedimentation hazard to coastal waters and downstream properties is minimal. Erosion rate computed for this project site is well within the tolerable limits and additional control measures are not required.

EROSION CONTROL PLAN

The following measures will be taken to control erosion during the site development period (estimated 12 months).

1. Minimize time of construction.

2. Retain existing ground cover until latest date to complete construction.

3. Early construction of drainage control features.

4. Use of temporary cutoff ditches and berms.

5. Install temporary area sprinklers in non-active construction areas when ground cover is removed. Water to be obtained from county water main adjacent to site.

6. Station water truck on site during construction period to provide for continuous sprinkling in active construction zones.

The development project is provided with adequate facilities for drainage control and storm water disposal. This together with ultimate ground cover will preclude any appreciable on-site erosion.

REFERENCES

1. Soil Conservation Service (USDA); Guidelines for Use of the Universal Soil Loss Equation in Hawaii. Technical Notes, March 1975. (Revised Draft).

2. County of Maui; (Ord. No. 816), Chapter 24, Soil Erosion and Sedimentation Control, June 13, 1975.

3. Soil Conservation Service (USDA); Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, Aug. 1972.

4. Hawaii Environmental Simulation Laboratory; Guidelines for Data Preparation, Part 1; Universal Soil Loss Equation Undated (Draft).

EXHIBIT - D

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS AND WASTE MANAGEMENT
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

RON R. RISKA, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

March 1, 2000

Mr. Wayne Arakaki
Wayne Arakaki Engineer
P. O. Box 884
Wailuku, Hawaii 96793

Dear Mr. Arakaki:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
MAUI FILIPINO COMMUNITY CENTER
TMK: (2) 3-8-007:124
(CIZ 2000/0001, CPA 2000/0001)

We reviewed the proposed subject project and have the following comments.

1. The Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for this project.

2. A building permit application was approved by the Wastewater Reclamation Division on December 16, 1999, having a grease interceptor size of 800 gallons. Assessment fees for this project are $8575.60.

3. Onehee Street fronting this development shall be improved to County standards to include, but not be limited to, pavement widening and resurfacing, construction of concrete driveway and sidewalks, street lights, relocation of utilities underground, and all traffic control devices.

4. No parking will be allowed on Onehee Street at any time and shall be signed accordingly.

5. Detailed final drainage reports and site specific erosion control plans shall be submitted with the construction plans for review and approval prior to the issuance of grading or building permits. The drainage report shall include hydrologic and hydraulic calculations and the schemes for disposal of runoff waters. It must comply with the provisions of the "Rules for Design of Storm Drainage Facilities in the County of Maui" and must provide verification that the grading and runoff water generated by the project will not have an adverse effect on adjacent and downstream properties. The site specific erosion control plan shall show the location and details of structural and non-structural Best Management measures.

If you have any questions, please call David Goode at 270-7845.

Sincerely,

for CHARLES JENCKS
Director of Public Works
and Waste Management

DG:msc/mt
cc: Land Use and Codes Administration
S:\LUCA\CZM\mauicom2.wpd

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-6109
Telephone (808) 270-7816 • Fax (808) 270-7833

March 17, 2000

Mr. Wayne I. Arakaki
P.O. Box 884
Wailuku, HI 96793

Re: Maui Filipino Community Center, TMK: 3-8-07:124
Binhi At Ani, Kahului, Maui, Hawaii

Dear Mr. Arakaki,

Thank you for the opportunity to provide comments in the preparation of the Draft Environmental Assessment (EA). The Department of Water Supply has the following comments.

The EA should include the sources and expected potable and non-potable water usage. Based on empirical data, water demand for community centers average approximately 6,600 gallons per day, but varies widely. Consumption depends upon use, intensity and location.

This project is served by the Central Maui System. The major source of water for this system is the Iao Aquifer. Rolling annual average groundwater withdrawals from the Iao Aquifer as of March 1, 2000 were 18.777 MGD. The regulatory sustainable yield of this aquifer is 20 MGD. On August 13, 1997, the State Commission on Water Resource Management (CWRM) elected not to designate Iao Aquifer as a State Groundwater Management Area. However, if rolling annual average withdrawals exceed 20 mgd, CWRM will designate Iao Aquifer. The Department is implementing a plan to bring new sources on-line and to mitigate withdrawals. Two wells in North Waihee were brought on-line in July 1997. We anticipate completion of another well to produce about 1 MGD by the first quarter of 2000. The Department is continuing to implement a plan to bring new sources on-line and to mitigate withdrawals. Nevertheless, the applicants should be made aware that the timing of this project may be affected with possible delays until new sources can be brought on-line. No guarantee of water is granted or implied as a result of these comments or the approval of the requested permits. Water availability will be reviewed at the time of application for meter or meter reservation.

Enclosed is a portion of our water system map pertaining to the project area. Domestic, fire, and irrigation calculations will be reviewed in detail during the development process. Actual fire demand for structures is determined by fire flow calculations performed by a certified engineer. DWS-approved fire flow calculation methods are contained in "Fire Flow" - Hawaii Insurance Bureau, 1991.

It is required by County Code that water conservation practices be incorporated into project design. As much of

the water demand as possible should be delivered from non-potable sources (reclaimed or brackish). Where appropriate, the applicants should consider these measures:

Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available.

Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". The applicant should establish a regular maintenance program.

Use Climate-adapted Plants: Native plants adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species. The project site is located in "Maui County Planting Plan" - Plant Zone 3. Please refer to the attached document, "Saving Water in The Yard - What and How to Plant In Your Area".

Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site.

The project overlies the Kahului aquifer. The Department of Water Supply strives to protect the integrity of surface water and groundwater resources by encouraging applicants to adopt best management practices (BMPs) relevant to potentially polluting activities. We list a few BMP references here. Additional information can be obtained from the State Department of Health.

"Water Quality Best Management Practices Manual For Commercial and Industrial Business", Prepared for the City of Seattle by Resource Planning Associates, June 30, 1989.

"The Megamanual - Nonpoint Source Management Manual - A Guidance Document for Municipal Officials." Massachusetts Department of Environmental Protection.

"Guidance Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters." United States Environmental Protection Agency, Office of Water.

If you have any other questions or need additional information, please call our Water Resources and Planning Division at 270-7199.

Sincerely,

David Craddick
Director
emb

cc: engineering division

attachments:
"The Costly Drip"
Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"
"Saving Water in The Yard - What and How to Plant In Your Area"
"A Checklist for Water Conservation Ideas for Cooling"
"A Checklist for Water Conservation Ideas for Schools and Public Buildings"

C:\WPdocs\Permcomm\Mauifilipcc.wpd

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

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

In reply, please refer to:
File:

March 6, 2000

00-017/epo

Mr. Wayne I. Arakaki
Wayne Arakaki, Engineer
P. O. Box 884
Wailuku, Hawaii 96793

Dear Mr. Arakaki:

Subject: Pre-Environmental Assessment Comments
Maui Filipino Community Center
Kahului, Maui
TMK: 3-8-7: 124

Thank you for allowing us to review and comment on the subject project. We do not have any comments to offer at this time, however, we would like to receive a copy of the Draft Environmental Assessment.

Sincerely,

GARY GILL
Deputy Director for
Environmental Health

Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96733-6898 • (808) 871-8461

February 4, 2000

Mr. Wayne I. Arakaki, Engineer
P.O. Box 884
Wailuku, HI 96793

Dear Mr. Arakaki:

Subject: Maui Filipino Community Center
TMK: (2) 3-8-7:124
Binhi At Ani, Kahului, Maui, Hawaii

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted and our records, Maui Electric Company (MECO) at this time has no objections to the proposed project.

MECO has received an electric service request (M0001921) for this project. The project's electrical consultant is Morikawa and Associates. A MECO planner has been assigned to this project.

If you have any questions or concerns, please call Fred Oshiro at 872-3202.

Sincerely,

Edward Reinhardt
Manager, Energy Delivery

FO:lkh

United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Imi Kala St.
Suite 209
Wailuku, HI 96793

Our People...Our Islands...In Harmony

DATE: January 31, 2000

Mr. Wayne I. Arakaki
Wayne Arakaki Engineer
P.O. Box 884
Wailuku, Hawaii 96793

Dear Mr. Arakaki,

SUBJECT: Maui Filipino Community Center, TMK: 3-8-007: 124

We have no comment on the subject project.

Thank you for the opportunity to comment.

Sincerely,

Neal S. Fujiwara
District Conservationist

DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

JAMES "KIMO" APANA
Mayor
ALICE L. LEE
Director
PRISCILLA P. MIKELL
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

February 3, 2000

Wayne I. Arakaki, Engineer
P.O. Box 884
Wailuku, HI 96793

Dear Mr. Arakaki,

SUBJECT: Maui Community Center; TMK: (2) 3-8-7: 124

On the basis that the proposed project is in conformance with zoning, building codes, and all other applicable regulatory requirements, this department supports the construction of the Maui Community Center. As stated by the *Binhi At Ani* in their applications for State and County funding, the center will serve as a multi-purpose facility to be utilized by the community-at-large. The *Binhi At Ani* will be responsible for the management and maintenance of this facility. The construction of this facility will help alleviate an already strained inventory of public congregate sites and meeting spaces at no further cost to the County or State after construction is completed.

Please feel free to contact me again if further information is required.

Sincerely,

Alice L. Lee
Director

cc: B. Martin Luna, Chair - Maui Community Center Task Force
Wesley L. Lo, Director - Department of Finance

JAMES "KIMO" APANA
MAYOR

OUR REFERENCE

YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

THOMAS M. PHILLIPS
CHIEF OF POLICE

DEPUTY CHIEF OF POLICE

February 14, 2000

Mr. Wayne I. Arakaki
Engineer
P. O. Box 884
Wailuku, Hawaii 96793

Dear Mr. Arakaki:

Re: Maui Filipino Community Center TMK:(2)3-8-7:124
Binhi At Ani, Kahului, Maui, Hawaii

Thank you for your letter of January 14, 2000 requesting comments on the above subject.

We have reviewed the proposed plans and have enclosed our comments and recommendations. Thank you for giving us the opportunity to comment on the proposed project.

Very truly yours,

Assistant Chief Robert Tam Ho
for: Thomas M. Phillips
Chief of Police

Enclosure

c: John E. Min, Planning Department

TO : THOMAS PHILLIPS, CHIEF OF POLICE, COUNTY OF MAUI

VIA : CHANNELS

FROM : RYAN RODRIGUES, COMMUNITY POLICE OFFICER KAHULUI

SUBJECT : MAUI FILIPINO COMMUNITY CENTER TMK:(2)3-8-7: 124

2/12/00

Sir, this communication is regards to the above mentioned subject matter.

I have reviewed the plans for the development of the Filipino Community Center sent to us by Mr. Wayne ARAKAKI. I have also visited the site where the structure is planned to be built.

This is my assessment of the project. The center will be surrounded on three sides by residential homes that will be with in close proximity to the center. My concern is that the center is in an area that is to closely situated to these homes. That the activities that will be held at the center from time to time will create a livability problem for the people who live in the area. We must realize that most of the people that will use the center do not live right next or close to it. And though the argument maybe that the noise and other problems that will be associated with the center won't happen everyday. The potential disruption of their lives still must be addressed. It is my recommendation that if an alternate site can't be found for the construction of this center. The people who live near this project site should be formally made aware of this project, and allowed to add some input into the development of this project.

Submitted for your information and review.

NOTED:
Sgt. [illegible]
02/10/00

OFC. R. RODRIGUES E#0312
2/6/00 1035 hours
0312
COMMUNITY POLICE OFFICER

PHONE (808) 594-1888

FAX (808) 594-1865

STATE OF HAWAI'I
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAI'I 96813

00 AUG 30 P1:08

August 23, 2000

Mr. John E. Min, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Maui, Hawai`i 96793

EIS# 412

Subject: Draft Environmental Assessment for Maui Filipino Community Center, Kahului, Maui, Hawai`i
TMK: (2) 3-8-7:124

Dear Mr. Min,

Thank you for the opportunity to review and respond to the above-referenced document. As with any project, the Office of Hawaiian Affairs is concerned that subsurface archaeological, historical and cultural remains may be impacted as well as the cultural integrity of the land.

We have the following comments to offer:

- Effective April 26, 2000, Governor Cayetano signed into law Act 50 requiring a cultural impact statement as part of all environmental assessments. Please include one in the Final EA.

- This DEA states that there are no "visible" remains of any historic or archaeological artifacts on the property. While this may be true, the possibility exists that subsurface remains may be present and this piece of land may have cultural importance. Please address these issues in the Final EA.

- We are relying on your commitment to have an archaeological monitor present during excavation.

If you have any questions, please contact Ken R. Salva Cruz, Policy Analyst, at 594-1847.

Sincerely,

Colin C. Kippen, Jr.
Deputy Administrator

cc: Board of Trustees
Maui CRS
OEQC
File

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room
601 Kamokila Boulevard
Kapolei, Hawaii 96707

August 8, 2000

Mr. Erik Fredericksen
Xamanek Researches
P.O. Box 131
Pukalani, Maui, Hawai'i 96788

LOG NO: 25979
DOC NOC: 0007MK10

Dear Mr. Fredericksen

Subject: **Review of Archaeological Monitoring Plan for soils testing along Oneha'e Avenue**
Wailuku *Ahupua'a*, Wailuku District, Maui Island
TMK: 2-3-8-07:124

This reviews the above plan which was faxed to our office on May 31, 2000.

The plan is acceptable. If you have any questions, please contact Dr. Melissa Kirkendall at 243-5169.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

MK:md

cc: John Min, Director, Department of Planning, County of Maui
Bert Ratte, County of Maui, Land Use and Codes

CORRECTION

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

BEN. ABAN ; CAYETANO
GOVERNOR OF HAWAII

TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
.ANET E KAWELO

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room
601 Kamokila Boulevard
Kapolei, Hawaii 96707

August 8, 2000

Mr. Erik Fredericksen
Xamanek Researches
P.O. Box 131
Pukalani, Maui, Hawai'i 96788

LOG NO: 25979
DOC NOC: 0007MK10

Dear Mr. Fredericksen

Subject: ***Review of Archaeological Monitoring Plan for soils testing along Onehe'e Avenue***
Wailuku Ahupua'a, Wailuku District, Maui Island
TMK: 2-3-4-07:124

This reviews the above plan which was faxed to our office on May 31, 2000.

The plan is acceptable. If you have any questions, please contact Dr. Melissa Kirkendall at 243-5169.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

MK:md

cc: John Min, Director, Department of Planning, County of Maui
Bert Ratte, County of Maui, Land Use and Codes

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

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FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

August 21, 2000

Mr. John E. Min
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

LOG NO: 26029 ✓
DOC NO: 0008CD10

Dear Mr. Min,

SUBJECT: **Chapter 6E-8 Historic Preservation Review of the Draft Environmental Assessment for the Proposed Maui Filipino Community Center (Binhi at Ani)**
(Subject I.D.: EA 2000/0003)
Wailuku Ahupua`a, Wailuku District, Island of Maui
TMK: 3-8-07:124

Thank you for the opportunity to comment on the Draft Environmental Assessment (EA) for the proposed Maui Filipino Community Center (Binhi at Ani).

From the submitted Draft EA, we understand the proposed undertaking consists of the construction of a community center, parking lot, and a retaining wall to be located at the rear of the property, total area 11, 063 sq. ft. At present, the site is vacant.

We have previously reviewed a Work on County Highway permit application for the proposed undertaking (SHPD DOC NO: 9902CD28/LOG NO: 22924). At that time we stated the proposed project area has undergone an accepted archaeological inventory survey during which two burial sites (4146 and 4147) and two areas of surface skeletal remains were identified. Additional burials were also identified at a previously identified site (2797). As we believe it likely that additional burials may be present, we recommended an archaeological monitor be present during all ground altering activities. A monitoring plan has been reviewed and accepted by this office (SHPD DOC NO: 9903RC60/LOG NO: 23171).

Therefore, with the implementation of the monitoring plan, we believe the proposed undertaking will have "no adverse effect" on significant historic sites.

Please call Cathleen Dagher at 692-8023 if you have any questions.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

CD:md

EXHIBIT - E

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793
PHONE NO. (808) 242-5868
FAX NO. (808) 242-5865

March 14, 2000

Mr. Charles Jencks
Director
Department of Public Works and
Waste Management
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Jencks:

Re: Maui Filipino Community Center
TMK: (2) 3-8-007:124
(CIZ 2000/001, CPA 2000/001)

In reference to your letter of March 1, 2000, items 3, 4 and 5.

3. Onehee Street fronting this development will be improved to County standards to include, but not limited to, pavement widening and resurfacing, construction of concrete driveway and sidewalks, street lights, relocation of utilities underground, and all traffic control devices.

4. No parking will be allowed on Onehee Street at any time and will be signed accordingly.

5. Detailed final drainage reports and site specific erosion control plans will be submitted with the construction plans for review and approval. The drainage report will include hydrologic and hydraulic calculations and the schemes for disposal of runoff waters. It will comply with the provisions of the "Rules for Design of Storm Drainage Facilities in the County of Maui" and will provide verification that the grading and runoff water generated by the project will not have an adverse effect on adjacent and downstream properties. The site specific erosion control plan will show the location and details of structural and non-structural Best Management measures.

Should you have any questions, please contact me.

Sincerely,

Wayne I. Arakaki, P.E.

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793
PHONE (808) 242-5868
FAX (808) 242-5865

May 23, 2000

Department of Water Supply
County of Maui
P.O. Box 1109
Wailuku, Hawaii 96793

Attention: Mr. David Craddick

Re: Maui Filipino Community Center, TMK: 3-8-07: 124
Binhi At Ani, Kahului, Maui, Hawaii

Thank you for your comment letter dated March 17, 2000. We have applied for a 1 1/2" water meter for this project. The construction plan was approved and the water meter was installed 2 years ago.

We will limit our consumption of water to the 1 1/2 " water meter that was granted to us. Also, landscaping will follow the guidelines as outlined by the Planning Department and "Use of Climate" adopted plants.

If you have any questions or comments please do not hesitate to contact me at 242-5868.

Sincerely,

Wayne I. Arakaki, PE

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793
PHONE (808) 242-5868
FAX (808) 242-5865

May 23,2000

Police Department
County of Maui
55 Mahalani St.
Wailuku, Hawaii 96793

Attention: Thomas M. Phillips
Chief of Police

Re: Maui Filipino Community Center TMK: (2) 3-8-7:124
Binhi At Ani, Kahului, Maui, Hawaii

In response to your comment letter of February 14, 2000, an alternate site is not an option for this project. The property for this project is a remnant portion that was donated by A & B Properties to the Filipino Community, while doing the master plan for Maui Lani. This parcel was designated for "quasi-public use" for the community.

The property is currently going through the process of zoning change. The adjoining neighbors are aware that the Maui Filipino Community Center building will be built on this location. There is a sign posted on the vacant property.

The center will compose rules for usage based on the County's Parks and Playgrounds Community Center guidelines.

If you have any further comments or questions, please do not hesitate to contact me 242-5868.

Sincerely,

Wayne I. Arakaki, PE

WAYNE I. ARAKAKI, ENGINEER

P.O. BOX 884
WAILUKU, HAWAII 96793
PHONE NO. (808) 242-5868
FAX NO. (808) 242-5865

September 18, 2000

Colin C. Kippen, Jr.
Deputy Administrator
State of Hawai'i
Office of Hawaiian Affairs
711 Kapi'olani Boulevard, Suite 500
Honolulu, Hawaii 96813

Subject: Letter dated August 23, 2000 pertaining to draft Environmental Assessment for Maui Filipino Community Center, Kahului, Maui, Hawai'i TMK:(2) 3-8-7: 124

Dear Mr. Colin,

We would like to thank you for commenting on the above project, in your letter dated August 23, 2000, to Mr. John Min, Director of Planning, County of Maui. This letter is in response to your comments, please see attached copy.

We have included a section in our EA (Environmental Assessment) under "Cultural Impact Statement" the following statement. "Based on the various survey maps, archaeological inventory survey and deeds, the project site does not indicate that this parcel contains any historic artifacts, sites or trails. Also, there are no known native Hawaiian plants or animals on the property. Because there are no known Hawaiian, artifacts, there will be no cultural impact on the property, future usage. We will have a archaeological monitor on-site during earth work construction. A monitoring plan has been submitted and accepted, by the State. If there are any historic artifacts, that is uncovered during construction, we will follow the procedure as stated by the Department of Land and Natural Resources, Historic Preservation Division, with the assistance of the archaeological monitor." We are referring to "Hawai'i Administrative Rules, Title 13, Department of Land and Natural Resources, Subtitle 13, Historic Preservation Division, Chapter 300, Rules and Practice and Procedure Relating to Burial Sites and Human Remains."

Please call if you have any other questions, at (808) 242-5868, thank you.

Sincerely Yours,

Wayne I. Arakaki, P.E.

BENJAMIN J. CAYETANO
GOVERNOR

GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET,
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

August 9, 2000

John Min
Maui Planning Department
205 South High Street
Wailuku, HI 96793

Attn: Joseph Alueta

Dear Mr Min:

Subject: Draft environmental assessment (EA) for **Maui Community Center, Kahului**

We have the following comments to offer:

1. Figures and format: In the final EA please add labels to the island location and regional location figures and provide a clear copy of the TMK map. Page numbers in the table of contents would be helpful.

2 Sustainable Building Design: Please consider applying sustainable building techniques presented in the enclosed "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement.

3. Two-sided pages: In order to reduce bulk and save on paper, please consider printing on both sides of the pages in the final document.

4. Contacts:

   a. In the final EA list state and county agencies, and any nearest neighbors or neighboring landowners or community groups contacted regarding this project.

   b. Send copies of the draft EA immediately to the Office of Hawaiian Affairs and the State Historic Preservation Division of DLNR to allow them sufficient time to review the draft EA and submit comments regarding the possiblity of burials in the adjacent sand dunes.

   Document all contacts in the final EA and include copies of any correspondence.

5. Time frame: What are the anticipated start and end dates of this project?

6. Parking: 94 parking stalls are planned. What kinds of activities are planned that would warrant so much parking?

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,

GENEVIEVE SALMONSON
Director

Enc.

c: Wayne Arakaki
Martin Luna (w/o enc.)

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793
PHONE (808) 242-5868
FAX (808) 242-5865

September 29,2000

State of Hawaii
Office of Environmental Quality Control
236 South Beretania St., Suite 702
Honolulu, Hi. 96813

Attention: Ms. Genevieve Salmonson

Re: Maui Community Center
TMK: (2) 3-8-007:124

This is in response to your letter, dated August 9, 2000;

1. Figures and format: Please note Plate "A", "B1", and "B2". Page numbers are in the table of contents.

2. Sustainable Building Design: Section 10 of the EA.

3. Two-sided pages: Will take this consideration in future EA reports.

4. Contacts: State and county agencies contacted is in Exhibit D of the EA. A draft EA was submitted to the Office of Hawaiian Affairs on August 04, 2000 and they responded to the County of Maui, Planning Dept. with a letter dated August 23, 2000 (copy in Exhibit D). A draft EA was also submitted to the State of Hawaii, Historic Preservation Division of DLNR on August 04, 2000 and they responded with a letter dated August 21, 2000 to the County of Maui, Planning Dept. (copy in Exhibit D).
Document contacts and correspondences are in Exhibits D and E.

5. Time frame: The time schedule will be approximately 12 months, starting in October of 2000 and ending in September of 2201. This is addressed on page 2 of the final EA.

6. Parking: The 94 parking stalls is a requirement by the County of Maui, Planning Dept. Comment is on page 2 of the final EA.

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793
PHONE (808) 242-5868
FAX (808) 242-5865

If there are any questions or comments regarding this matter, please do not hesitate to contact me at 242-5868.

Sincerely,

Wayne I. Arakaki, P.E.