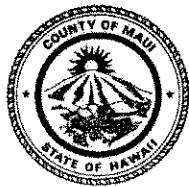


ALAN M. ARAKAWA  
Mayor



GLENN T. CORREA  
Director

JOHN L. BUCK III  
Deputy Director

(808) 270-7230  
Fax (808) 270-7934

## DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nako'a Street, Unit 2, Wailuku, Hawaii 96793

April 4, 2006

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

Dear Ms. Salmonson:

**SUBJECT:** Finding of No Significant Impact (FONSI) for  
WEST MAUI CLUBHOUSE-Boys & Girls Club of Maui,  
Lahaina Recreation Center, Lahaina, Maui, Hawaii  
TMK: 4-6-012: 005

The Department of Parks and Recreation, County of Maui has reviewed the comments received during the 30-day public comment period which began on February 8, 2006. Revisions were included in the Final EA to address these comments.

After review of the Final EA, the Department, as the approving agency, has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the next available OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Please call Calvin Higuchi AIA of Hiyakumoto + Higuchi Architects, Inc. at (808) 242-9705, if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn T. Correa".

GLENN T. CORREA  
Director

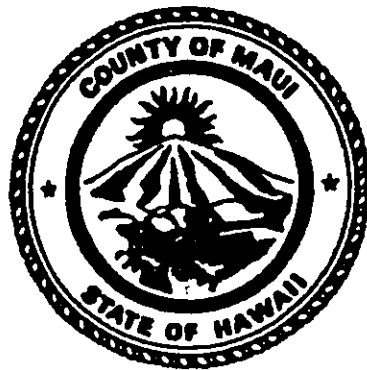
Enclosures

cc: Colin Hanlon, CEO - Boys & Girls Club of Maui  
Calvin Higuchi AIA - Hiyakumoto + Higuchi Architects, Inc.  
Patrick Matsui, Chief - Parks Planning & Development Division  
Mark Roy - Munekiyo & Hiraga, Inc.

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QUALITY CONTROL

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**FINAL**  
**ENVIRONMENTAL ASSESSMENT**  
F.O.N.S.I. (Findings of No Significant Impacts)



OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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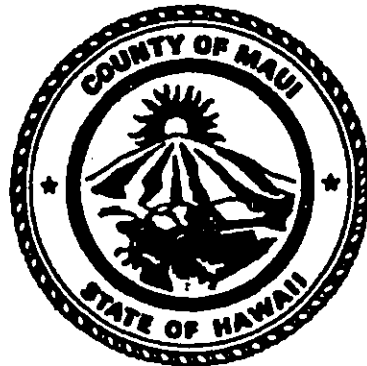
**WEST MAUI CLUBHOUSE**  
**Boys & Girls Club of Maui**  
for the  
**County of Maui**  
**Department of Parks & Recreation**  
(Applicant / Approving Agency)  
**Lahaina Recreation Center,**  
**Lahaina, Maui, Hawaii**  
T.M.K.: 4-6-12: 5

April, 2006

Prepared for

Department of Parks & Recreation  
County of Maui  
by  
Hiyakumoto + Higuchi Architects Inc.

**FINAL**  
**ENVIRONMENTAL ASSESSMENT**  
F.O.N.S.I. (Findings of No Significant Impacts)



**WEST MAUI CLUBHOUSE**  
**Boys & Girls Club of Maui**  
for the  
**County of Maui**  
**Department of Parks & Recreation**  
(Applicant / Approving Agency)  
**Lahaina Recreation Center,**  
**Lahaina, Maui, Hawaii**  
T.M.K.: 4-6-12: 5

April, 2006

Prepared for

Department of Parks & Recreation  
County of Maui  
by  
Hiyakumoto + Higuchi Architects Inc.

## **TABLE OF CONTENTS**

- I. General Information**
  - A. Proposed Action**
  - B. Project Site Location**
  - C. Land Areas**
  - D. Land Use Zoning**
  - E. Anticipated Permits Required**
  - F. Alternatives to Proposed Actions Which Were Considered**
  - G. Figures**
    - Figure 1 : Topographic Survey of Existing Conditions**
    - Figure 1a : Existing Floor Plan**
    - Figure 1b : Regional Map**
    - Figure 1c : Tax Map**
    - Figure 2 : Preliminary Site Plan**
    - Figure 3 : Preliminary Building Expansion Floor Plan, Roof Plan**
    - Figure 4 : Preliminary Exterior Elevations**
    - Figure 5 : Preliminary Building Sections**
    - Figure 6 : Preliminary Building Sections**
    - Figure 7 : Preliminary Landscape Plan**
- II. Photographic Analysis**
- III. Existing Environments, Potential Impacts, and Mitigative Measures**
  - A. Physical Environment**
    - 1. Surrounding Land Uses**
    - 2. Climate**
    - 3. Topography and Soil Characteristics**
    - 4. Flood Hazard**
    - 5. Flora and Fauna**
    - 6. Archaeological Resources**
    - 7. Air Quality and Noise**
    - 8. Visual Resources**
  - B. Socio-economic Environment**
    - 1. Population**
    - 2. Economy**
  - C. Public Services**
    - 1. Recreational Facilities**
    - 2. Police and Fire Protection**
    - 3. Medical Facilities**
    - 4. Schools**
  - D. Infrastructure**
    - 1. Roadways and Traffic**
    - 2. Water**
    - 3. Wastewater**

4. Solid Waste Disposal
5. Drainage
6. Electrical and Telephone

**IV. Relationship to Governmental Zoning and Land Use Policies**

- A. State Land Use Designations
- B. Maui County General Plan
- C. West Maui Community Plan
- D. Maui County Comprehensive Zoning Ordinance

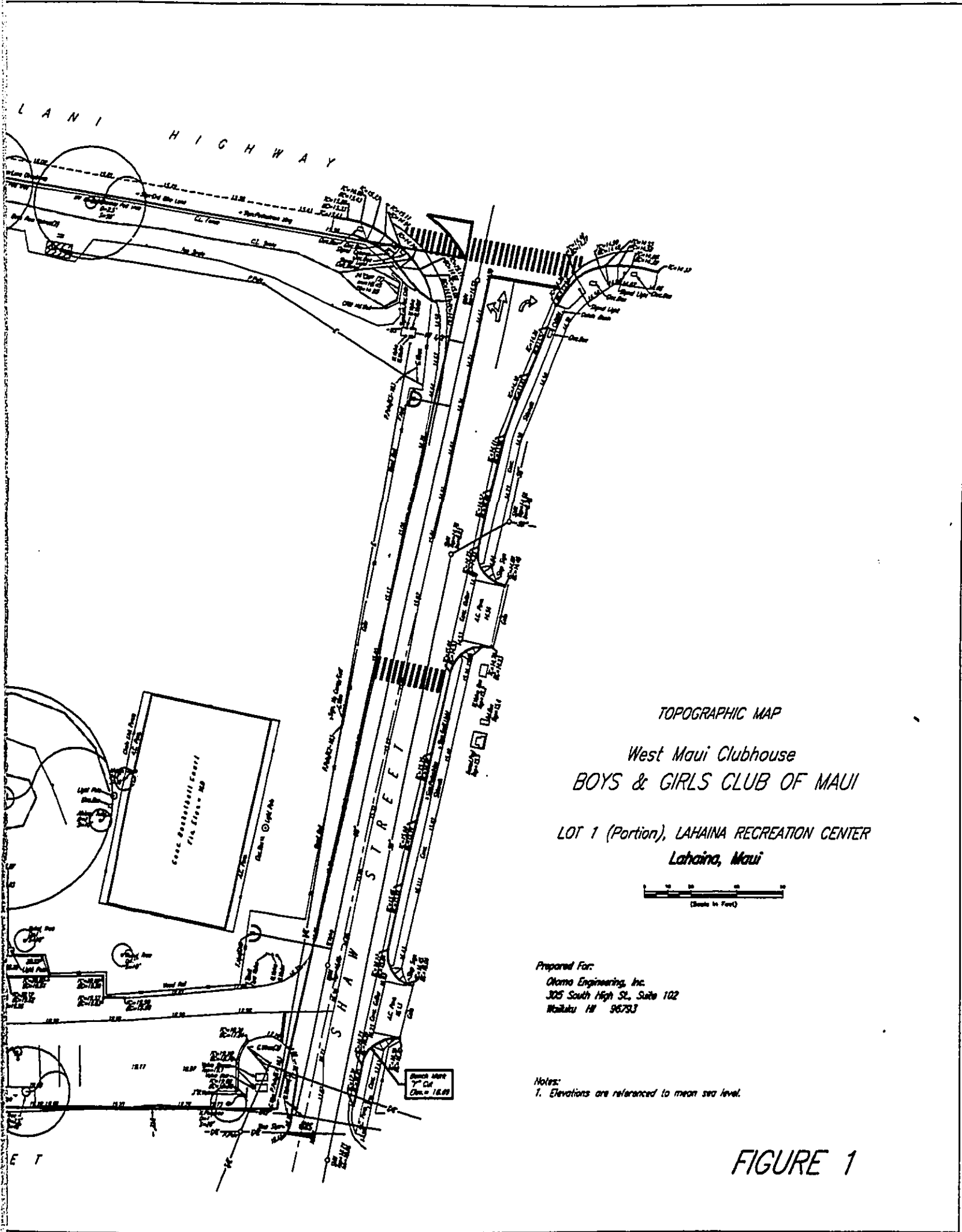
**V. Summary of Significance Criteria**

**VI. Determination**

**VII. Appendix**

- A. List of Agencies, Associations, Groups, and Companies contacted
- B. Comments received during preparation of Environmental Assessment including log of comments and responses, and letters
- C. Notes of Public Informational Meeting
- D. Preliminary Drainage Report prepared by Otomo Engineering, Inc.
- E. Soils Investigation Report prepared by Island Geotechnical Engineering
- F. Cultural Assessment prepared by Munekiyo & Hiraga, Inc.
- G. Domestic and Fire Flow Calculations prepared by Engineering Dynamics Corp.
- H. List of References

**VIII. Project Directory**



TOPOGRAPHIC MAP

West Maui Clubhouse  
BOYS & GIRLS CLUB OF MAUI

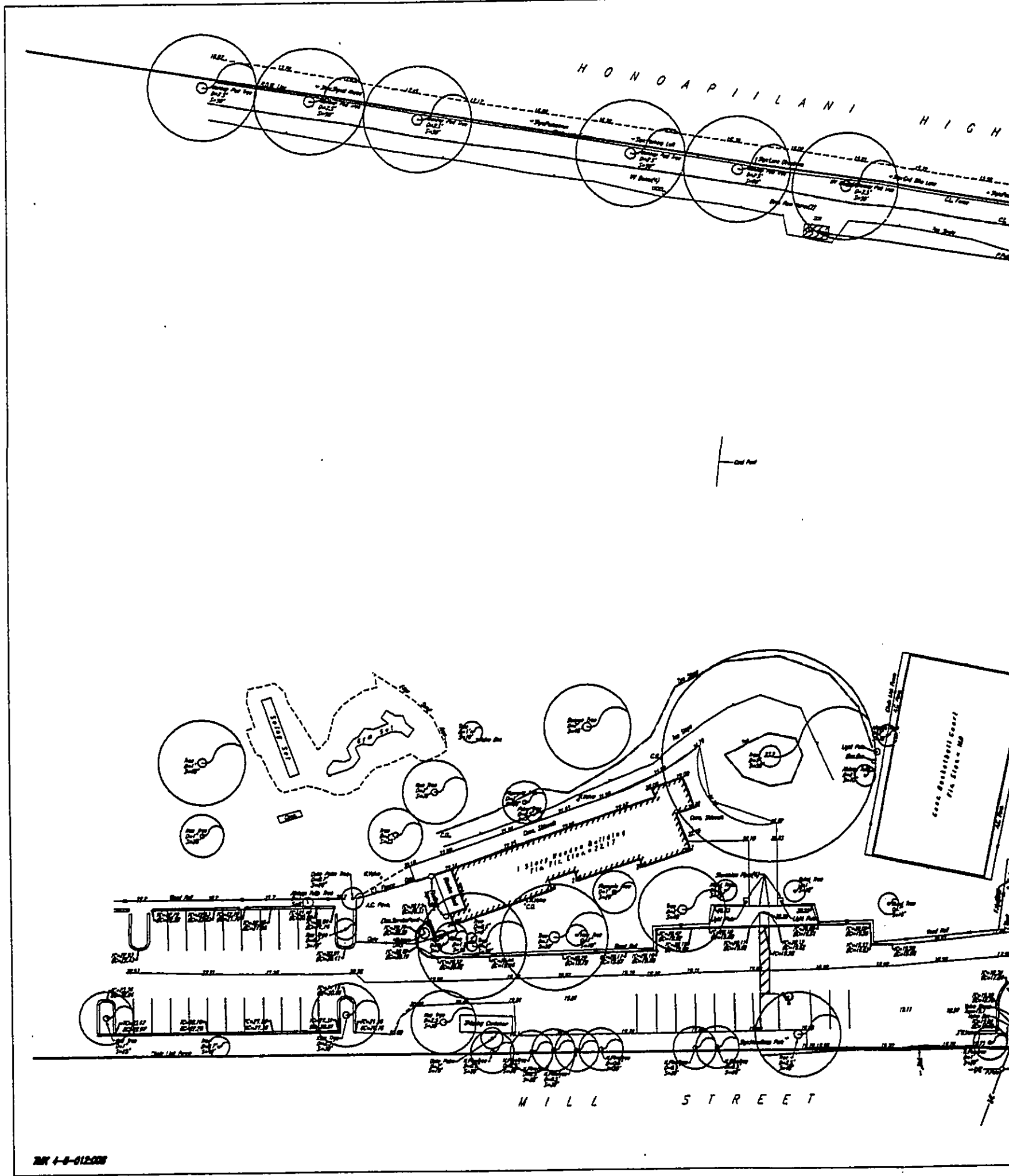
LOT 1 (Portion), LAHAINA RECREATION CENTER  
Lahaina, Maui



Prepared For:  
Okama Engineering, Inc.  
305 South High St., Suite 102  
Waikuku HI 96783

Notes:  
1. Elevations are referenced to mean sea level.

FIGURE 1



MK 4-8-01208



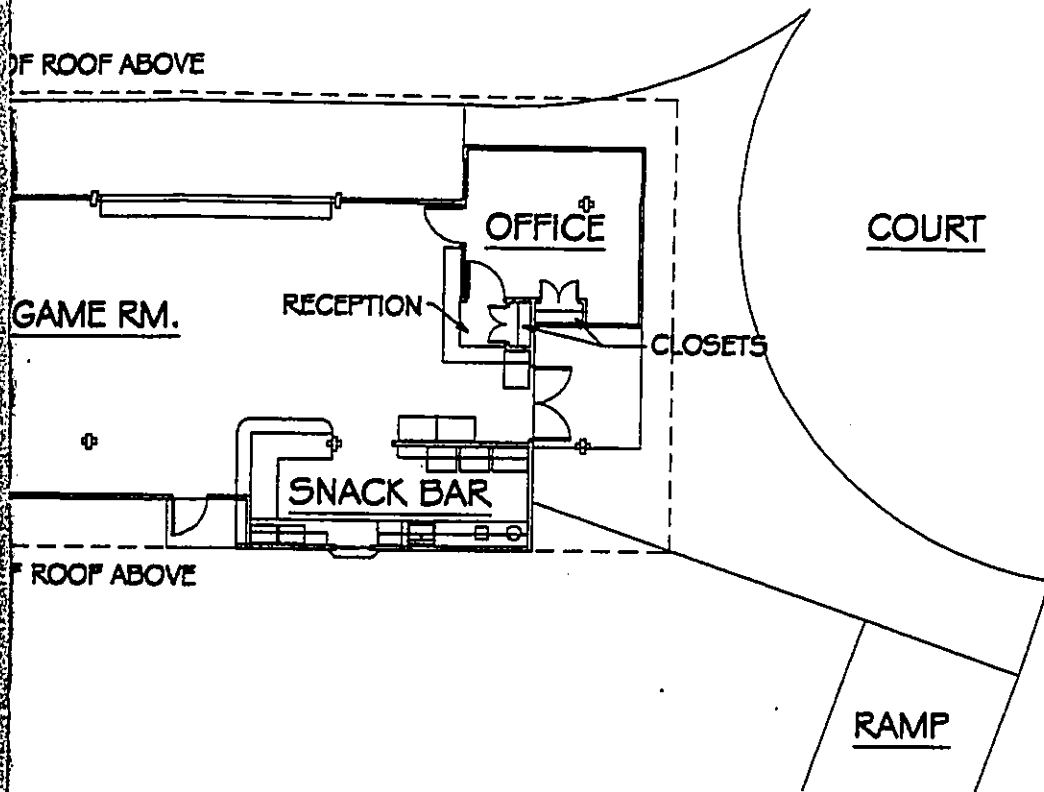
Hiyakumoto + Higuchi  
ARCHITECTS INC

1860 Main Street  
Wailuku, Maui, Hawaii 96793  
Telephone 808 242-9708

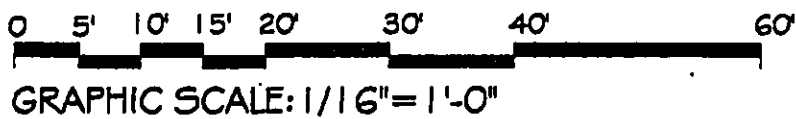


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Revisions:



FLOOR PLAN



WEST MAUI  
CLUBHOUSE-  
BOYS & GIRLS  
CLUB OF MAUI

Date:

Sheet Title

EXISTING BLDG.  
FLOOR PLAN

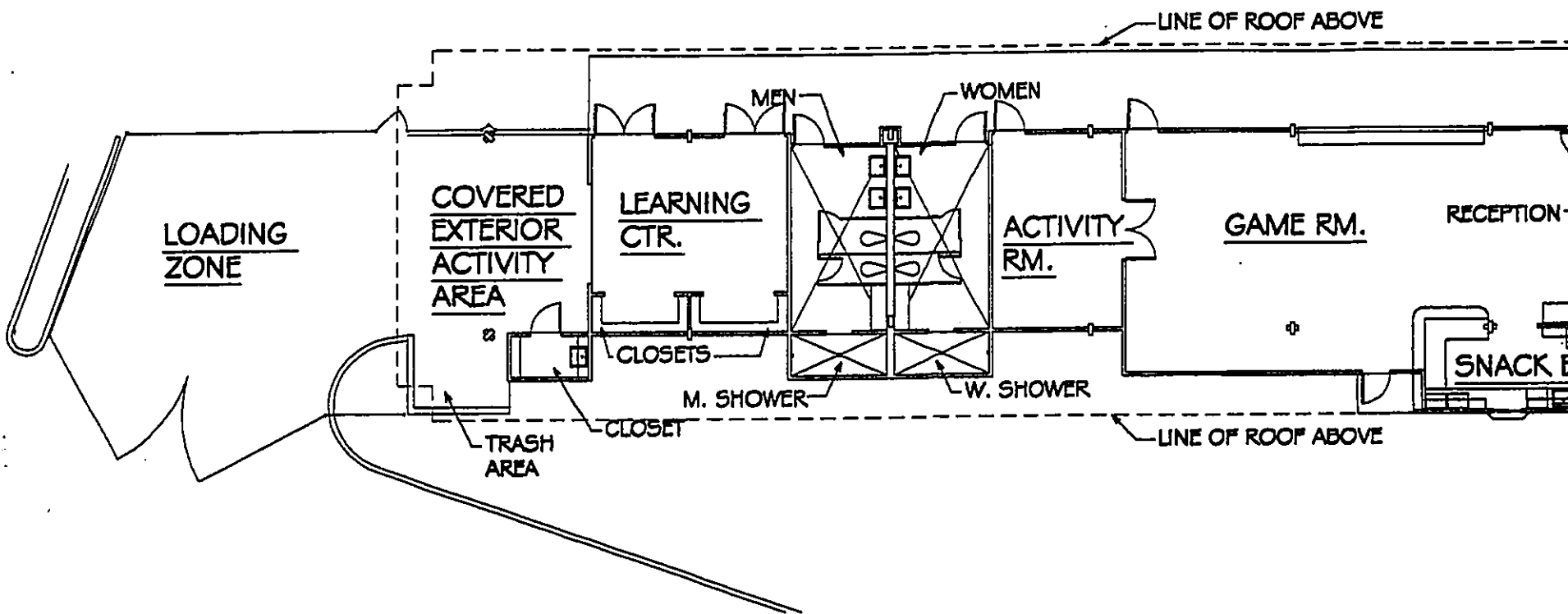
Sheet No.

AB-1

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FIG. 1a

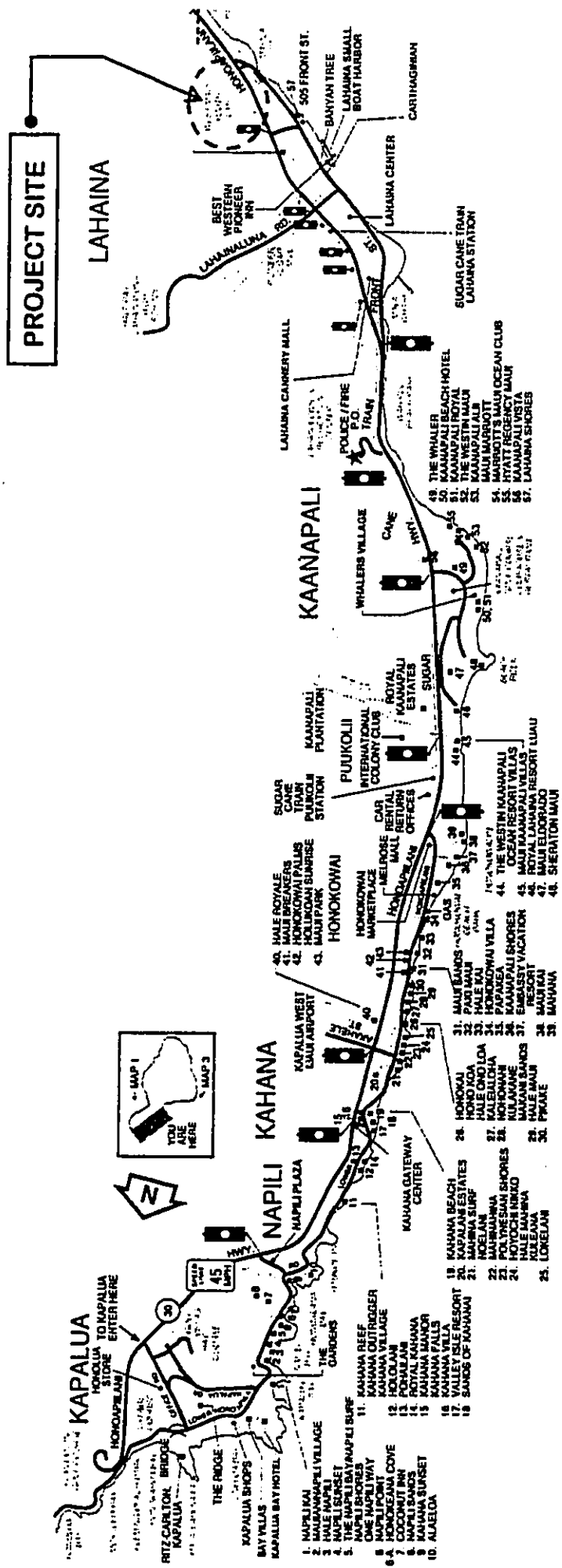




# EXISTING BUILDING FLOOR PLAN

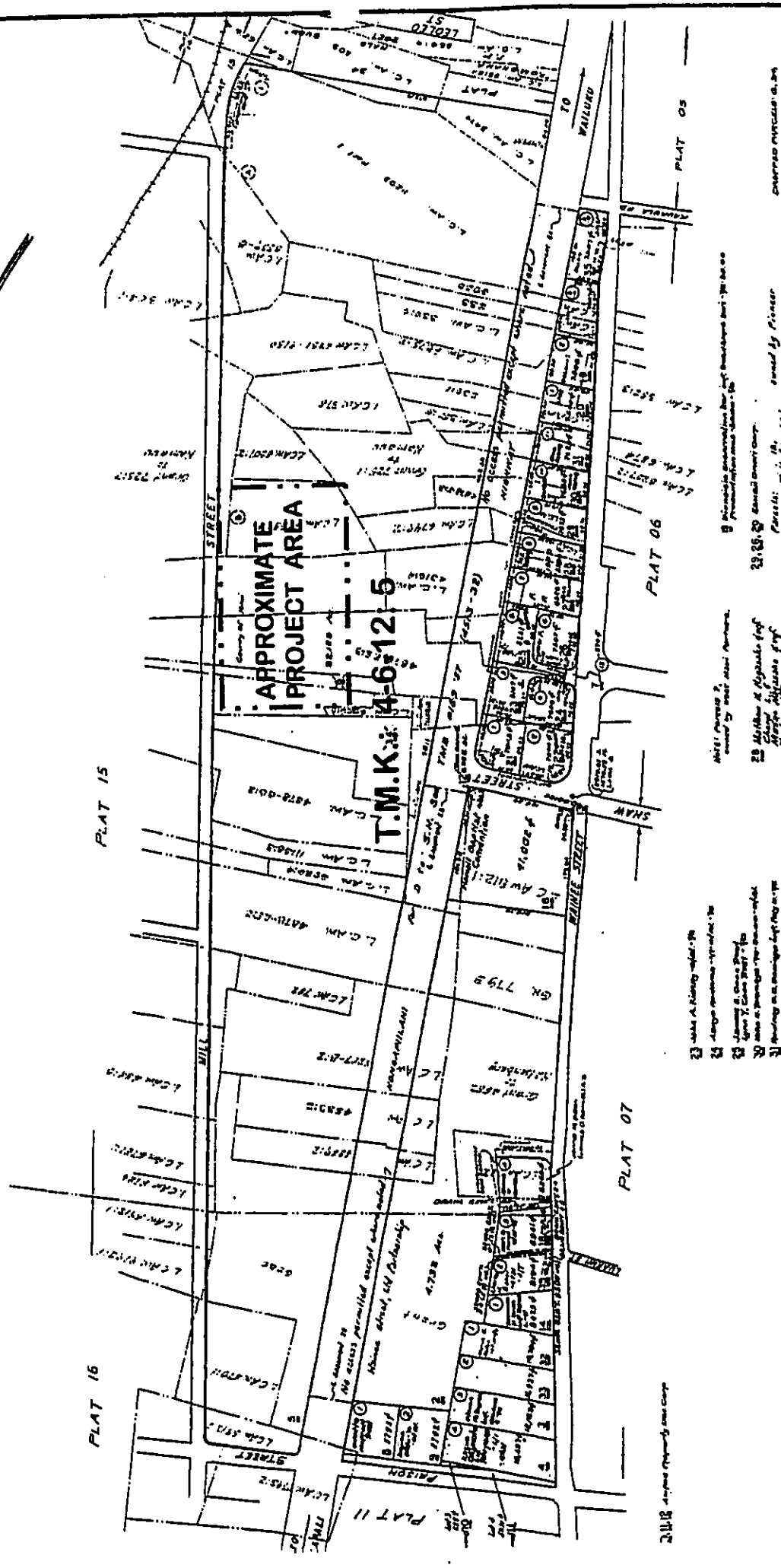
SCALE: 1/16" = 1'-0"





REGIONAL MAP - WEST MAUI (KAPALUA, NAPILI, KAHANA, KAAPALUI, LAHAINA)

FIGURE 1b



SECOND DIVISION	4
ZONE SEC. PLAT	6 12
COUNTAINS - PARCELS	100
Scale: 1" = 100 ft.	

FIGURE 10

- 23 with a listing value of \$0
- 24 large amount - \$100,000.00
- 25 listing & area \$100,000.00
- 26 area & listing \$100,000.00
- 27 listing & area \$100,000.00

28 with a listing value of \$0  
 29 listing & area \$100,000.00  
 30 area & listing \$100,000.00  
 31 listing & area \$100,000.00

32 listing & area \$100,000.00  
 33 area & listing \$100,000.00  
 34 listing & area \$100,000.00  
 35 area & listing \$100,000.00

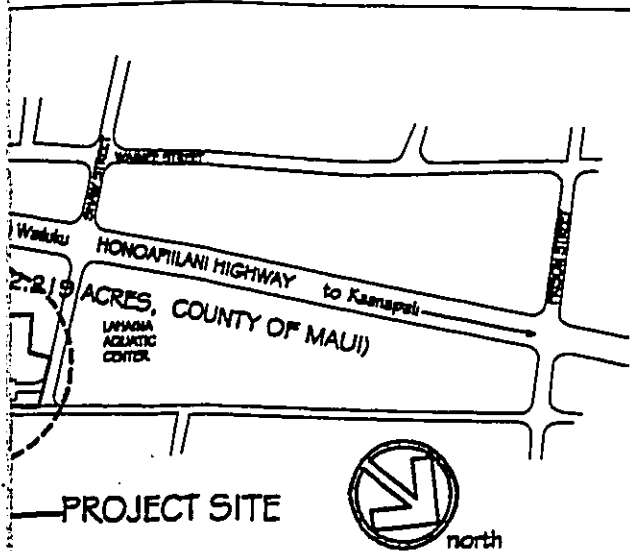
36 listing & area \$100,000.00  
 37 area & listing \$100,000.00  
 38 listing & area \$100,000.00  
 39 area & listing \$100,000.00

40 listing & area \$100,000.00  
 41 area & listing \$100,000.00

42 listing & area \$100,000.00  
 43 area & listing \$100,000.00

TAX MAP

4. 10/20/11



**PROJECT DATA**

T.M.K.: 4-C-12: 5  
 OWNER: COUNTY OF MAUI  
 USER: BOYS & GIRLS CLUB OF MAUI (BGCMA)  
 ADDRESS: 230 SHAW STREET, LAHAINA, HI  
 STATE LAND USE DESIGNATION: AG  
 COMMUNITY PLAN DESIGNATION: PARK  
 COUNTY USE ZONE: AG  
 FLOOD ZONE: C  
 SPECIAL MANAGEMENT AREA: NO  
 LOT AREA: 22.219 ACRES (ENTIRE PARK PARCELS)  
 BUILDING AREA SUMMARY:  
 BUILDING HEIGHT: EXISTING BGCMA BLDG.: 8008 S.F.  
 PROPOSED ADDITION: 4578 S.F.  
 TOTAL PROPOSED: 12586 S.F.  
 BUILDING DETRACKS:  
 EXISTING BGCMA BLDG.: 17'-6"  
 PROPOSED ADDITION: 21'-7"  
 ALLOWABLE HEIGHT: 33' FOR NON-DWELLINGS  
 FRONT YARD (FROM SHAW STREET): 147'  
 LEFT SIDE YARD (MALUKA SIDE): 25'  
 RIGHT SIDE YARD (MALUKA TO HIGHWAY): 25'  
 REAR YARD (OLDWALLU SIDE): 60'  
 REQUIRED DETRACKS (AG ZONE): 25' FRONT YARD, 15' SIDE & REAR YARDS  
 PARKING REQUIRED:  

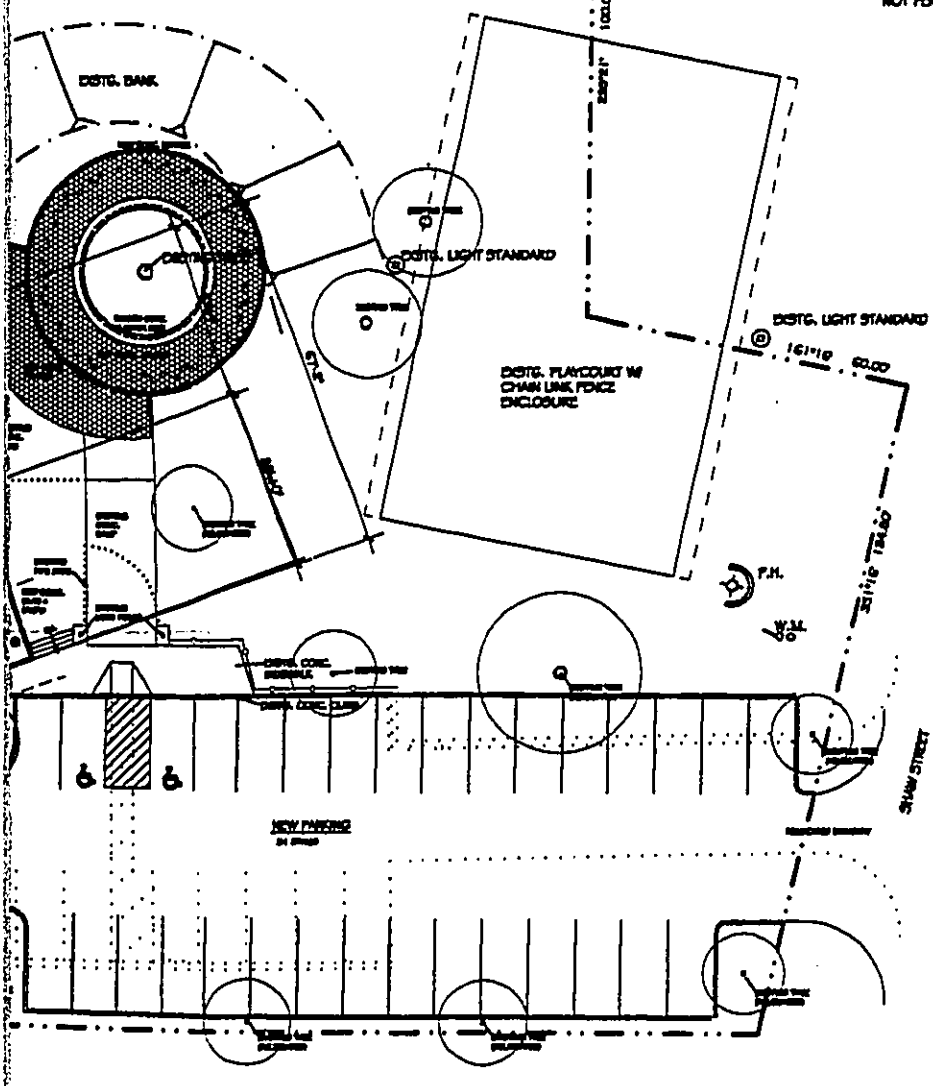
USE	AREA OR SEATS	RATIO	STALLS REQ'D.
EXISTING BGCMA BLDG.	8,008 S.F. X 1/200		15
PROPOSED ADDITION	4,578 S.F. X 1/200		25
SWIMMING POOL	13,157 S.F. X 1/200		25
SOCCER/FOOTBALL FLD.	860 BLECH SEATS X 1/6		60
BASKETBALL FIELDS	80 SEATS X 1/6		18
TOTAL REQUIRED:			136 STALLS

  
 PARKING PROVIDED:  
 AT LAHAINA AQUATIC CENTER: 80  
 AT MALUKA SIDE OF BGCMA BLDG.:  
 EXISTING (188) - DELETED (188) + NEW (88) = 188  
 TOTAL PARKING STALLS TO BE PROVIDED: 251 STALLS  
 U.L.C. OCCUPANCY GROUP: A-3 (ASSEMBLY LESS THAN 300 OCCUPANTS, NO STAGE)  
 MIN. TYPE CONSTRUCTION: V-4  
 ALLOWABLE FLOOR AREA: 6,000 S.F. X 100% (SEPARATION ON 3 SIDES) = 12,000 S.F.  
 PROPOSED FLOOR AREA: 7,578 S.F.  
 MAX. ALLOWABLE BLDG. HEIGHT: 2 STORY, 40' FOR A-3, V-4  
 PROPOSED BUILDING HEIGHT: 1 STORY, 21'-7"  
 REQ'D. FIRE RATING @ EXT. WALLS: 1-HR. IF LESS THAN 20' TO PROPERTY LINE  
 OPENINGS IN EXTERIOR WALLS: PROTECTED IF LESS THAN 20' TO PROPERTY LINE  
 NOT PERMITTED IF LESS THAN 8' TO PROPERTY LINE

**Hiyakumoto + Higuchi**  
**ARCHITECTS INC.**  
 1860 Main Street  
 Waiuku, Maui, Hawaii 96728  
 Telephone 808-242-9705

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 Date: \_\_\_\_\_  
 Revisions: \_\_\_\_\_

PROJECT SITE



**WEST MAUI CLUBHOUSE**  
**BOYS & GIRLS CLUB OF MAUI**  
 T.M.K.: 4-C-12: 5  
 SHAW STREET, LAHAINA, MAUI

**REDUCED COPY**

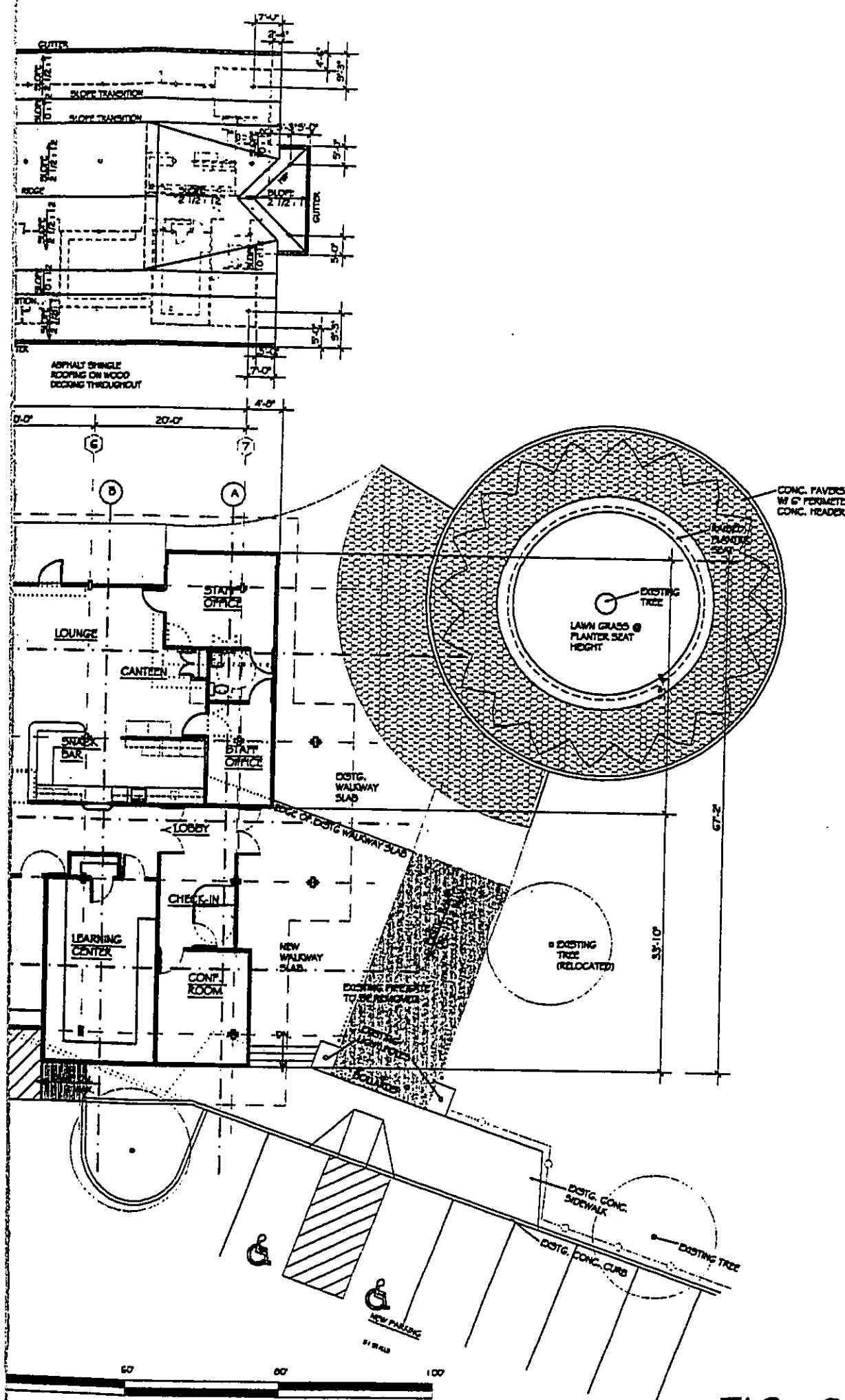
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**PRELIMINARY SITE PLAN**

Sheet No.  
**SK-1**

**FIG. 2**

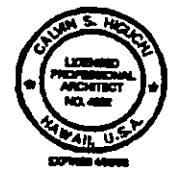
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Date:  
 Revisions:

**WEST MAUI**  
**CLUBHOUSE**  
**BOYS & GIRLS**  
**CLUB OF MAUI**  
 T.M.K. 4-G-12:5  
 SHAW STREET, LAHAINA, MAUI

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**COPY**

Sheet Title  
**PRELIMINARY**  
**BLDG. EXPANSION**  
**PLAN**

Sheet No.

**SK-2**

Sheet of

**FIG. 3**





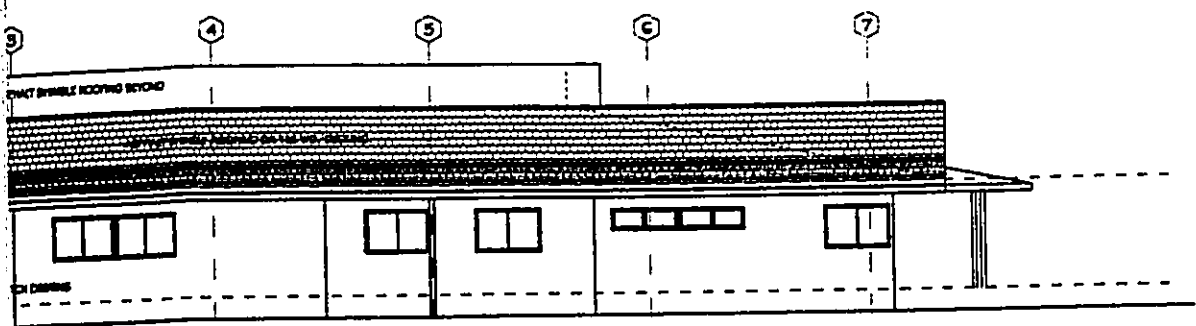
Hiyakumoto + Higuchi  
ARCHITECTS INC

1860 Main Street  
Wailuku, Maui, Hawaii 96793  
Telephone (808) 242-9705

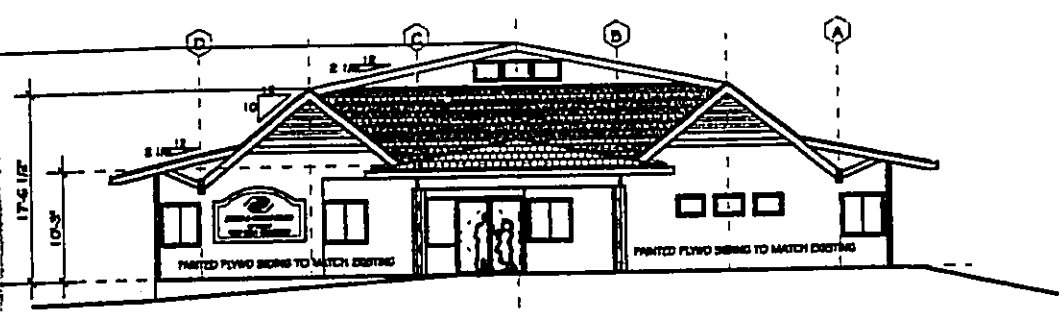


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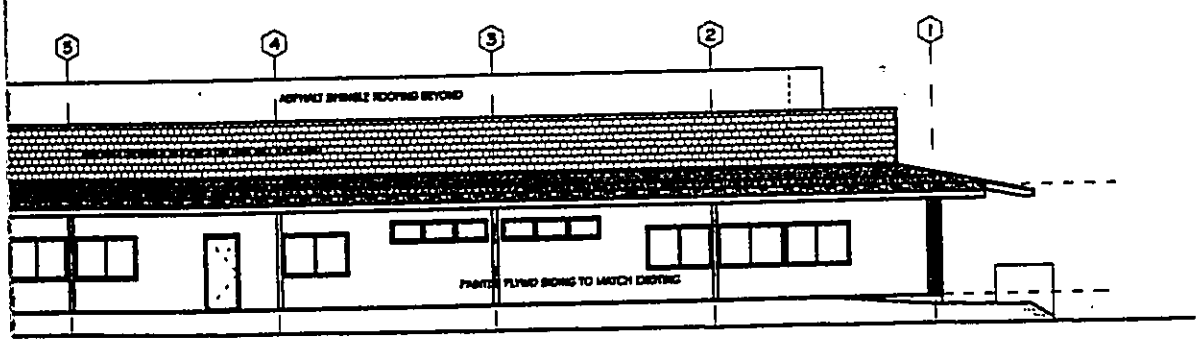
Revisions:



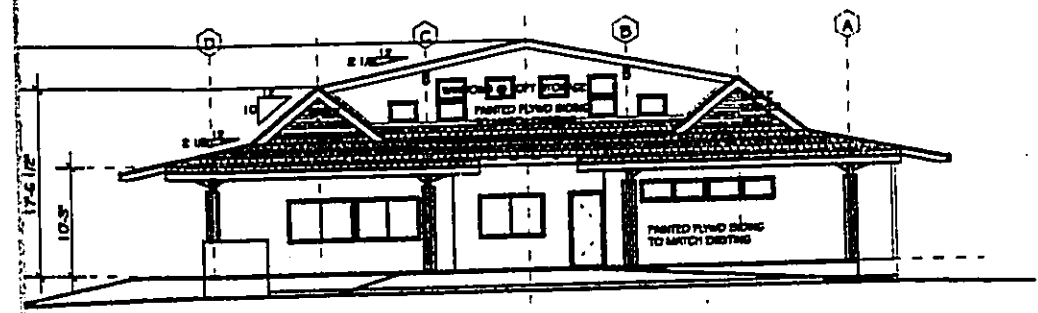
MAUKA SIDE



PRELIMINARY EXTERIOR ELEVATION - WEST SIDE @ ENTRANCE  
SCALE: 1/8" = 1'-0"



MAKAI SIDE @ PLAYFIELD



PRELIMINARY EXTERIOR ELEVATION - EAST REAR SIDE @ LOADING STALL  
SCALE: 1/8" = 1'-0"

WEST MAUI  
CLUBHOUSE  
BOYS & GIRLS  
CLUB OF MAUI  
T.M.K. 4-6-12: 5  
SHAW STREET, LAHAINA, MAUI

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COPY

Sheet Title  
PRELIMINARY BLDG.  
EXT. ELEVATIONS

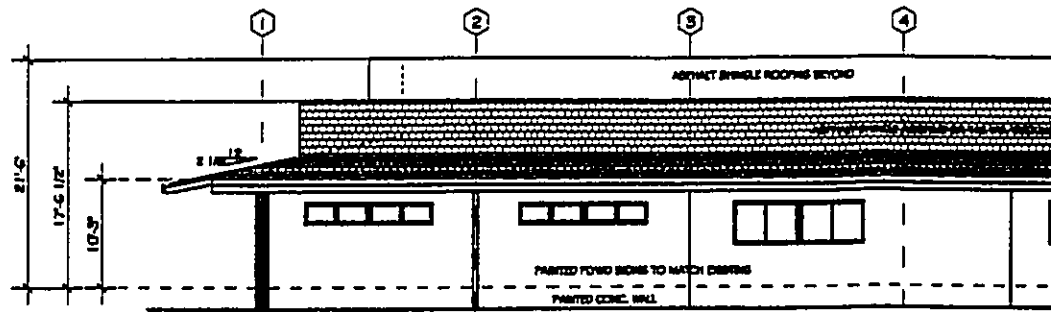
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SK-3

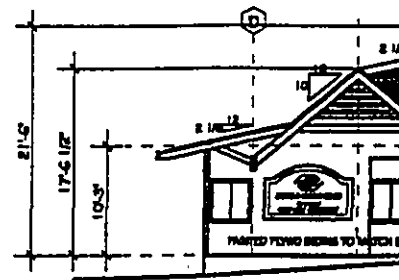
FIG. 4

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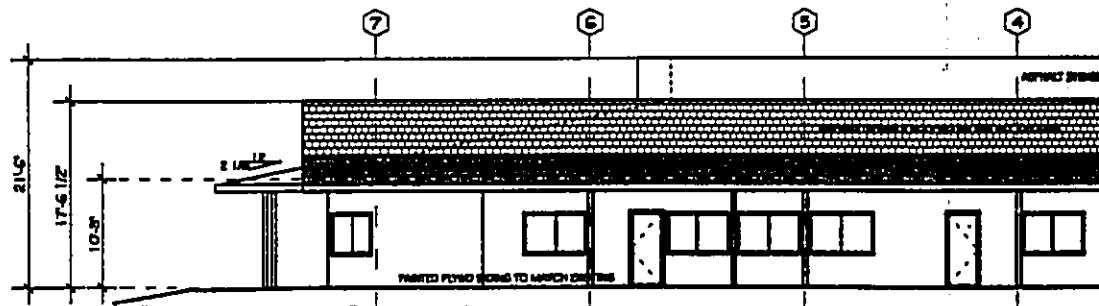




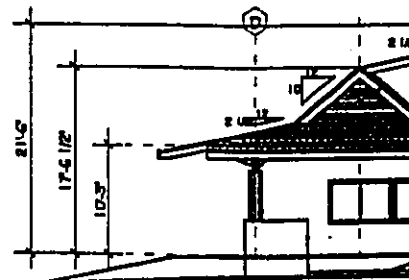
PRELIMINARY EXTERIOR ELEVATION - NORTH MAUKA SIDE  
SCALE: 1/8" = 1'-0"



PRELIMINARY EXTERIOR ELEVATION - NORTH MAUKA SIDE @ GABLE  
SCALE: 1/8" = 1'-0"



PRELIMINARY EXTERIOR ELEVATION - SOUTH MAKAI SIDE @ PLAYFIELD  
SCALE: 1/8" = 1'-0"



PRELIMINARY EXTERIOR ELEVATION - SOUTH MAKAI SIDE @ PLAYFIELD @ GABLE  
SCALE: 1/8" = 1'-0"



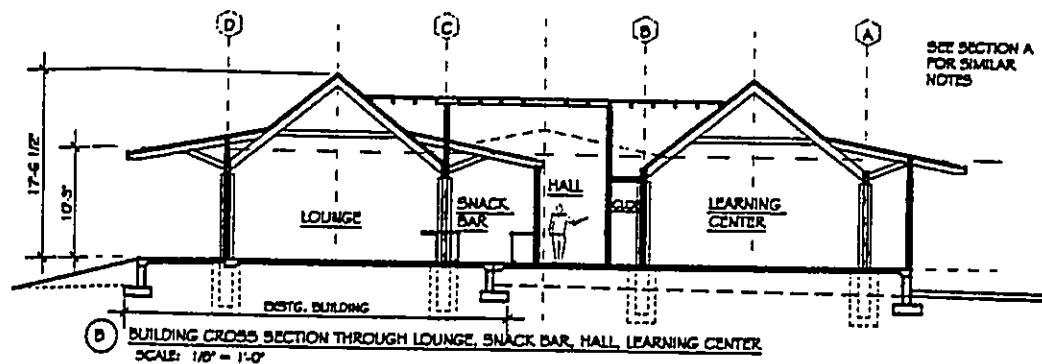
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1860 Main Street  
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Telephone (808) 242-9705

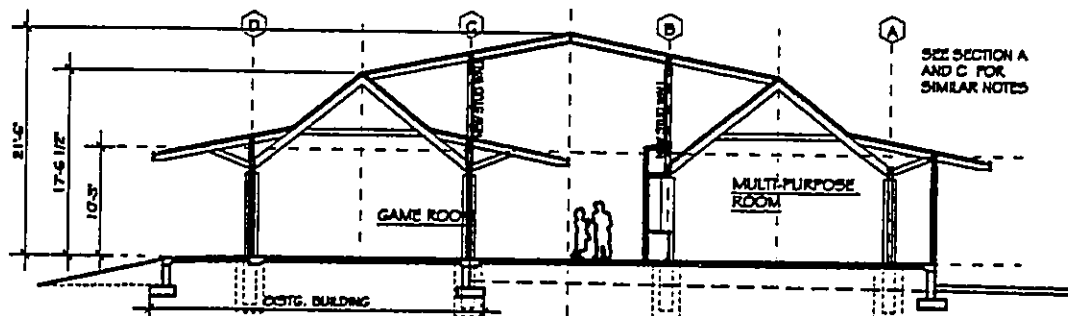


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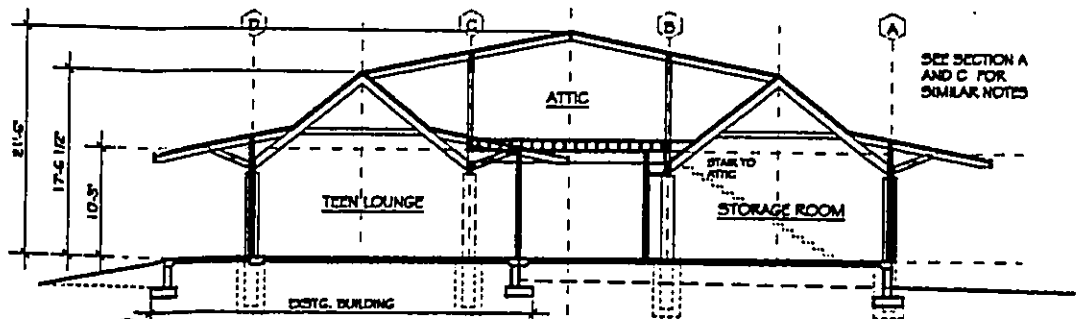
Revisions:



D BUILDING CROSS SECTION THROUGH LOUNGE, SNACK BAR, HALL, LEARNING CENTER  
SCALE: 1/8" = 1'-0"



D BUILDING CROSS SECTION THROUGH GAME ROOM & MULTI-PURPOSE ROOM  
SCALE: 1/8" = 1'-0"



E BUILDING CROSS SECTION THRU TEEN LOUNGE & STORAGE ROOM  
SCALE: 1/8" = 1'-0"

WEST MAUI  
CLUBHOUSE  
BOYS & GIRLS  
CLUB OF MAUI

T.M.K.: 4-6-12: 5  
SHAW STREET, LAHANA, MAUI

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Sheet Title  
PRELIMINARY  
BLDG. SECTIONS

Sheet No.

SK-4

FIG. 5

Sheet of





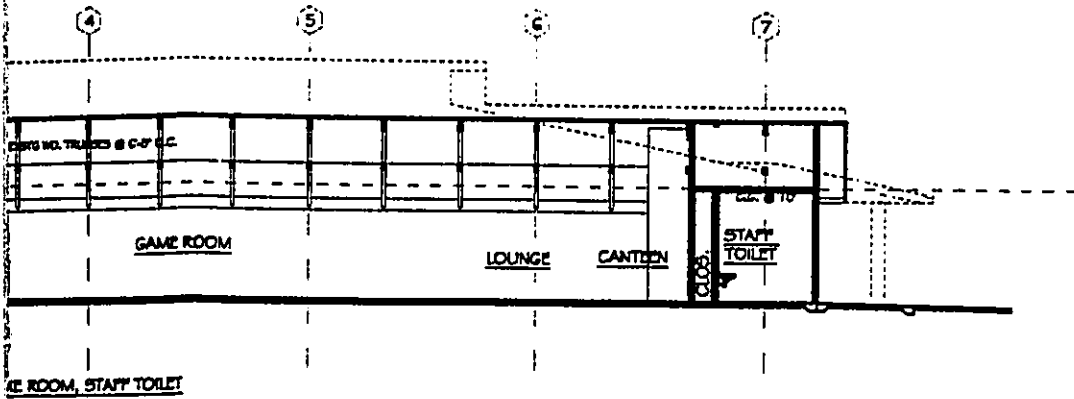
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ARCHITECTS INC

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Waikuku, Maui, Hawaii 96793  
Telephone (808) 242-9705

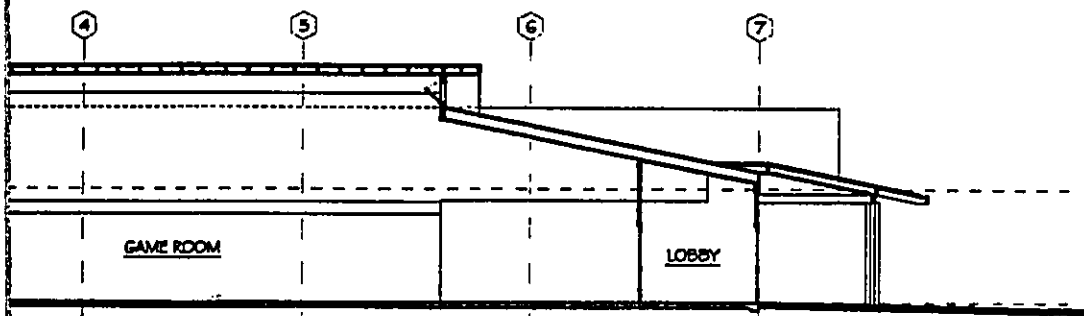


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Revisions:

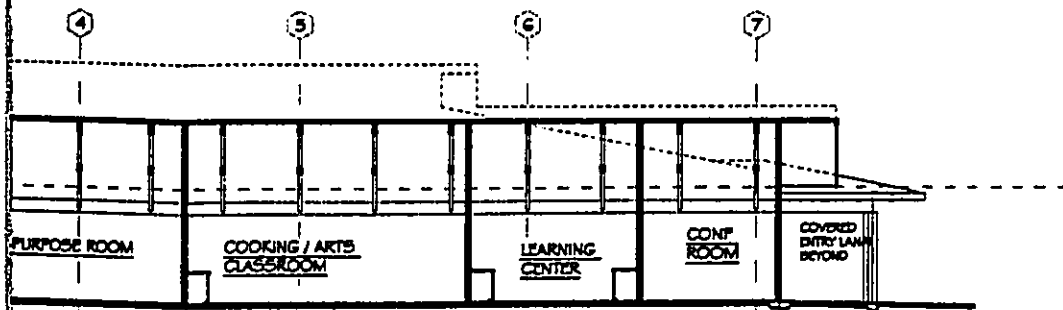


GAME ROOM, STAFF TOILET



GAME ROOM

LOBBY



PURPOSE ROOM

COOKING / ARTS  
CLASSROOM

LEARNING  
CENTER

CONF  
ROOM

COVERED  
ENTRY / LOBBY  
BEYOND

MULTI-PURPOSE ROOM, COOKING / ARTS CLASSROOM, LEARNING CENTER, CONFERENCE ROOM

WEST MAUI  
CLUBHOUSE  
BOYS & GIRLS  
CLUB OF MAUI

T.M.R.: 4-6-12: 5  
SHAW STREET, LAHAINA, MAUI

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COPY

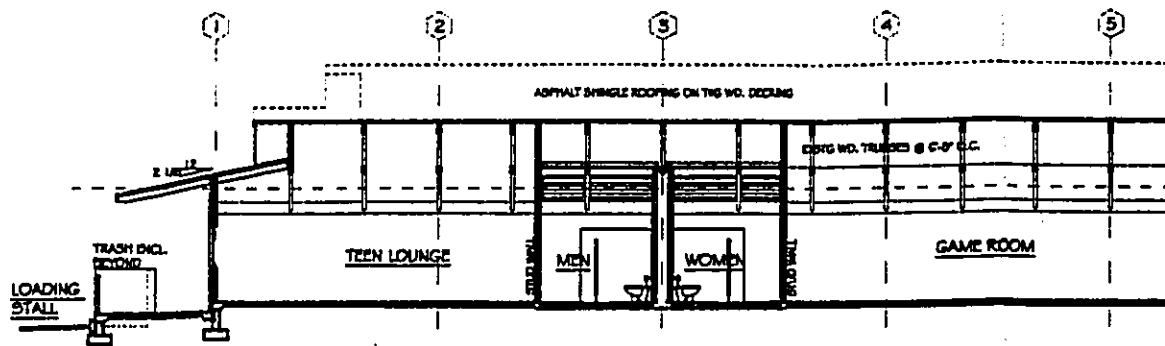
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BLDG. SECTIONS

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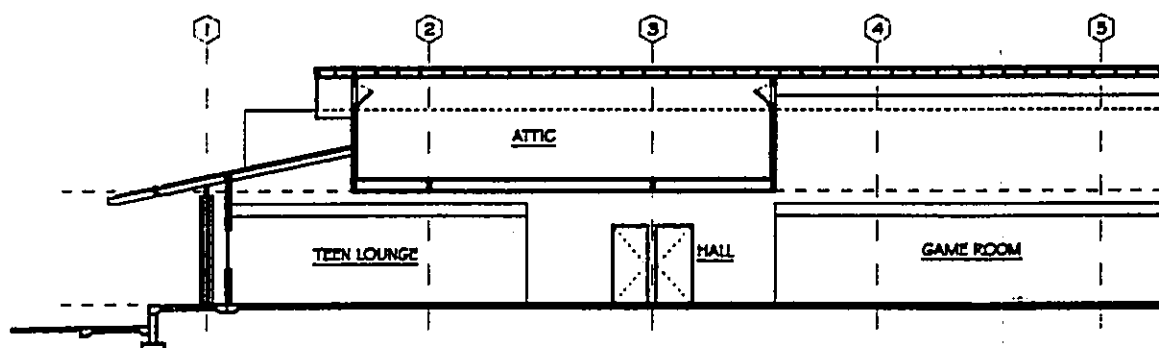
SK-5

FIG. 6

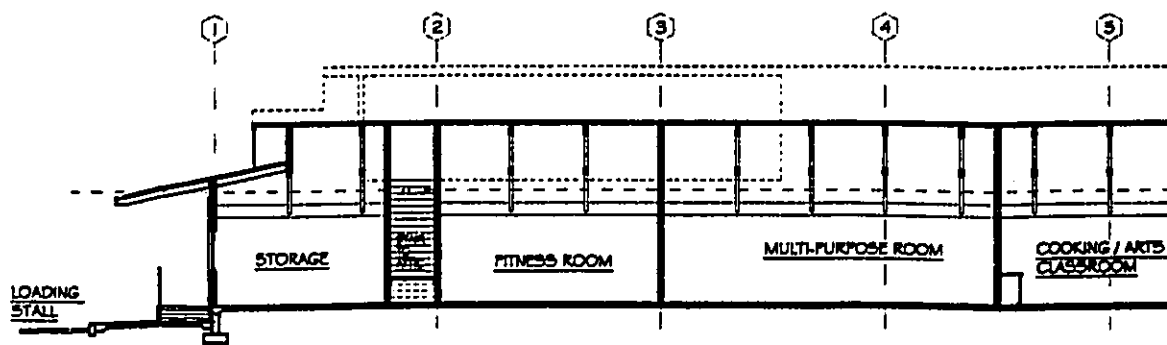
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G LONGITUDINAL BUILDING SECTION THROUGH TEEN LOUNGE, RESTROOMS, GAME ROOM, STAFF TOILET  
SCALE: 1/8" = 1'-0"



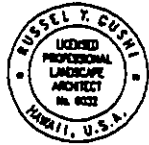
H LONGITUDINAL BUILDING SECTION THROUGH CENTER OF BUILDING  
SCALE: 1/8" = 1'-0"



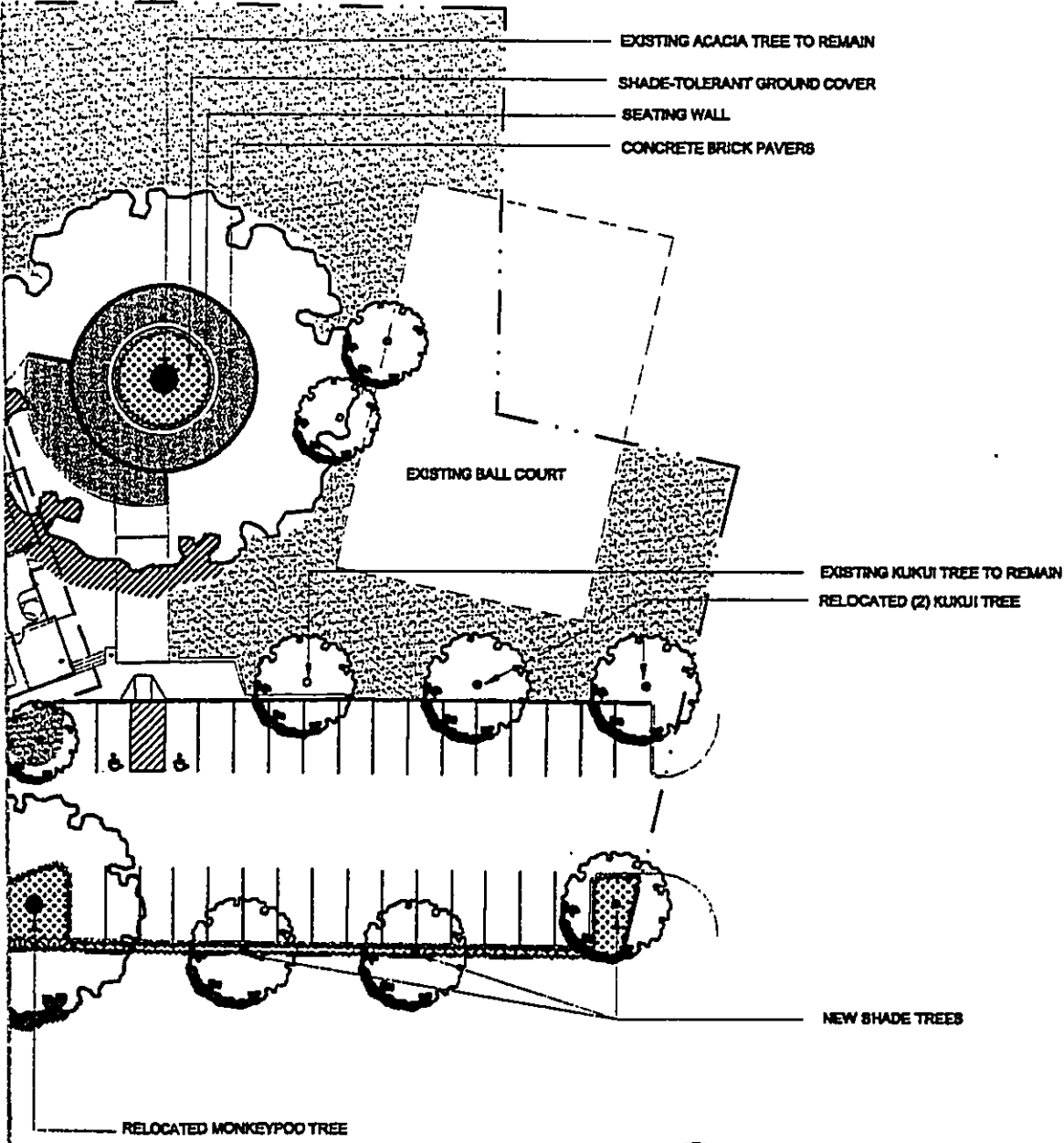
J LONGITUDINAL BUILDING SECTION THROUGH STORAGE ROOM, FITNESS ROOM, MULTI-PURPOSE ROOM, COOKING / ARTS CLASSROOM  
SCALE: 1/8" = 1'-0"

**RUSSEL Y. GUSHI**  
**LANDSCAPE**  
**ARCHITECT**

44 SOUTH MARKET STREET  
 P.O. BOX 1411  
 WAILUKU, MAUI, HAWAII 96793  
 TEL: (808) 242-4303 FAX: (808) 244-0131  
 e-mail: rygush@comcast.net



This work was prepared by me or under my supervision.



VG - TYPICAL



- VERS:
- GLORY
- APA
- NUM (SHADE TOLERANT)
- IN BERMUDA

**PRELIMINARY**  
**LANDSCAPE PLAN**

Proposed:  
**WEST MAUI CLUBHOUSE**  
**BOYS & GIRLS CLUB**  
**OF MAUI**

For:  
**BOYS & GIRLS CLUB**  
**OF MAUI**

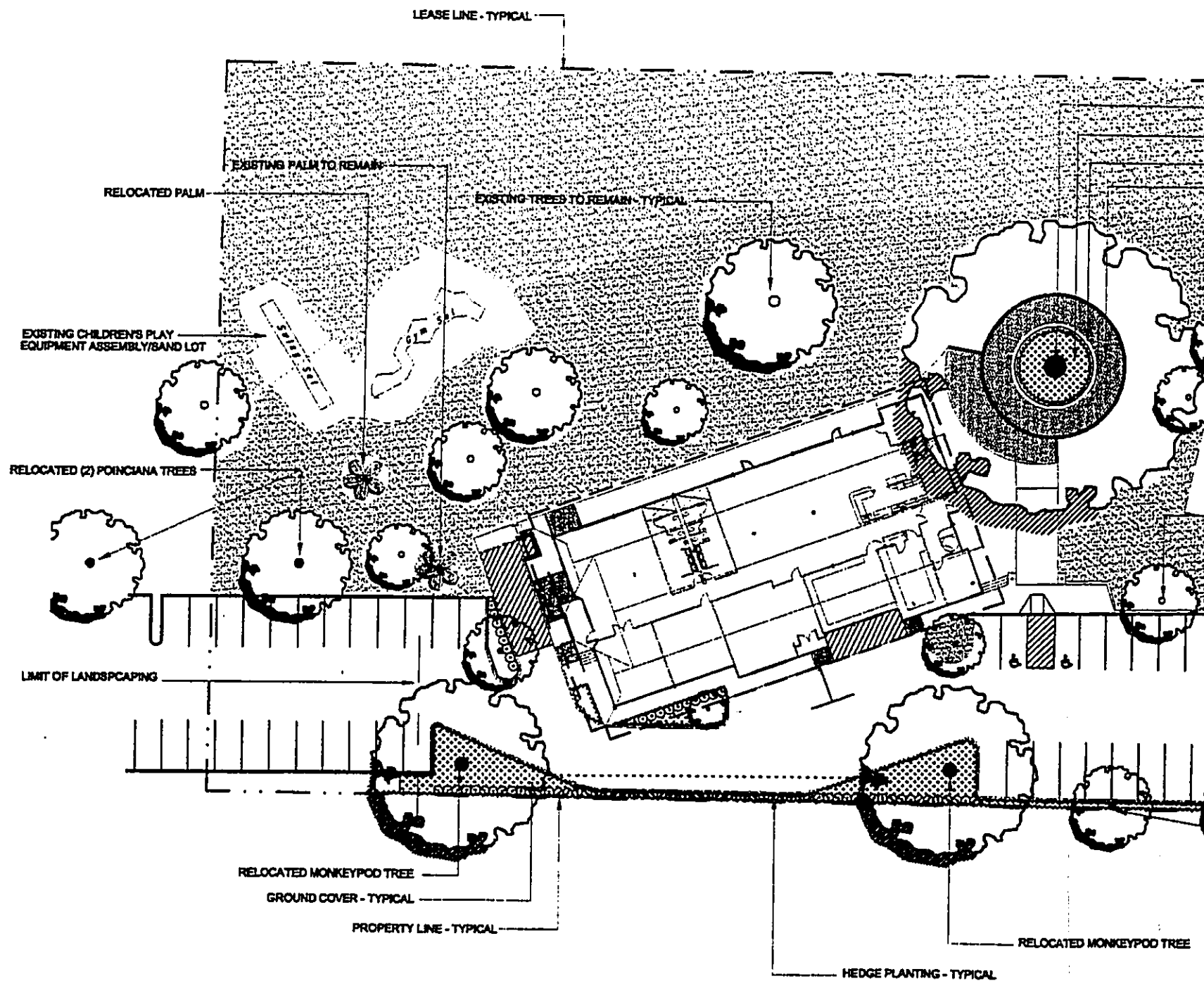
Location:  
**T.M.K.: 4-6-12-5**  
**SHAW STREET**  
**LAHAINA, MAUI, HAWAII**

Project No:  
 Drawn By: RYG  
 Designed By: RYG  
 Checked By:  
 Date: May, 2005  
 Revisions:

Sheet :

**FIG. 7**

of Sheets



NOTE: ALL NEWLY PLANTED AREAS WILL BE IRRIGATED WITH AN AUTOMATIC SUBSURFACE IRRIGATION SYSTEM. THIS SYSTEM WILL BE CONNECTED TO THE EXISTING IRRIGATION SYSTEM FOR THE PARK.

**PRELIMINARY PLANT LIST:**

- |   |  |
|---|--|
| <p>1. SHADE TREES:<br/>e.g.: SHOWER<br/>NARRA</p> <p>2. HEDGE SHRUBS:<br/>e.g.: HIBISCUS<br/>BLUE VITEX<br/>ANAPANAPA</p> | <p>3. GROUND COVERS:<br/>e.g.: GOLDEN GLORY<br/>'ILIMA PAPA<br/>SYNGONIUM (SHADE TOLERANT)</p> <p>4. GRASS:<br/>e.g.: COMMON BERMUDA</p> |
|---|--|

**DOCUMENT CAPTURED AS RECEIVED**

**II. PHOTOGRAPHIC ANALYSIS**



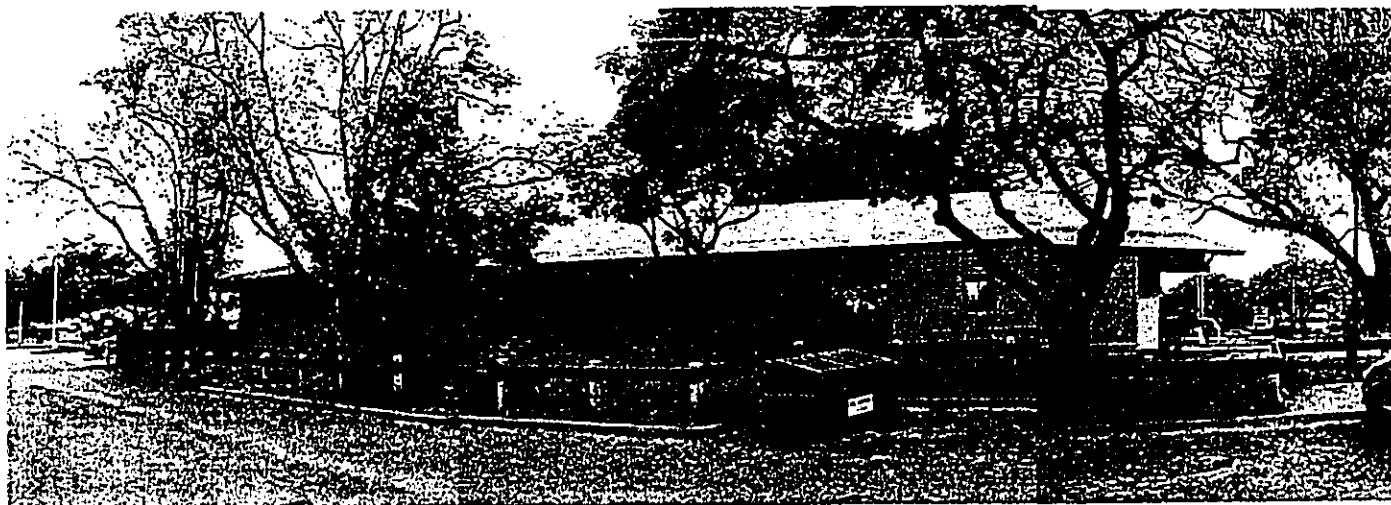
Existing BGCM Clubhse Bldg - Northwest end @ Entry



Existing BGCM Clubhse Bldg - Southeast end @ rear



Existing BGCM Clubhouse Bldg. – Makai southwest Honoapiilani Hwy side toward playfield



Existing BGCM Clubhouse Building – Mauka northeast parking lot side



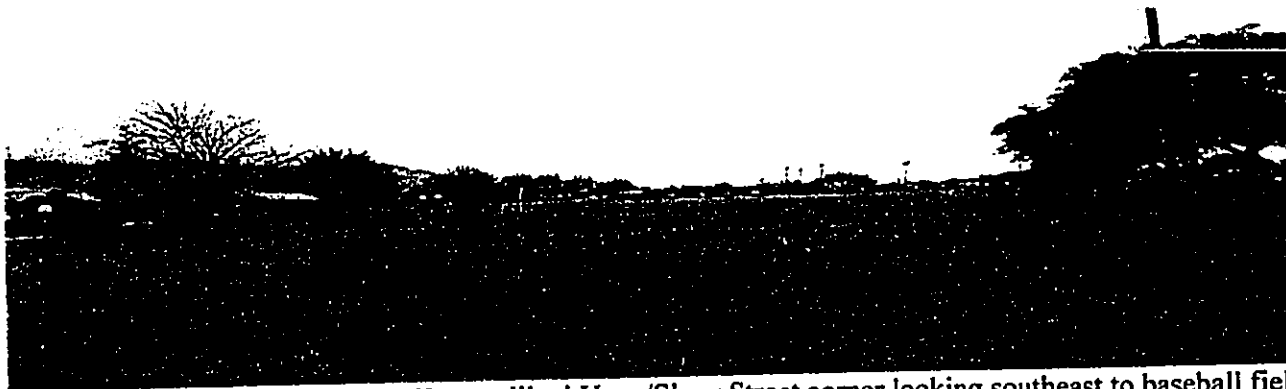
**DOCUMENT CAPTURED AS RECEIVED**



View of parking lot mauka of BGCM clubhouse looking south from Shaw Street at parking lot entry



View from west corner of Honoapiilani Hwy. / Shaw Street intersection looking up Shaw Street



View of large football field from Honoapiilani Hwy./Shaw Street corner looking southeast to baseball field

## I. GENERAL INFORMATION

### A. Proposed Action

The County of Maui Department of Parks & Recreation (the Agency) in conjunction with the Boys and Girls Club of Maui (BGCM) proposes to expand the West Maui Clubhouse building in the Lahaina Recreation Center (Wainee Park) to facilitate the expansion of the youth programs and the growing membership.

The programming and planning of this development have involved the Maui County Department of Parks & Recreation (Planning & Development Division) and the Boys & Girls Club of Maui along with their consultant since 2003. The Boys & Girls Club of Maui has since presented the project to the Mayor and County Council members and received support for the project.

The proposed addition will be located on the northeast side of the existing West Maui BGCM building in the area presently occupied by an open area landscaped with trees and lawn, as well as some existing paved parking stalls. (see figure 2 – Preliminary Site Plan) A new paved parking area for 33 stalls (including 2 accessible stalls) plus 2 bus stalls is proposed as part of this development. There are 138 existing paved parking stalls on the south side of the expansion site. With the development of this project, the net total will result in 153 parking stalls on the mauka side of the BGCM building plus 98 stalls at the Lahaina Aquatic Center which is on the same parcel. The total number of stalls on the park site will be 251 stalls. The total number of stalls required for the park is 136 stalls (38 stalls are required by the Maui County Parking Ordinance for the clubhouse including the expansion and 98 stalls for the existing swimming pool, play fields and baseball fields (with bleachers).

The West Maui Clubhouse building with the 4,572 s.f. addition is proposed to result in approximately 7575 square feet of building floor area (see figure 3 - Preliminary Building Plans) and will include:

1. a new covered entry lanai to create a visible and inviting entrance; a paved area adjacent to the entrance with a raised planter seat encircling the existing large acacia tree; and bus parking and a drop off area for the youth;
2. a new entry lobby area where the youth check in at the check-in counter;
3. a new conference room for small group meetings;
4. an expanded game room for billiards, foos ball, ping pong and other indoor games;
5. an existing snack bar and snack area with a bar, and tables and chairs for snacks; with an adjacent canteen where vending machines could be located to dispense soda and other snacks;
6. a new cooking and crafts classroom which would be used for cooking and crafts classes;
7. expanded administrative spaces for director and staff offices including a staff toilet;
8. a new learning center for quiet study equipped with computer stations;
9. a new teen lounge where older youth can have their own separate space for their age group;
10. a new fitness room with exercise and fitness equipment;

11. a new multi-purpose room for classes and meetings;
12. a new storage room for equipment and supplies;
13. renovated restrooms with accessible facilities.

The construction of the building is proposed to consist of concrete slab floors, wood stud walls, and wood framed roof structure. Exterior walls will be finished with plywood to match the existing building. Interior walls will be finished with gypsum board. The roof design will be in keeping with the existing BGCM building's double pitch with gable ends. Operable glass windows are proposed in the gable ends of the Clubhouse. (See figure 4 - Exterior Elevations)

The construction of the Clubhouse is anticipated to begin in late 2006 and completed in summer of 2007.

Funding for the Clubhouse includes \$2,200,000 for environmental assessment, design and drawings, and construction from Federal (Community Development Block Grant) and County (C.I.P./General Obligation Bonds) sources. Additional funds are also being applied for from private foundations for furniture and equipment for the building.

**B. Project Site Location:**

The building is located in northeast mauka center area of the Lahaina Recreation Center, also known as Waivee Park at T.M.K.: 4 - 6 - 12 : 5 (See figure 1 -Topographic Survey of Existing Conditions, and figure 2 - Preliminary Site Plan). Shaw Street bisects the park lot and is on the north side of the BGCM lease lot. The park lot is bounded by the Honoapiilani Highway to the southwest makai side, Prison Street on the northeast Kaanapali side, Mill Street and the new park extension on the northeast mauka side, and residential housing on the southeast side.

**C. Land Areas:**

T.M.K.: 4 - 6 - 12 : 5	22.219 acres (Lahaina Rec Center / Waivee Park lot)
BGCM land lease area	2.00 acres

**D. Land Use Zoning**

1. State Land Use Designations: Ag
2. Community Plan Designations (West Maui Community Plan): Park
3. Use Zone (Maui County Comprehensive Zoning Ordinance): Ag

**E. Anticipated Permits Required**

1. Building Permit
2. Grading Permit
3. National Pollutant Discharge Elimination System Permit (for construction activities)
4. State Land Use Commission Special Use Permit and County Conditional Permit

**F. Alternatives to Proposed Actions Which Were Considered**

1. Northwest corner of expansion site of the Lahaina Recreation Center / Wainee Park (mauka of existing park and Mill Street) on south side of Shaw Street extension road to West Maui Resource Center and north of existing ball field: This area is presently a large grassed lawn area outside the left field fence of the baseball field. The County has other plans for the area or prefers to keep this area as an open recreation area for such events as the Taste of Lahaina function.
2. Same area as above but on the north side of the Shaw Street extension road: This area is not yet developed and would need to be acquired by the County. This alternative would substantially delay the project.
3. Southwest corner of the Lahaina Rec Center / Wainee Park Expansion on the Olowalu side of the existing restroom building: This area is presently a large grassed lawn area which is master planned for play courts.
4. Addition to existing BGCM West Maui clubhouse on the makai side and into the playfield area. This alternative would have infringed on the open space playfield, would have required more fill to match the existing floor elevation, and the existing playground equipment may have to be relocated.

**G. Figures (following this page)**

- Figure 1 : Topographic Survey of Existing Conditions
- Figure 1a : Existing Floor Plan
- Figure 1b : Regional Map
- Figure 1c : Tax Map
- Figure 2 : Preliminary Site Plan
- Figure 3 : Preliminary Building Expansion Floor Plan, Roof Plan
- Figure 4 : Preliminary Exterior Elevations
- Figure 5 : Preliminary Building Sections
- Figure 6 : Preliminary Building Sections
- Figure 7 : Preliminary Landscape Plan

### III. EXISTING ENVIRONMENTS, POTENTIAL IMPACTS, & MITIGATIVE MEASURES

#### A. Physical Environment

##### 1. Surrounding Land Uses

Immediately surrounding the proposed BGCM clubhouse expansion project on the park site are parts of the Lahaina Recreation Center Park. These include:

existing paved parking lot (mauka and northeast of building),  
existing paved parking lot (Olowalu side and southeast of building),  
existing playfield & play equipment (makai and southwest of building),  
and existing paved courts, Shaw Street extension, and the Lahaina Aquatic Center (Kaanapali and northwest of building).

The park parcel itself is surrounded by:

Mill Street cane haul road and existing paved parking lot at park expansion  
(mauka and northeast of park),  
existing residential housing project  
(Olowalu side and southeast),  
Honoapiilani Highway and single family residences across the highway  
(makai and southwest of park),  
single family residences  
(Kaanapali side and northwest of park).

The expansion of the clubhouse should enhance the existing youth programs at the BGCM as well as the use of the park in providing expanded recreational facilities.

##### 2. Climate

The climate in the Lahaina area is generally mild with persistent north-northeasterly trade winds. Lahaina is on the dry leeward side of West Maui. The average annual temperatures are in the 75 degree range. Average monthly temperatures range from hottest to coldest months about 9 degrees. Rainfall in the project area is about 15 inches per year.

##### 3. Topography and Soil Characteristics

The 2 acre site is presently occupied by the 3000 square foot West Maui BGCM building (previously known as the West Maui Youth Center) with paved parking, concrete walkways, a concrete play court, a play structure, landscape trees and lawn grass, and a portion of the soccer / football field.

The general elevations on the site range from 18 feet above mean sea level at the southwesterly (makai) boundary toward the highway to about 24 feet at the northeasterly (mauka) border along Mill Street (See figure 1 - Topographic Survey). The floor elevation

of the existing building is at 22.17' above MSL. The general topography slopes from the eastern corner of the area to the western corner at about a 1 or 2 percent slope. The site's topography has been altered by past sugar cane cultivation and the development of the park and there are no significant topographic constraints within the project site.

There are two soil types specific to the project site. The first type is Ewa silty clay loam, 0 to 3 percent slopes (EaA). EaA soils consist of well-drained soils in basins and on alluvial fans. These soils developed in alluvium derived from basic igneous rock. Runoff is very slow and the erosion hazard is no more than slight. The second type is Waine'e very stony silty clay, 3 to 7 percent slopes (WxB). Runoff is slow and the erosion hazard is slight.

A copy of the Soils Investigation Report prepared by Island Geotechnical Engineering, Inc. is included in the Appendix.

Also, as documented in the Agricultural Lands of Importance to the State of Hawai'i (ALISH) maps, the project site has two designations: Prime Agricultural Lands and Other Important Agricultural Lands.

Most of the project site is classified as *Prime Agricultural Land* while the remainder is classified as *Other Important Lands*. The project site is surrounded by urban type developments and park lands although it is classified Ag. The project site has been developed as a youth center and park for over 20 years now and the expansion of the clubhouse within the existing park will have no significant impact to agricultural operations on the site or in the West Maui area.

Minimal grading is anticipated for this development as the new building expansion will be situated immediately adjacent to the existing building and will match the existing building floor elevation.

#### 4. Flood Hazards

According to Panel Number 150003 163 C of the Flood Insurance Rate Map, August 13, 1998, prepared by the United States Federal Emergency Management Agency, the project site is situated in Flood Zone C. Flood Zone C represents areas of minimal flooding.

The development is estimated to have a 4.2 c.f.s. run-off in a 50-year storm, a net increase of 0.6 c.f.s. The drainage design will provide for surface runoff to continue to sheet flow along its existing drainage pattern towards an existing onsite retention basin within the park site and for minimal alterations to the existing natural drainage pattern. The existing retention basin within the park is designed to accommodate a fully developed park development for the Lahaina Recreation Center area.

The construction documents will require proper installation and maintenance of Best Management Practices (BMPs) during and after construction until establishment of landscaping.

An application for a National Pollutant Discharge Elimination System (NPDES) permit will be submitted prior to construction by our civil engineer.

#### 5. Flora and Fauna

There is no indication of rare or endangered plants on the site. This fact is reinforced by the fact that the site was graded and developed as a park and youth center from the early 1980's. Much of the site is covered with common Bermuda lawn grass and other existing trees including kukui, monkey pod, elephant ear, pines, plumeria, shower, Poinciana, banyan, kou, African tulip, and some palms.

The area is not known as a significant habitat for rare and endangered wildlife and birds. The wildlife in the area includes introduced species such as rats, mice, mongoose, cats, and common sparrows, mynas, doves, finches, and Japanese White-eye. The State Forestry and Wildlife Division has had occasional reports of nene in the park area.

The proposed building expansion and modified parking lot are not expected to have any significant impact on rare, endangered, or threatened fauna or avifauna as only common alien species seem to be utilizing the site.

The selection of plant types for the proposed landscaping will be based on their ability to tolerate the existing wind conditions as well as the existing soils and relatively low annual rainfall. Native plant materials will be used if appropriate and available, and at least a portion of the landscape planting will be native. The Department of Water Supply's list of xerophillic landscape plants will be reviewed and plants used where practical.

#### 6. Archaeological Resources

As the site was graded and developed since the early 1980's, there is no evidence of existing archaeological or historical landmarks. The building foundations will be excavated to about 2' deep and the building slabs will be on imported fill, so depth of footing excavations will be minimal.

A cultural assessment was prepared by Munekiyo & Hiraga Inc. for the development. No significant cultural impacts were found to be created by the development of this project. A copy of the assessment is included in the Appendix.

Construction plans and specifications for this project will require the contractor to cease work in the area if any artifacts or remains of historic value are found. The State Historic Preservation Division believes that no historic properties will be affected due to this project based on past cultivation of the area, no previous finds in the area, and the proposed depth of construction excavations. The contractor will be required to immediately contact the Parks Department, the State Historic Preservation Division, and the Maui Island Burial Council for appropriate action if any historical or cultural property is uncovered during ground altering activities.

The site is also within the Lahaina National Historic Landmark District. It is located adjacent to the southern edge of the district boundaries and is a significant distance from the more significant core of the district. The impact of the project will be insignificant as the use of the structure will not change. The existing building is less than 30 years old and does not have significant historical value at this point in time. The proposed expansion will replicate the existing architectural style of the building

## 7. Air Quality and Noise

This area is not exposed to adverse air quality conditions and air quality is generally good. Point sources of airborne emissions no longer exist in the immediate area as the Pioneer Mill operations have ceased several years ago. Non-point source automobile emissions from Honoapiilani Highway do not generate high concentrations of pollutants. The area's constant exposure to winds which quickly disperse concentrations of emissions helps to maintain the relatively high quality of air.

The project will not produce any long-term adverse effects in air quality as there will not be any airborne emission sources added by its construction. There will be an insignificant increase in the emissions from vehicles of the building users.

During the construction of the buildings, there will be some short-term impacts anticipated. These impacts will be the dust generated by the grading and construction activities. The construction documents will specify dust control measures including "good neighbor" dust screens, regular watering and sprinkling of the dust producing areas and activities, as necessary to minimize the airborne dust. The contractor, by contract, will be responsible for the implementation of these dust control measures and for complying with H.A.R. Chapter 11-60.1 Air Pollution Control Section 11-60.1-33 Fugitive Dust.

Noise levels in the area are relatively low and characteristic of park use areas. There is also the occasional and temporary recreational activity noise from large events at the Lahaina Aquatic Center or the play fields as well as the traffic noise during these events.

The long-term noise levels are not anticipated to significantly increase with this development. Daily noise levels will be limited to youth activities within the building and some team sport practice sessions similar to other activities in the existing park. Night time use of the facility will be limited to classes, occasional dances and social events organized and controlled by the BGCM. The noise levels associated with the occasional dances would be consistent and similar to levels generated by sports and other similar activities at the play fields and pool in the immediate area. Noise producing equipment such as air conditioning units will be specified for low noise output.

The short-term noise level impact will be expected from the construction activity especially during the grading and site work phases of work. Construction will be limited to normal working daylight hours and weekdays. The contractor will be required to obtain a noise permit from the Health Dept. prior to construction and to comply with H.A.R. Chapter 11-46 Community Noise Control.

## 8. Visual Resources

The existing clubhouse is 17'-6" high at its roof peak and there are high hedge material on the mauka side of the parking and the building. The clubhouse addition is proposed to be 21'-6" high at its roof peak. The West Maui Resource Center which is the closest project mauka of this building which may have any visual corridor to the ocean is separated by large open space of the park expansion and is situated at a much higher elevation. Therefore, the proposed building expansion is not anticipated to have any significant visual impact on those view corridors. Light fixtures on the buildings will be



shielded or down lights and, if provided, parking area lights will be shielded to prevent glare.

## **B. Socio-economic Environment**

### **1. Population**

The resident population of Maui County in 2000 according to the U.S. Census Bureau statistics was 128,240 residents with 117,640 residents on the island of Maui. In the same year, Lahaina district was noted to have 17,967 residents. This was an increase of 23.3% from the 1990 census.

As this proposed development will be developed to serve existing West Maui residences, there should be no impact on the population growth in the area.

### **2. Economy**

The Lahaina economy is based primarily upon the visitor industry. Visitor accommodations are located near the shoreline along with necessary support facilities and residential communities. Kapalua and Kaanapali have developed into important visitor destination anchors while the old Lahaina Town, with its historic character and charm, has developed into the region's visitor, service, commercial and residential center. Agriculture is still a part of Lahaina's economy, although is a much lesser degree than in previous times. Pineapple fields are still found in the Lahaina district, but sugarcane fields have been abandoned as Pioneer Mill has ceased sugarcane operations in the area.

On a short-term basis, the project will support construction and construction-related employment.

On a long-term basis, the project will provide an increase in recreation facilities for the youth of West Maui. The proposed project will have a little impact upon employment opportunities as increased staff for the clubhouse will be needed. It will not have any significant impact upon local population levels.

## **C. Public Services**

### **1. Recreational Facilities**

Lahaina has a wide reputation as a recreation destination, particularly for ocean related activities. Ocean sports and recreation available in the Lahaina District include swimming, fishing, surfing, scuba diving, snorkeling, sailing, and para-sailing. There are many State and County beach parks provided for tourists and residents in the Lahaina District. The number of parks in Lahaina providing active recreation (i.e., team sports) facilities for Maui's residents is, however, limited.

The project site is located within the Lahaina Recreation Center park which is a central non-ocean County park in West Maui and includes the Lahaina Aquatic Center on the

north side of Shaw Street, four baseball diamonds, a soccer / football field, and play courts. The expansion of the BGCM clubhouse will have a positive benefit for the people of West Maui in the provision of additional youth facilities. It will be a tremendous asset to the area to provide for more diverse recreational activities for the youth in the neighborhood.

## 2. Police and Fire Protection

The Lahaina District Station of the Maui County Police Department has provided police protection for Lahaina District since 1974. The station is located below the Lahaina Civic Center in Waikeolu approximately 2 miles from the site.

Fire protection in the Lahaina District is provided by the Maui County Fire Department's Lahaina Station which is located adjacent to the Lahaina District Police Station. The Lahaina Fire Station, built in 1972, is staffed by 30 firefighters. There are three shifts with ten men on each shift. The station has two fire trucks.

The clubhouse expansion will not have significant impacts on the police or fire protection facilities in the West Maui area. The expansion of this youth facility will indirectly assist the Police Department in reducing youth crimes in the area.

## 3. Medical Facilities

Maui Memorial Medical Center in Wailuku, the only major medical facility on the island, serves the Lahaina region. Acute, general and emergency care services are provided by the 194-bed facility. In addition, numerous privately operated medical/ dental clinics and offices are located in the area to serve the regions residents.

There will be no adverse impact on the medical facilities as the residents of the neighborhood will be the users of the facilities and no significant increase in population results from this development.

## 4. Schools

The Lahaina District is serviced by both private and public schools, which provide education for preschool through high school age children. Public schools in the Lahaina District include the King Kamehameha III Elementary School for children from kindergarten through fifth grade, Princess Nahienaena Elementary School for preschool through fifth grade, the Lahaina Intermediate School for grades six through eight, and Lahainaluna High School for grades nine through twelve. Private schools in the Lahaina District include Sacred Hearts School for grades kindergarten through eight and several preschools.

School enrollment will not increase due to this development as the facilities are being planned to service more youth within the existing population.

## D. Infrastructure

### 1. Roadways and Traffic

The automobile is the primary source of transportation in Lahaina. An extensive roadway system exists in the Lahaina area. Right-of-way widths vary with each roadway. Some roads are paved with curbing and sidewalks while others are comprised of asphaltic concrete pavement with limited curbs.

The project site is located between Honoapiilani Highway and Mill Street (an old cane haul roadway) and off Shaw Street. The park's entrance is located approximately 400 feet mauka of the signalized Shaw Street and Honoapiilani Highway intersection. The average right-of-way width along Shaw Street fronting the property will be approximately 48 feet, with a pavement width of approximately 24 feet.

The Lahaina By-Pass highway is conceptually proposed about half a mile mauka of the site and Shaw Street is not planned to extend to that roadway. Therefore, there will be no impact of the project on the proposed by-pass at this time.

The amount of traffic in and out of the complex will increase but not significantly. This is because bus transportation is provided for the majority of the youth using the facility after school hours. Approximately 2 buses are used per day. Parents also pick up the users after heavy commuter traffic hours. The BGCM anticipates a slight increase of trip generators per day after the clubhouse is expanded. The BGCM employee count is programmed to increase from 6 employees to 4 full time and 4 part-time. The youth membership (9 - 18 year old age group) is estimated to increase from 60 members (average) per day to 100 members per day. The number of youth driving to the clubhouse will increase from 0 to an estimated 10 due to the planned strengthening of the teen program. There will be some increase in the traffic intensity during special functions at the center but this would be more likely in the evenings for dances and social and youth center organized sporting events. The regular hours of operation is Monday through Friday from 2:30 p.m. to 8:00 p.m. and Saturday from 2:30 p.m. to 10:00 p.m. and is not planned to change at this time.

The Maui County Parking Ordinance requires the following for the park:

<u>Use</u>	<u>Area or Bleacher Seats</u>	<u>Ratio</u>	<u>Stalls Required</u>
Existing BGCM clubhouse	3,003 s.f.	1/200 s.f.	15 stalls
Addition to BGCM clubhouse	4,572 s.f.	1/200 s.f.	23 stalls
Existing swimming pool	15,157 s.f.	1/600 s.f.	25 stalls
Existing football field (bleachers)	360 seats	1/6 seats	60 stalls
Baseball fields (bleachers)	80 seats	1/6seats	13 stalls
<b>Total Parking Stalls Required</b>			<b>136 stalls</b>

The number of parking stalls existing and proposed on the *Park lot* follows:

<u>Existing at Lahaina Aquatic Center parking lot</u>	98 stalls
<u>Existing parking mauka of BGCM clubhouse</u>	138 stalls
<u>Stalls to be deleted in clubhouse parking lot</u>	-18 stalls
<u>Stalls to be added at clubhouse parking lot</u>	33 stalls ( <i>net add 15</i> )
<b>Total Parking Stalls to be Provided (15 net additional)</b>	<b>251 stalls</b>

The development of the facilities is not anticipated to significantly impact the traffic and roadways in the area. Parking for the facility will be accommodated on the site with the existing paved parking lots with modifications and additions, as well as the parking provided at the park expansion site on the mauka side of Mill Street which could be used for overflow parking if necessary.

Although the proposed expansion will encroach on the existing parking lot, the existing stalls to the south of the building will still be accessible as a newly aligned roadway will be constructed mauka of the building addition. The roadway is planned on existing paved parking stall areas.

The Maui Police Department during early consultation has stated that there have been no complaint on the traffic issue and does not feel that there will be a significant impact due to the project. The State's proposal to widen Honoapiilani Highway should not impact project users relative to pedestrian safety as youth are bused to the facility after school and taken to residential areas or picked up by parents.

## 2. Water

Lahaina Town's water sources are the Kahana Stream and water well drawing off the Laniupoko aquifer. The present Lahaina Recreation Center is serviced by an 8" waterline located along Shaw Street. There is also a 12" waterline running along the makai side of Mill Street. Fire protection for the project site is provided by existing fire hydrants fronting the project site along Shaw Street and at the end of the parking lot makai of Mill Street.

An existing 3/4" water service meter (meter no. 19844139, service no. 1024052-1005951) with a back flow preventer is located near the parking lot driveway entrance on Shaw Street. An onsite water well provides water for landscape irrigation.

The domestic water flow will be increased due to this expansion (see Domestic Flow cales in Appendix) and a 1 1/2" (or two 1") meters will be required. The Department of Water Supply estimates a 2,550 gallon per day of demand. Fire flow calculations (included in Appendix) indicate the need for an additional fire hydrant around the new facility which will be designed to be in compliance with Maui Fire Department requirements. Low flow plumbing fixtures, xerophillic plants, use of on-site well water for dust control, single-pass cooling system appliances and other water conservation measures recommended by the Department of Water Supply will be considered and used in the design if applicable and appropriate.

## 3. Wastewater

The project site is not presently connected to the County sewage system. The Parks Department is currently working with a consultant to provide for a sewer line connection of all facilities within the park to the County system.

The County's wastewater collection and transmission system and the Maui County Lahaina Wastewater Reclamation Facility provide for sewage collection from this area. It is located in Honokowai.

The project will be serviced via an existing 4 inch sewer line located mauka of the building. Wastewater calculations will be submitted at the time of building permit application and assessments will be paid if appropriate. Kitchen facilities will be designed with a grease interceptor, sample box, and applicable waste water pre-treatment requirements complying with County regulations. Non-contact cooling water and condensate will not be drained in to the waste water system. Construction plans will show the connection to the existing sewer system. Compliance with Department of Health Administrative Rules Chapter 11-62, Waste Water Systems will be required as applicable.

#### 4. Solid Waste Disposal

Only two landfills are currently operating on Maui, the Central Maui Landfill in Puunene, and the Hana landfill. Single-family residential solid waste collection is provided by the County and taken to the Central Maui Landfill, which also accepts waste from private refuse collection companies. A convenience station is located in Olowalu to service West Maui residents. Solid wastes are transported from this convenience station to the Central Maui Landfill. Solid waste collection for Lahaina Recreation Center is provided by private companies or by the Department of Parks and Recreation.

A masonry trash enclosure will be provided for a trash bin on site adjacent to the new loading stall. The trash will be picked up by the County or a private disposal company. Trash will be disposed of at the Central Maui Landfill in Puunene. During construction, the contractor will be required to dispose of construction waste only in designated landfill areas regulated by County and State requirements. The contractor will be encouraged to recycle unused and leftover building materials possibly through a program of public distribution.

#### 5. Drainage

The preliminary drainage and erosion control report prepared by Otomo Engineering Inc. (see Appendix) documents the existing drainage conditions at the site and makes recommendations on the design of the drainage system to handle the proposed development. The development is estimated to have a 4.2 c.f.s. runoff in a 50-year storm, a net increase of 0.6 c.f.s. The drainage design will comply with the grading ordinance and for minimal alterations to the existing natural drainage pattern. It will provide for surface runoff to continue to sheet flow along its existing drainage pattern towards an existing onsite retention basin within the park site on the north (Kaanapali) side of the aquatic center complex. The existing retention basin within the park is designed to accommodate a fully developed park development for the Lahaina Recreation Center area. The construction documents will require proper installation and maintenance of BMP's during and after construction until establishment of landscaping.

Based on the foregoing, this project is not anticipated to result in any significant impact on downstream properties.

#### 6. Electrical / Telephone

The electrical service for the existing clubhouse is from the existing Maui Electric Company overhead 12.47 kV system along Mill Street. The power for the addition will be through the existing building. With the addition, the electrical service to the building will be upgraded as necessary to handle the additional load.

The telephone and cable service routing will follow the electrical power routing. The present utility service is estimated to be capable of handling the additional imposed load.

IV. RELATIONSHIP TO GOVERNMENTAL ZONING AND LAND USE POLICIES

A. State Land Use Designations

The subject project is within the "Agricultural" district designation as established by the Land Use Commission (H.R.S. Chapter 205).

The State Land Use Law, Chapter 205, Hawaii Revised Statutes (HRS), is intended to preserve, protect, and encourage the development of lands in the State for uses which are best suited to the public health and welfare of Hawaii's people. All lands in the State are classified into four (4) land use districts by the State Land Use Commission: "Urban", "Agricultural", "Conservation", and "Rural".

As a Boys and Girls Club recreational building is not listed as a permissible use of Agricultural lands as set forth by Section 205-4-5, Hawaii Revised Statutes, the applicant is seeking a State Land Use Commission Special Use Permit (SUP) for the proposed expansion.

Pursuant to Section 15-15-95, Hawaii Land Use Commission Rules, certain "unusual and reasonable" uses may be permitted within the Agricultural District. The operations of the existing West Maui Boys and Girls Club clubhouse building along with the proposed expansion of said building is consistent with the guidelines for determining an "unusual and reasonable" use as follows:

**Guideline: The use shall not be contrary to the objective sought to be accomplished by Chapters 205 and 205A. HRS. and the rules of the Commission.**

**Response:** The general intent of the State Land Use law is to "preserve, protect, and encourage the development of land in the State for those uses to which they are best suited in the interest of the public health and welfare of the State of Hawaii." The proposed expansion of the West Maui Boys and Girls Club building would contribute to the social well-being of the West Maui Community Plan region, allowing the Boys and Girls Club of Maui to provide vocational training, better recreational facilities, and increased counseling services for West Maui youth.

**Guideline: The desired use would not adversely affect surrounding property**

**Response:** The expanded clubhouse building as proposed will occupy the same location, as the existing facility, adjacent to recreational fields and the Lahaina Aquatic Center. The nearest residence is approximately 200 feet to the west of the project site across Honoapiilani Highway and screened by trees. The expanded clubhouse facility is not anticipated to adversely impact agricultural productivity parameters on an island wide scale, particularly since the proposed addition would occupy land that is currently utilized for recreation and parking. Adverse impacts to surrounding properties are not anticipated as a result of the proposed action.

**Guideline: The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection.**

**Response:** The expansion will result in a net gain of 15 parking stalls and an ADA accessible restroom facility. Adverse impacts to the above-mentioned public services are not anticipated.

**Guideline: Unusual conditions, trends, and needs have arisen since the district boundaries and rules were established**

**Response:** The continuing development of residential areas in the region, is increasing the need for social and recreational services for area youth. The proposed project would help to meet this need by providing recreational, occupational and counseling services.

**Guideline: The land upon which the proposed use is sought is unsuited for the uses permitted within the district.**

**Response:** The lands proposed for the expansion to the existing Clubhouse building are not currently in active agricultural use, nor are the State designated "Agricultural" lands in the immediate vicinity in active agricultural use. Moreover, the park surrounding the project site has been in existence for over 30 years, and the land underlying and immediately surrounding the site have been designated "Park" land in the West Maui Community Plan. The proposed site is also surrounded by the adjacent Lahaina Aquatic Center and single-family housing developments. The surrounding land uses therefore suggest that the lands upon which the project site is located are more suited for uses typical of urban and recreational areas rather than agricultural use.

**B. Maui County General Plan**

The Maui County General Plan (1990 Update) effective September 27, 1991 and amended April 23, 1993 established the following:

**"V. Social Infrastructure**

**B. Recreation and Open Space**

***Objective:***

1. To provide high-quality recreational facilities to meet the present and future needs of our residents of all ages and physical ability

***Policies:***

- a. Maintain and upgrade existing recreational facilities to meet community needs.
- b. Maintain recreational facilities for both active and passive pursuits.
- d. Develop facilities that will meet the different recreational needs of the various communities.
- e. Develop multi-purpose recreational facilities.

*Objective*

1. To provide a wide range of recreational, cultural, and traditional opportunities for all our people.

*Policies*

- a. Expand the County's recreational programs to include cooperative program development with private agencies to meet the needs of all residents, our children, the elderly, and the handicapped."

The planned expansion of the facilities for the West Maui Boys & Girls Club of Maui clubhouse is in conformance with these objectives and follows the policies established in the General Plan.

C. West Maui Community Plan

The subject parcel is located in the West Maui Community Plan region and is designated as "Park".

The West Maui Community Plan which was updated and adopted by Ordinance No. 2476 on February 27, 1996, established the following objectives and policies, which relate to this project:

**"SOCIAL INFRASTRUCTURE"**

"Recreation and Open Space

*Objectives and Policies*

1. Provide adequate community-oriented park facilities including facilities for field and court games, children's play, and picnicking within, or adjacent to, existing and future residential areas at the following or planned park sites:
  - a. Waine'e area near the existing swimming pool and youth center.
6. Support programs to enhance youth oriented recreational opportunities such as Malu-ulu-olele Park, and the West Maui Youth Center."

The proposed development complies with the objectives and policies of the West Maui community plan and proceeds with the implementing action it established.

D. Maui County Comprehensive Zoning Ordinance

The Maui County Comprehensive Zoning Ordinance designates this County-owned parcel as "Agricultural" and regulates it in Chapter 19.30A of the Code. Permitted uses within the Ag district include "Parks for public use" as noted under 19.30A.050.B.12. The existing park has been existence on this parcel for over 30 years. The existing BGCM clubhouse (formerly known as the West Maui Youth Center) was permitted and built in 1983. The proposed action will be a continuation of the existing use as a park and youth clubhouse.



The proposed use is not an outright permitted use in the County Agricultural District. As such, a Conditional Permit will be required. In the context of the underlying Community Plan designation, historic recreational use of the subject property, and current surrounding land uses, a conditional permit allowing the expansion of the existing Clubhouse building is considered reasonable. The current Clubhouse building is in harmony with the surrounding area, and is not detrimental to public interest, convenience and welfare, and the main intent of the proposed expansion is to enhance the Boys and Girls Club of Maui's ability to provide services to the West Maui community that will contribute to public welfare and the social health of the region. Moreover, conditional and special use permit approval is not anticipated to result in significant increases in traffic levels or overall ambient noise levels, nor is approval anticipated to result in any adverse environmental impacts.

V. SUMMARY OF SIGNIFICANCE CRITERIA

A. Based on the following significance criteria, the project does not seem to have a significant impact on the environment.

1. Loss or destruction of any natural or cultural resources.

The project will not involve significant loss or destruction of natural or cultural resources. The site of the proposed building addition is in an area developed in 1984 when the existing building was constructed. The proposed addition will be situated on the area of the existing paved parking lot and a developed and landscaped lawn area. It will be constructed on imported fill to match the elevation of the existing floor slab. Therefore, there should be minimal excavation below natural grade. Construction work will be halted if any archaeological or historic items are uncovered and the State Historic Preservation Office will be called in immediately for a determination. No endangered flora or fauna have been found on the site as the proposed development area is either paved or developed into grassed and landscaped areas.

2. Curtailment of the range of beneficial uses of the environment.

The project will not curtail the beneficial uses of the environment. The basic use is proposed to be expansion of Boys & Girls Club of Maui youth program already existing on the park site. As the proposed buildings will be located over the areas of existing man-made paved areas and the proposed new parking area is being modified, the reduction of the useable grassed play areas (beneficial use of environment) will not be significant relative to the remaining play areas in the park.

3. Conflicts with the State's long-term goals and guidelines as expressed in Chapter 344, HRS.

In fact, the development will promote the goals and guidelines by: (1) providing for a better quality of life for the residents through more and improved recreational and educational facilities for our youth, (2) planning the development with minimal impact and possibly enhancement of the environment with landscaping, and (3) providing expanded recreational and educational programs through the Boys & Girls Club of Maui related to conservation and our environment.

4. Substantial effects on the economic and social welfare of the community and state.

The project will affect the social welfare of the community in a very positive way as it will be providing for much needed additional recreational facilities for the youth in the area. Economically, it will provide employment for residents as additional staff will be needed for the expansion of the facilities and programs.

5. Substantial effects on public health.

The project will have a positive effect on public health in terms of providing for recreational and social needs for the mental and physical health of the young people in the community. In terms of sanitation, wastewater disposal from the facilities will be planned in an environmentally safe and regulated means through the existing sewer lines and regional treatment plant. Construction specifications will require the contractor to provide for noise and dust controls during construction.

6. Substantial secondary effects, such as population changes or infrastructure demands.

The project will not cause any population changes and should, in fact, provide for the existing population. There will not be significant demands on the infrastructure in the area. The drainage at the site will be addressed in the development of drainage on site in conjunction with the design of the project connecting to existing drain sumps on site. Boys & Girls Club of Maui programs will encourage recycling and solid waste reduction. Recycled products for construction (such as glass-phalt for paving) will be used where feasible.

7. Involvement of a substantial degradation of environmental quality.

This project will not involve substantial degradation of the environmental quality. Its design is intended to improve the quality of the environment in the area. One of the goals of design of the development is to provide for maintaining and improving the environmental quality of the area.

8. Individually limiting but cumulatively having a considerable effect upon environment or a commitment for larger action.

This application is for the development of approximately 2 acres of the 22.219 acre park lot. The actual footprint of the construction area including the proposed parking areas, is approximately less than one acre. At this point in time, the project is limited to this area and is as large as the Boys & Girls Club of Maui is anticipating as a full sized clubhouse. The West Maui program may be looking into "satellite" programs in other areas such as Napili in the future in the West Maui area. This may be the direction for expansion in the future in lieu of expansion at this site. Based on this premise, the present proposed development does not necessarily commit to a larger action in the future or a cumulatively considerable impact on the environment.

9. Substantial effects on a rare, threatened, or endangered species or its habitat.

The proposed development area is fully developed as man-made structures, paved areas, and grassed playfields and there is no evidence of rare, threatened or endangered species on or around the project.

10. Detrimental effects on air or water quality or ambient noise levels.

The project is not expected to have any adverse long-term effects on the air or water quality or the ambient noise levels in the area. Short-term impacts on air and water quality and noise levels will be apparent during construction. Measures to mitigate these impacts are already required by existing laws and will be emphasized in the construction documents for the project. A noise permit will be required of the contractor prior to commencement of work. There will be occasional short-term higher noise levels during teen dances and social events which will be consistent with noise from athletic events at the adjacent play fields, courts, and swimming pool. This will be mitigated by controlled hours by the BGCM.

11. Effects on an environmentally sensitive area, such as a flood plain, tsunami, erosion-prone area, geologically hazardous land, estuary, freshwater area, or coastal water.

The project site is not in an environmentally sensitive area.

12. Substantial effects on scenic vistas and view planes identified in county or state plans or studies.

The building is set back from the adjacent Honoapiilani Highway about 400' and the proposed height is 21'6", which is 4' higher than the existing clubhouse. The closest residential project mauka of this project is the West Maui Resource Center which is over 600' away and separated by the open space play field in the new park expansion site. These residential units are situated at a relatively higher elevation than this development and therefore would not have their views of the ocean diminished. These facts and the existing and proposed landscape trees should minimize the effect on the quality of the scenic resource of the area. There does not seem to be any scenic vistas or view planes "identified in county or state plans or studies" for this site. The balance of the areas immediately adjacent to the development will remain in open space park areas.

13. Requirements for substantial energy consumption.

The project will not require substantial energy consumption. Power will be required for the building addition and lighting for the parking areas. The buildings will be designed to provide for natural lighting during the day. Smaller interior enclosed rooms will be designed with energy efficient light fixtures. Air conditioning will be provided only in areas such as the Learning Center (computer room) and other smaller rooms which are not naturally ventilated. All exterior walls and roof will be insulated or constructed with radiant barriers.

**VI. DETERMINATION (anticipated FONSI)**

- A. After a review of the short and long-term impacts of the proposed action and based on the "significance criteria" as noted in the previous section, it is determined that a Negative Declaration is appropriate and an Environmental Impact Statement is not required.**
- B. The only probable adverse impacts will occur during the construction phase and are therefore temporary. As stated earlier, these impacts will be mitigated by appropriate actions by the contractor during construction as specified in the construction documents and as required by law.**
- C. It does not appear that any long-term impacts will detrimentally affect the region. In fact, long-term impacts should be beneficial to the surrounding neighborhood and the community in general.**

**VII. APPENDIX**

- A. List of Agencies, Associations, Groups, and Companies contacted**
- B. Comments received during preparation of Environmental Assessment including log of comments and responses, and letters**
- C. Notes of Public Informational Meeting**
- D. Preliminary Drainage Report prepared by Otomo Engineering, Inc.**
- E. Soils Investigation Report prepared by Island Geotechnical Engineering**
- F. Cultural Assessment prepared by Munekiyo & Hiraga, Inc.**
- G. Domestic and Fire Flow Calculations prepared by Engineering Dynamics Corp.**
- H. List of References**

**LIST OF AGENCIES, ASSOCIATIONS,  
GROUPS, COMPANIES CONTACTED**

**COUNTY AGENCIES:**

**Mr. Glenn Correa, Director  
Department of Parks and Recreation  
County of Maui  
700 Hali'a Nakoia Street, Unit 2  
Wailuku, HI 96793**

**Mr. Michael Foley, Director  
Department of Planning  
County of Maui  
250 South High Street  
Wailuku, HI 96793**

**Mr. Milton Arakawa, Director (5 copies)  
Department of Public Works  
County of Maui  
200 South High Street  
Wailuku, HI 96793**

**Mr. George Tengan, Director  
Department of Water Supply  
County of Maui  
200 South High Street  
Wailuku, HI 96793**

**Mr. Carl Kaupalolo, Fire Chief  
Maui County Department of Fire Control  
200 Dairy Road  
Kahului, HI 96732**

**Mr. Tom Phillips, Chief of Police  
Maui County Police Department  
55 Mahalani Street  
Wailuku, HI 96793**

**Ms. Lynn Araki, Coordinator  
Maui Economic Development Agency  
County of Maui  
200 South High Street  
Wailuku, HI 96793**



STATE AGENCIES:

Mr. Peter Young, Chairperson (5 copies)  
Department of Land and Natural Resources  
P. O. Box 621  
Honolulu, HI 96809

Mr. Ferdinand Cajigal, Maui District Engineer  
Department of Transportation  
State of Hawaii  
650 Palapala Drive  
Kahului, HI 96732

Ms. Melanie Chinen, Administrator  
Department of Land and Natural Resources  
Historic Preservation Division  
601 Kamokila Blvd., Room 555  
Kapolei, HI 96707

Dr. Melissa Kirkendall  
Department of Land & Natural Resources  
Historic Preservation Division, Maui Office  
130 Mahalani Street  
Wailuku, HI 96793

Mr. Meyer L. Ueoka, Wildlife Biologist  
Department of Land and Natural Resources  
54 South High Street  
Wailuku, HI 96793

Land Agent  
Department of Land & Natural Resources  
54 High Street  
Wailuku, HI 96793

Ms. June Harrington-Lum, Manager  
Department of Health, Environmental Planning Office  
P. O. Box 3378  
Honolulu, HI 96801

Mr. Herbert Matsubayashi, Division Chief  
Environmental Health Services Division  
Health Department  
54 High Street  
Wailuku, HI 96793

Mr. Rodney Haraga, Director (4 copies)  
Department of Transportation  
869 Punchbowl Street  
Honolulu, HI 96813

Ms. Mary Lou Kobayashi  
Planning Program Administration  
Office of Planning  
P. O. Box 2359  
Honolulu, HI 96804

Mr. Micah Kane, Chairman  
Hawaiian Home Lands  
P. O. Box 1879  
Honolulu, HI 96805

Mr. Clyde Namu'o, Administrator  
Office of Hawaiian Affairs  
711 Kapiolani Boulevard, Ste. 1250  
Honolulu, HI 96813

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Ste. 702  
Honolulu, HI 96813

Mr. Anthony Ching, Executive Officer  
State Land Use Commission  
P. O. Box 2359  
Honolulu, HI 96804

**FEDERAL AGENCIES:**

Ms. Ranae Ganske-Cerizo, Soil Conservationist  
Natural Resources Conservation Services  
U.S. Dept. of Agriculture  
210 Imi Kala Street, Suite 209  
Wailuku, HI 96793

Mr. George P. Young, PE  
Chief, Regulatory Branch  
U.S. Department of the Army  
U.S. Army Engineer District, Honolulu  
Building 230  
Fort Shafter, HI 96858-5440

**OTHER ENTITIES CONTACTED:**

Colin Hanlon, Executive Director  
Boys & Girls Club of Maui  
P. O. Box 456  
Makawao, HI 96768

Theo Morrison, Executive Director  
Lahaina Town Action Committee  
648 Wharf Street  
Lahaina, HI 96761

Na Hale O Wainee Resource Center  
Attn.: Mr. Terry Applegate, Site Director  
15 Ipu Aumakua Lane  
Lahaina, HI 96761

Mr. Ron Okamura, Superintendent  
Hana-Lahainaluna-Lanai-Molokai Complex-Area, Maui District  
Department of Education  
54 South High Street  
Wailuku, HI 96793

Mr. Neal Shinyama, Engineering Manager  
Maui Electric Company  
210 West Kam Avenue  
Kahului, HI 96732

**COMMENTS RECEIVED DURING PREPARATION OF  
ENVIRONMENTAL ASSESSMENT  
INCLUDING LOG OF COMMENTS AND RESPONSES, AND LETTERS  
(Review comments received during  
Early Consultation and on Draft EA)**

BOYS & GIRLS CLUB OF MAUI - WEST MAUI CLUBHOUSE		LOG OF AGENCY COMMENT LETTERS RECEIVED DURING EARLY CONSULTATION ON THE DRAFT E.A.		Response sent	
Date of Letter Received from	Comments noted	Response action	(deadline for comments: Nov. 7, 2005)		
10/17/05	Slate O.E.Q.C. (Dir. Genevieve Sainmonson)	no comments; will comment on doc submittal	acknowledged		10/21/05
10/19/05	Maui Electric Co. (Neil Shinyama, Mgr., Engineering)	No objections; corrected service location	corrected service location in DEA		10/27/05
10/28/05	Dept. of Hawaiian Home Lands (Micah Kane, Chairman)	No comments	acknowledged		10/31/05
10/25/05	County Parks & Rec. (Glenn Correa, Dir.)	no comments	acknowledged		11/2/05
10/31/05	DOH - Maui District Env. Hlth. Progr. (Herb Matsubayashi, Chief)	may require noise permit during construction comply w/ HAR 11-48 for noise producing equipment	will design & specify to comply w/ HAR will apply for NPDES when appl.		
		NPDES may be required, contact Cin Wfr.	acknowledged		11/9/05
11/01/05	Maui Police Dept (Thomas Phillips, Chief)	forsee no significant impact on traffic & safety	acknowledged		11/9/05
10/27/05	Lahaina Town Action Committee (Theo Morrison, Exec. Dir.)	no comments, thank you for information	acknowledged		11/9/05
11/03/05	Off. of Hwn. Affairs (OHA - Clyde Namu'o, Administrator)	native plants should comprise por. of landscaping Cult. Imp. Assessmt. should be by qualified org.	Munekyo Hiraga Inc is qualified will await SHPD comments		
		archaeological inventory survey should be provided	acknowledged		11/14/05
11/09/05	DLNR Historic Preservation Division (Melanie Chinen, Administrator)	believe that no historic properties will be affected	acknowledged		11/14/05
11/08/05	Dept of the Army, U.S. Army Engineering District, Honolulu (Geo. P. Young, PE)	a Dept of Army permit will not be required	acknowledged		11/16/05
11/02/05	County Dept. of Water Supply (George Tengan, Director)	provided info on source availability & consumption est. domestic, irrig & fire flow calcs for EA & bldg perm water conservation measures to be included provide reduced pressure backflow preventer implement BMP plan	will be provided in draft EA will consider inclusion in plans / specs will be included in constr plans as nec. will include in constr. docs. & plans		
		confirmed land use designation, reqt for SUP/ICP requested regional map & tax map included in DEA impact on pedest. of State DOT proposed hwy widening correct typo on pg 17, sect. IV.A, para. 1 provide Shaw St widening & improvements show existg site features on site plan verify flood & tsunami zone reqt. civil eng to verify grading & runoff - min. impact provide drainage & BMP report show existg site features on site plan provide detailed traffic impact assessmt report review plans with DCAB comply w/ HRS 103-50 for ADAAG review provide space for recycle bins wastewater system capacity cannot be ensured wastewater contribution calcs will be reqd for bldg perm assessment fees are not required at this time reqt for funding of wastewater coil sys offsite plans to show service manholes near property line kitchen to comply with pre-treat reqt. i.e. grease interc. condensate water not to drain into wastewater sys hold harmless to be executed for subdivision wastewater discharge to be conn. to County sys.			12/8/05
11/30/05	County of Maui Dept. of Planning (Michael Foley, Director) (received on 12/2/05 after deadline)		acknowledged		
12/28/05	County of Maui Dept. of Public Works & Environ. Mgt. (Michael Miyamoto, Dep D (received 12/8/06 after deadline)		included maps fig 1b, 1c in DEA transp. to & from clubhouse by bus or cars corrected service location in DEA Parks will consider other ped safety meas existg improv will be shown on plans verified that not in tsunami or flood zone prelim drainage report incl in DEA final drainage report w/ bldg permit appl. will show pertinent existg site features not warranted: MPD noted min impact will require DCAB review hold harmless not reqd as dept to dept will consult w/ Solid Waste Div dept is aware sewage flow calc to be submitted dept is aware that fees not req'd. request info on any reqd funding will show manhole on wastewater project will be included in design will not drain condensate into sewer no subdivision is planned for this project wastewater conn project in progress		2/17/06

LINDA LINGLE  
GOVERNOR OF HAWAII



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  
E-mail: [oeqc@health.state.hi.us](mailto:oeqc@health.state.hi.us)

October 17, 2005

Mr. Calvin Higuchi  
Hiyakumoto + Higuchi  
1860 Main Street  
Wailuku, Maui, Hawaii 96793

Subject: Pre-consultation for West Maui Clubhouse for Boys & Girls Club of Maui

Dear Mr. Higuchi:

We have received your letter dated October 14, 2005 on the proposed West Maui Clubhouse for the Boys & Girls Club of Maui.

We have no comments at this time. We will reserve any comments when the documents are submitted. Thank you for the opportunity to review your request. Should you have any questions, please feel free to contact our office at 586-4185.

Sincerely,

*Genevieve Salmonson*  
Genevieve Salmonson  
Director



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

October 21, 2005

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
State of Hawaii  
235 South Beretania Street, Ste. 702  
Honolulu, HI 96813

Re: Preconsultation for Draft Environmental Assessment  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui

Dear Ms. Salmonson:

We are in receipt of your letter dated October 17, 2005. We acknowledge that you have no comments at this time and would like to express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,

Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

copy: Colin Hanlon – BGCM w/copy of letter  
Patrick Matsui – Parks Dept. w/copy of letter  
Draft E.A. w/copy of letter



October 19, 2005

Mr. Calvin S. Higuchi, AIA  
Architect  
Hiyakomoto + Higuchi  
1860 Main Street  
Wailuku, HI 96793

Dear Mr. Higuchi:

Subject: Early Consultation Review for Environmental Assessment  
West Maui Clubhouse  
Boys & Girls Club of Maui  
Lahaina, Maui, Hawaii

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

In reviewing the information transmitted and our records, we have no objection to the subject project. We have the following comment:

On page 16, No. 6. Electrical / Telephone: The electrical service for the existing clubhouse is from the existing Maui Electric Company overhead 12.47kV system along Mill Street and not as stated from the underground 12.47kV system along Shaw Street.

We also encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

A handwritten signature in cursive script that reads "Neal Shinyama". The signature is written in black ink and is positioned above the printed name and title.

Neal Shinyama  
Manager, Engineering

NS/dt:lh





Hiyakumoto + Higuchi  
ARCHITECTS • INC.

October 21, 2005

Mr. Neil Shinyama, Manager  
Engineering Division  
Maui Electric Company, Ltd.  
P. O. Box 398  
Kahului, HI 96732

Re: Preconsultation for Draft Environmental Assessment  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui

Dear Mr. Shinyama:

We are in receipt of your letter dated October 19, 2005. We acknowledge that you have no objections to the project. We will revise the electrical/telephone sections of the report as noted in your comments. Also, by copy of this letter to our electrical engineering consultant, Morikawa & Associates, we are requesting that they meet with you to verify the project's electrical requirements. We would like to express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,

Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

copy: Colin Hanlon – BGCM w/copy of letter  
Patrick Matsui – Parks Dept. w/copy of letter  
Lyman Morikawa – Morikawa & Assoc. w/copy of letter  
Draft E.A. w/copy of letter

LINDA LINGLE  
GOVERNOR  
STATE OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879

HONOLULU, HAWAII 96805

October 26, 2005

MICAH A. KANE  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

BEN HENDERSON  
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK  
EXECUTIVE ASSISTANT

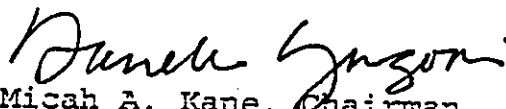
Mr. Calvin S. Higuchi  
Hiyakumoto + Higuchi Architects, Inc.  
P. O. Box 922  
Wailuku, Hawaii 96793

Dear Mr. Higuchi:

Thank you for the opportunity to review an advanced copy of the draft environmental assessment report for the West Maui Clubhouse, Boys & Girls Club of Maui project located in Lahaina, Maui. The Department of Hawaiian Home Lands has no comments to offer.

Should you have any questions, please call the Planning Office at (808) 586-3836.

Aloha and mahalo,

  
Micah A. Kane, Chairman  
Hawaiian Homes Commission



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

October 27, 2005

Mr. Micah Kane, Chairman  
Hawaiian Homes Commission  
Department of Hawaiian Homelands  
State of Hawaii  
P. O. Box 1879  
Honolulu, HI 96805

Re: Preconsultation for Draft Environmental Assessment  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui

Dear Mr. Kane:

We are in receipt of your letter dated October 26, 2005. We acknowledge that you have no comments and would like to express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

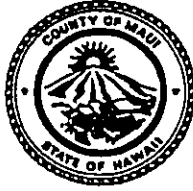
Very truly yours,

Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

copy: Colin Hanlon – BGCM w/copy of letter  
Patrick Matsui – Parks Dept. w/copy of letter  
Draft E.A. w/copy of letter

ALAN M. ARAKAWA  
Mayor



GLENN T. CORREA  
Director

JOHN L. BUCK III  
Deputy Director

(808) 270-7230  
Fax (808) 270-7934

**DEPARTMENT OF PARKS & RECREATION**

700 Hali'a Nako'a Street, Unit 2, Wailuku, Hawaii 96793

October 25, 2005

Mr. Calvin S. Higuchi, AIA  
Hiyakumoto + Higuchi Architects, Inc.  
1860 Main Street  
Wailuku, Hawaii 96793

Dear Mr. Higuchi:

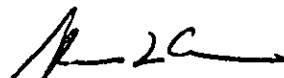
**SUBJECT:** Early Consultation Review for Environmental Assessment  
West Maui Clubhouse  
Boys & Girls Club of Maui  
Lahaina, Hawaii

Thank you for the opportunity to review and comment on the subject project.

We have reviewed the advance copy of the Draft Environmental Assessment Report dated October 2005 for the West Maui Clubhouse Boys & Girls Club of Maui, and have no comments to submit at this time.

Should you have any questions, please feel free to contact me or Mr. Patrick Matsui, Chief of Planning and Development at 270-7387.

Sincerely,

  
GLENN T. CORREA  
Director

c: Patrick T. Matsui, Chief of Planning and Development  
Colin Hanlon, Executive Director, BGCM



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

October 31, 2005

Mr. Glenn Correa, Director  
Department of Parks & Recreation  
County of Maui  
700 Hali'a Nakoia Street, Unit 2  
Wailuku, HI 96793

Re: Preconsultation for Draft Environmental Assessment  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui

Dear Mr. Correa:

We are in receipt of your letter dated October 25, 2005. We acknowledge that you have no comments and would like to express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,

Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

copy: Colin Hanlon – BGCM w/copy of letter  
Patrick Matsui – Parks Dept. w/copy of letter  
Draft E.A. w/copy of letter

LINDA LINGLE  
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M. D.  
DIRECTOR OF HEALTH

LORRIN W. PANG, M. D., M. P. H.  
DISTRICT HEALTH OFFICER

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
MAUI DISTRICT HEALTH OFFICE  
54 HIGH STREET  
WAILUKU, MAUI, HAWAII 96793-2102

October 31, 2005

Mr. Calvin S. Higuchi, AIA  
Hiyakumoto + Higuchi Architects, Inc.  
P. O. Box 922  
Wailuku, Hawai'i 96793

Dear Mr. Higuchi:

Subject: **Early Consultation Review for Environmental Assessment  
West Maui Clubhouse, Boys & Girls Club of Maui  
TMK: (2) 4-6-012: 005**

Thank you for the opportunity to participate in the early consultative review of the Environmental Assessment. The following comments are offered:

1. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work.
2. HAR, Chapter 11-46 sets maximum allowable sound levels from stationary equipment such as compressors and HVAC equipment. The attenuation of noise from these sources may depend on the location and placement of these types of equipment. This should be taken into consideration during the planning, design, and construction of the building and installation of these types of equipment.
3. National Pollutant Discharge Elimination System (NPDES) permit coverage may be required for this project. The Clean Water Branch should be contacted at 808 586-4309.

Should you have any questions, please call me at 808 984-8230.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Matsubayashi".

Herbert S. Matsubayashi  
District Environmental Health Program Chief



Hiyakumoto + Higuchi  
ARCHITECTS • INC

November 2, 2005

Mr. Herbert Matsubayashi  
District Environmental Health Program Chief  
Maui District Health Office  
Department of Health, State of Hawaii  
54 High Street  
Wailuku, HI 96793

Re: Preconsultation for Draft Environmental Assessment  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui

Dear Mr. Matsubayashi:

We are in receipt of your letter dated October 31, 2005 providing comments on the assessment report. We have the following responses to your comments:

1. We have included on page 11, paragraph A.1 in the Assessment that the contractor will be required to obtain a noise permit from the Health Department prior to construction and shall comply with H.A.R. Chapter 11-46, Community Noise Control.
2. We do not anticipate any equipment such as air conditioning units which would create noise above the maximum allowed by Chapter 11-46. At this point, our design provides for natural ventilation in most of the building except for the computer center. By copy of this letter to our mechanical engineer, I am forwarding your comments to him so he will be aware of this noise mitigation regulation.
3. Under paragraph A.4, page 9, we have noted that NPDES permit application will be submitted prior to construction by our civil engineer.

We would like to express our appreciation for your time and effort in reviewing this report. Any questions, please feel free to call me.

Very truly yours,

Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

copy: Colin Hanlon – BGCM w/copy of letter  
Patrick Matsui – Parks Dept. w/copy of letter  
Otomo Engineering w/copy of letter  
Engineering Dynamics Corp. w/copy of letter  
Draft E.A. w/copy of letter

---

1860 Main Street • P.O. Box 922 • Wailuku, Maui, Hawaii 96793 • (808) 242-9705



ALAN M. ARAKAWA  
MAYOR

OUR REFERENCE  
ti  
YOUR REFERENCE

**POLICE DEPARTMENT**  
COUNTY OF MAUI

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

November 1, 2005



THOMAS M. PHILLIPS  
CHIEF OF POLICE

KEKUHAUPIO R. AKANA  
DEPUTY CHIEF OF POLICE

Mr. Calvin S. Higuchi, AIA  
Architect  
Hiyakumoto & Higuchi Architects, Inc.  
P.O. Box 922  
Wailuku, HI 96793

Dear Mr. Higuchi:

SUBJECT: Early Consultation Review for Environmental Assessment  
West Maui Clubhouse, Boys & Girls Club of Maui  
Lahaina, Hawaii

Thank you for your letter of October 14, 2005, requesting comments on the above subject.

We have reviewed the information submitted for this project and have enclosed a copy of our comments. Thank you for giving us the opportunity to comment on this project.

Very truly yours,

Acting Assistant Chief Milton Matsuoka  
for: Thomas M. Phillips  
Chief of Police

c: Michael Foley, Maui County Planning Department

Enclosure



COPY

No further comment  
of this time. For  
transmittal to  
HIYAKUMOTO & HIGUCHI  
Acting  
10/20/05

TO : THOMAS M. PHILLIPS, CHIEF OF POLICE, MAUI POLICE DEPARTMENT  
VIA : CHANNELS  
FROM : SCOTT Y. MIGITA, POLICE OFFICER III, LAHAINA BICYCLE PATROL  
SUBJECT : DRAFT ENVIRONMENTAL ASSESSMENT: WEST MAUI CLUBHOUSE-BOYS AND GIRLS CLUB OF MAUI

Sir, this To/From is being submitted regarding a draft environmental assessment analyzing the potential impacts related to the proposed expansion of the West Maui Clubhouse building in the Lahaina Recreation Center (Wainee Park) to meet the needs of expanding youth programs and growing membership. This assessment is being prepared for the County of Maui Department of Parks & Recreation along with the Boys and Girls Club of Maui and is being prepared by Hiyakumoto & Higuchi Architects, Inc.

According to the impact on roadways and traffic on page 14, states that "The development of the facilities is not anticipated to significantly impact the traffic and roadways in the area. Parking for the facility will be accommodated on the site with the existing paved parking lots with modifications and additions, as well as the parking provided at the park expansion site on the mauka side of Mill Street which could be used for overflow parking if necessary."

Recently, this officer has not heard or received complaints regarding the issue of traffic and safety in this area. The homeless campsite, mauka of the Lahaina Aquatic Center, posed a health and safety challenge for police and the community, has since been remedied. This section of Shaw Street is not heavily used throughout all hours of the day and evening, therefore there would be a minimal impact on traffic as a result of an expansion in this area. Overall, I foresee no significant impact on traffic and safety once the project is complete.

Submitted for your information and perusal.

CONCUR WITH OFFICER MIGITA'S  
ASSESSMENT.

Sgt. [Signature] 1512  
10/20/05 @ 0955

Planned [Signature]

10/20/05 @ 1711

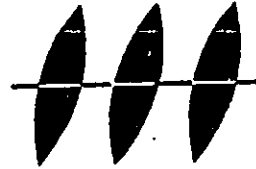
No previous problem

Recommened approval

[Signature] 10/20/05

Respectfully submitted,

Scott Y. MIGITA, E-1122  
P.O. III, Bike Patrol Officer  
10/20/2005 at 0928 hours



Hiyakumoto + Higuchi  
ARCHITECTS, INC.

November 9, 2005

Assistant Chief Milton Masuoka  
Police Department, County of Maui  
55 Mahalani Street  
Wailuku, Hawaii 96793

RE: Pre-consultation for Draft Environmental Assessment  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawaii

Dear Assistant Chief Masuoka:

We are in receipt of your letter dated November 1, 2005. We acknowledge the department's comments at this time concurring with our assessment of minimal impact of the project on the traffic and safety in the area. We also would like to express our appreciation for the time and effort spent by Officer Scott Migita and your staff in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,

Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

Copy: Colin Hanlon – BGCM w/ copy of letter  
Patrick Matsui – Parks Dept. w/ copy of letter  
Draft E.A. w/ copy of letter

---

1860 Main Street • P. O. Box 922 • Wailuku, Maui, Hawaii 96793 • (808) 242-9705 (Tele) • (808) 242-2898 (FAX)



**LAHAINA**  
Town Action Committee

October 27, 2005

Mr. Calvin Higuchi  
Hiyakumoto and Higuchi  
P.O. Box 922  
Wailuku, HI 96793

Dear Mr. Higuchi,

We have received the advance copy of the Draft Environmental Assessment Report dated October 2005. Thank you for keeping us informed of this project.

We have no comments at this time.

Sincerely,

  
Theo Morrison  
Executive Director



Event Hotline: On Maui: 808.667.9194 Mainland (toll free) 888.310.1117

Lahaina Town Action Committee: • phone: 808.667.9175 • fax: 808.661.4779

Visit us on the web at: [www.visitlahaina.com](http://www.visitlahaina.com) • email: [info@visitlahaina.com](mailto:info@visitlahaina.com) • 648 Wharf Street • Lahaina, Maui, Hawaii 96761

Lahaina Visitor Center • phone: 808.667.9193 • Old Lahaina Courthouse • 648 Wharf Street • Lahaina, HI 96761



Hiyakumoto + Higuchi  
ARCHITECTS INC.

November 9, 2005

Ms. Theo Morrison, Executive Director  
Lahaina Town Action Committee  
648 Wharf Street  
Lahaina, HI 96761

RE: Pre-consultation for Draft Environmental Assessment  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawaii

Dear Ms. Morrison:

We are in receipt of your letter dated October 27, 2005.

We acknowledge that you have no comments at this time and would like to express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,

**Hiyakumoto + Higuchi Architects, Inc.**

  
Calvin S. Higuchi, AIA

Copy: Colin Harlon - BGCM w/ copy of letter  
-Patrick Matsui - Parks Dept. w/ copy of letter  
Draft E.A. w/ copy of letter



**STATE OF HAWAII**  
**OFFICE OF HAWAIIAN AFFAIRS**  
711 KAPI'OLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

HRD05/2088

November 3, 2005

Calvin Higuchi  
Hiyakumoto & Higuchi Architects, Inc.  
1860 Main Street, P.O. Box 922  
Wailuku, Maui 96793

**RE: Draft Environmental Assessment (Advance Copy) for the Proposed West Maui Clubhouse, Boys and Girls Club of Maui, Lahaina, Maui, TMK 4-6-12: 5.**

Dear Mr. Higuchi,

The Office of Hawaiian Affairs (OHA) is in receipt of your October 14, 2005 request for comment on the above listed proposed project, TMK 4-6-12: 5. OHA offers the following comments:

Please note that Mr. Peter Yee is no longer the director of the Native Rights, Land and Culture (NRLC) Division, formerly the Nationhood and Native Rights Division. The present director of NRLC is Mr. Lance Foster. All future submittals can be addressed to Mr. Foster or to Mr. Clyde Nāmu'ō, Chief Administrator of OHA.

Our staff has three substantive recommendations after reviewing the Draft Environmental Assessment (DEA):

On page 10 of the DEA it is stated that "native plants will be used if appropriate and available." It is our position that, in this case, native plants are appropriate for landscaping and should comprise at least a portion of the species selected. This is crucial for the reestablishment of native ecosystems in the Lahaina area.

The Cultural Impact Assessment (CIA) should be conducted by qualified organization that specializes in this type of study. The section found in Appendix B of the DEA can be used as a general consultation but does not preclude undertaking a formal CIA.

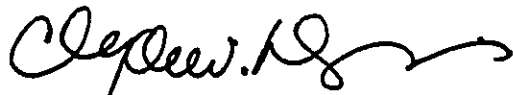
It is not clear from reading the DEA that any formal archaeological investigations have been performed on the parcel. An Archaeological Inventory Survey, including a subsurface testing program, should be completed in support of this project. The results of the investigations should be included in the Final Environmental Assessment.

Calvin Higuchi  
November 3, 2005  
Page 2

OHA further requests your assurances that if the project goes forward, should iwi or Native Hawaiian cultural or traditional deposits be found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse Yorck at (808) 594-0239 or [jessey@oha.org](mailto:jessey@oha.org).

'O wau iho nō,



Clyde W. Nāmu'o  
Administrator



Hiyakumoto + Higuchi  
ARCHITECTS INC.

November 9, 2005

Mr. Clyde Namu'o, Administrator  
State of Hawai'i, Office of Hawaiian Affairs  
711 Kapi'olani Boulevard, Suite 500  
Honolulu, Hawai'i 96813

RE: Draft Environmental Assessment (Advance Copy) for the  
Proposed West Maui Clubhouse, Boys & Girls Club of Maui  
Lahaina, Maui T.M.K.: 4-6-12:5

Dear Mr. Namu'o:

We are in receipt of your letter of November 3, 2005 and acknowledge your comments. Please accept the following responses to those comments:

Thank you for correcting us on the current director of the Native Rights, Land and Culture (NRLC) Division. Please convey our apologies to Mr. Lance Foster, your current director, for our oversight.

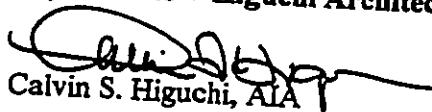
Our intent on the use of native plants is that we will use them in the landscape planting to the best of our ability. We will revise the DEA on page 10 to read: "native plants will be used if appropriate and available, and at least a portion of the landscape planting will be native."

The Cultural Impact Assessment (CIA) was conducted by Munekiyo & Hiraga, Inc. who has been active in Maui County in providing for cultural impact assessments for many projects of similar scope and scale. We feel that they are a qualified professional organization who has the expertise in this area.

The Maui County Parks Department is not aware of any formal archaeological investigations being performed on this parcel in the past as it had been in sugar cane cultivation for many years prior to it becoming a park. The Parks Department notes that there were no archaeological deposits found during the construction of the park or the existing building. The construction of the addition to this building will be mainly slab-on-grade for the floor and on 2' of compacted fill material since the existing floor is raised and on fill as well. We will require that the contractor cease work if iwi or Native Hawaiian cultural or traditional deposits are found during any ground altering operations. They will also be required to immediately contact the Parks Department Project Manager, the State Historic Preservation Division, the Maui Burial Council and any other appropriate agencies for appropriate action pursuant to applicable laws. A copy of the advance copy of the DEA was submitted to both the Honolulu and the Maui offices of the State Historic Preservation Division. We are awaiting their comments on this issue and will comply with any reasonable conditions they may impose.

May we express our appreciation for your time and efforts in reviewing this report. If there are any further questions, please feel free to contact me.

Very truly yours,  
Hiyakumoto + Higuchi Architects

  
Calvin S. Higuchi, AIA

Cc: Colin Hanlon, Patrick Matsui

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
601 KAMOKILA BOULEVARD, ROOM 555  
KAPOLEI, HAWAII 96707

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
DEPUTY DIRECTOR - LAND

DEAN MAKANO  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENFORCEMENT  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAROO LAKE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

November 9, 2005

Mr. Calvin S. Higuchi, AIA  
Hiyakumoto and Higuchi Architects, Inc.  
1860 Main Street  
Wailuku, Hawaii 96793

LOG NO: 2005.2384  
DOC NO: 0511MK07

Dear Mr. Higuchi:

**SUBJECT: Chapter 6E-8 Historic Preservation Review – Early Consultation for the Draft Environmental Assessment Prepared for the Department of Parks and Recreation, County of Maui for the Proposed West Maui Clubhouse, Boys & Girls Club of Maui  
Waine'e Ahupua'a, Lahaina District, Maui  
TMK (2) 4-6-012:005**

Thank you for the opportunity to review this Draft Environmental Assessment which was received by our staff on October 18, 2005 (early consultation advance copy). Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division.

Based on the submitted draft EA, we understand the project consists of a proposed addition to the existing West Maui Boys and Girls Club of Maui building in an area currently landscaped with trees and lawn. There are also some parking stalls within the proposed footprint. The addition will result in 7575 square feet of new space. The subject parcel surrounding the existing building is in use for park, and we understand that fill was incorporated to the parcel during initial construction.

A search of our records indicates that an archaeological inventory survey has not been conducted of the subject property. The proposed project area is located within the boundaries of the Historic Lahaina District (SIHP 50-50-03-3001). This area comprised the port town of the 1800s and is likely to have once been the location of pre-contact farming, perhaps with scattered houses, during the pre-contact period. Numerous former Land Commission Awards are within the boundaries of the subject parcel.

However, given that the ground disturbance is limited to excavation of footings, which are not likely to exceed the depth of fill. We therefore believe that "no historic properties will be affected" by the proposed undertaking. In the event that historic sites (historic/cultural




Mr. Calvin S. Higuchi  
Page 2

deposits, human skeletal remains, etc.) are identified during the construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the State Historic Preservation Office needs to be contacted immediately at 243-5169, on Maui.

If you have any questions, please call Melissa Kirkendall at 243-5169.

Aloha,

  
Melanie Chinen, Administrator  
State Historic Preservation Division

MK: kf

c: Bert Ratte, DPWEM, County of Maui  
Michael Foley, Director, Dept of Planning, 250 S. High Street, Wailuku, HI 96793  
Maui Cultural Resources Commission, Dept. of Plng, 250 S. High St, Wailuku, HI 96793



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

November 14, 2005

Ms. Melanie Chinen, Administrator  
State Historic Preservation Division  
Department of Land and Natural Resources  
601 Kamokila Boulevard, Room 555  
Kapolei, Hawaii, 96707

RE: Pre-consultation for Draft Environmental Assessment  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawaii

Dear Ms. Chinen:

We are in receipt of your letter dated November 9, 2005 forwarding your comments on our pre-consultation copy of the Draft Environmental Assessment. Thank you for the additional information you provided on the project site.

We acknowledge that you believe that based on the information provided to you, "no historic properties will be affected by the proposed undertaking." We wish to express our appreciation for your division's time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,

**Hiyakumoto + Higuchi Architects, Inc.**

  
Calvin S. Higuchi AIA

copy: Colin Hanlon - BGCM w/ copy of letter  
Patrick Matsui - Parks Dept. w/ copy of letter  
Melissa Kirkendall  
Draft E.A. w/ copy of letter



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

REPLY TO  
ATTENTION OF

November 8, 2005

Regulatory Branch

Mr. Calvin S. Higuchi  
Hiyakumoto + Higuchi Architects, Inc.  
1860 Main Street  
P.O. Box 922  
Wailuku, Hawaii 96793

File No. POH 2005-581

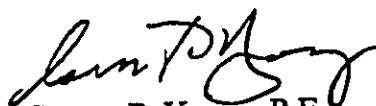
Dear Mr. Higuchi:

This responds to your request (letter dated October 14, 2005) for review and early consultation comments on your draft environmental assessment for expansion of the West Maui Clubhouse for the Boys and Girls Club of Maui, Waine'e Park, Lahaina, Maui Island, Hawaii, (TMK: (2) 4-6-12:05). We have reviewed the information submitted under the Corps' authority to issue Department of the Army (DA) permits pursuant to Section 404 of the of the Clean Water Act (CWA) (33 USC 1344) and Section 10 of the Rivers and Harbors Act of 1899 (RHA) (33 USC 403).

Based on the information you provided and our resources, it is determined that the subject parcel consists entirely of uplands and does not contain any waters of the U.S. The proposed activity to expand the existing Boys and Girls Club building will not involve the discharge or placement dredge or fill material into waters of the United States, including adjacent wetlands; therefore, a DA permit is not required..

If you have any questions regarding this jurisdictional determination, please contact Mr. Farley Watanabe at by telephone at (808) 438-7701 or by fax at (808) 438-4060, or by e-mail at [Farley.K.Watanabe@usace.army.mil](mailto:Farley.K.Watanabe@usace.army.mil) and refer to the file number above.

Sincerely,

  
George P. Young, P.E.  
Chief, Regulatory Branch



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

November 14, 2005

Mr. George P. Young, P.E.  
Chief, Regulatory Branch  
Department of the Army  
U. S. Army Engineering District, Honolulu  
Ft. Shafter, Hawaii 96858-5440

RE: Pre-consultation for Draft Environmental Assessment  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawaii

Dear Mr. Young:

We are in receipt of your letter dated November 8, 2005 with your comments on our pre-consultation copy of our Draft E. A. for this project.

We acknowledge that, based on information that we have provided you and your resources, you have determined that the proposed project "will not involve the discharge or placement dredge or fill material into waters of the United States including wetlands; therefore a DA permit is not required."

We would like to express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,

**Hiyakumoto + Higuchi Architects, Inc.**

  
Calvin S. Higuchi AIA

copy: Colin Hanlon - BGCM w/ copy of letter  
Patrick Matsui - Parks Dept. w/ copy of letter  
Otomo Engineering w/ copy of letter  
Draft E.A. w/ copy of letter

---

1860 Main Street • P.O. Box 922 • Wailuku, Maui, Hawaii 96793 • (808) 242-9705

ALAN M. ARAKAWA  
Mayor



GEORGE Y. TENGAN  
Director

ERIC H. YAMASHIGE, P.E., L.S.  
Deputy Director

**DEPARTMENT OF WATER SUPPLY**  
COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793-2155  
www.mauewater.org

November 2, 2005

Mr. Calvin S. Higuchi, AIA  
Hiyakumoto + Higuchi Architects, Inc.  
P O Box 922  
Wailuku HI 96793

Dear Mr. Higuchi:

**SUBJECT:** Draft Environmental Assessment (early consultation) - West Maui Clubhouse  
Boys and Girls Club of Maui  
TMK: (2) 4-6-012:005 por

Thank you for the opportunity to participate in the early consultation process for this project proposal.

**Source Availability and Consumption**

The project site is served by our Lahaina System. The main sources of water for this portion of the system are wells withdrawing from Launiupoko aquifer and surface water from Kanaha Stream. As of September 2005, pending projects in West Maui at some stage of discretionary review total roughly 18 MGD, of which about 8.6 MGD plan to connect to the county system. DWS does not grant or imply any guarantee of water until an application for water meter has been received and reviewed. Water availability will be determined at time of meter application. DWS will not issue reservations for future meters until new development efforts which include the expansion of Lahaina and Mahinahina Water Treatment Plants are completed. Should a larger meter be required, the Department does not guarantee that additional source will be available for this project.

The EA should include the estimated increase in water use from the DWS system as well as water to be pumped from an on-site well for irrigation. The project site has a 3/4-inch water meter with an average daily use of about 130 gallons. Using standard guidelines, estimated daily demand would be approximately 3,400 gallons. Actual use may be lower as irrigation demand will be from the existing on-site well.

**System Infrastructure**

The applicant will be required to provide domestic, fire and irrigation services in accordance with standards. Fire, domestic, and irrigation calculations will be required during the building permit process to determine adequate fire protection and meter capacity. Actual fire demand for structures is determined by fire flow calculations prepared, signed and stamped by a certified engineer or architect. The approved fire flow calculation methods for use include Guidance for Determination of Fire Flow- Insurance Service Office, 1974. Installation of reduced pressure back-flow prevention approved by the Department will likewise be required if does not already exist.

*"By Water All Things Find Life"*

Printed on recycled paper 

### **Conservation**

In order to reduce demand in the Lahaina system, we encourage the applicant to consider the following water conservation measures and integrate them in the project design and construction:

Use brackish and /or reclaimed water sources for dust control during construction, if such alternative is available.

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: The project is located in the Maui County Planting Plan - Plant Zones 3 & 5. In the event of any future landscape renovations, we encourage the applicant to utilize appropriate native and non invasive species and avoid the use of potentially invasive plants. Native plants adapted to the area, conserve water and protect the watershed from degradation due to invasive alien species. Attached is a list of appropriate plants for the zones as well as potentially invasive plants to avoid.

Limit Irrigated Turf: Limit irrigated turf to 25% or less of total landscaped area. Low-water use shrubs and ground covers can be equally attractive and require substantially less water than turf.

Look for Opportunities to Conserve Water: A few examples of these are as follows: When clearing driveways, etc. of debris, use a broom instead of a hose. When washing cars, use a hand-operated spray nozzle instead of an open hose. Additionally, check for leaks in faucets and toilet tanks.

### **Pollution Prevention**


The project overlies the Launiupoko aquifer which has an estimated sustainable yield of 8 MGD. In order to protect surface and groundwater resources, we encourage the applicant to adopt Best Management Practices (BMPs) designed to minimize infiltration and runoff from construction and vehicle operations. We have attached sample BMPs for principle operations for reference. Additional mitigation measures are enumerated below and should be implemented during construction:

1. Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the water.
2. Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.
3. Retain ground cover until the last possible date.
4. Stabilize denuded areas by sodding or planting as soon as possible. Replanting should include soil amendments, fertilizers and temporary irrigation. Use high seeding rates to ensure rapid stand establishment.
5. Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off.
6. Keep run-off on site.

Page 3  
West Maui Clubhouse  
Mr. Calvin S. Higuchi  
November 2, 2005

Should you have any questions regarding system infrastructure and requirements, please call our Engineering Division at 270-7835 and any questions on source availability or conservation and resource matters, please contact our Water Resources and Planning Division at 244-8550.

Sincerely,

  
George Y. Fengan  
Director

eam

c: engineering division

applicant, with attachments

The Costly Drip

Maui County Planting Plan - Plant Zones 3 & 5 - Saving Water in the Yard - What and How to Plant in your Area

Ordinance No. 2108 - A Bill for an Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code Selected

BMP's from "Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters"-EPA



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

November 16, 2005

Mr. George Tengan, Director  
Department of Water Supply  
County of Maui  
200 South High Street  
Wailuku, HI 96793

RE: Pre-consultation for Draft Environmental Assessment  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawaii

Dear Mr. Tengan:

We are in receipt of your letter dated November 11, 2005 responding to our request for pre-consultation comments on the Advance Copy of the Draft Environmental Assessment for the subject project.

We provide the following responses to your comments:

**Source Availability and Consumption:** Thank you for the latest information on the water source and availability and the present situation. By copy of your letter and this letter to the Parks Department and the Boys & Girls Club of Maui, we are informing them that you will not guarantee additional availability or increase in water meter size. Our draft EA will include the increase in water usage for the new addition and will include the landscape irrigation from the on-site well. These calculations will be prepared by our mechanical engineer with data available from the Parks Department on the landscape irrigation.

**System Infrastructure:** The Fire Flow Calculations prepared by Engineering Dynamics Corp. is included in the Appendix of the Draft EA. We will provide further calculations for the domestic and irrigation flows.

**Conservation:** The Parks Department will consider the use of on-site well water for the contractor's use during construction for dust control. Single-pass cooling systems for air conditioning, refrigerators, and freezers will not be used. Low-flow plumbing fixtures will be specified for this project. Information provided by your office on leak prevention and repair



Mr. George Tengan, Director  
Department of Water Supply  
November 16, 2005  
Page 2

and maintenance of the water system will be forwarded to the Boys & Girls Club and the Parks Department for their reference as they will be responsible for the maintenance and repair of the facility. The Draft EA states that xerophillic and native landscape plants from the Department of Water Supply's list will be reviewed and specified where practical, appropriate, and available. A comment from O.H.A. requested that we include that at least a portion of the landscape planting will be native plant material. The area of existing irrigated turf will be reduced by this project as the building addition is proposed to be constructed in a grassed and landscaped area. Additional water conservation measures will be specified and/or implemented during construction as appropriate.

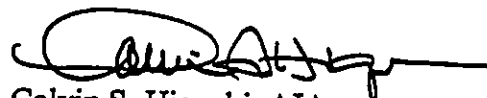
**Pollution Prevention:** Best Management Practices (BMP) will be specified and implemented during construction. Information provided by your department will be forwarded to our civil engineer along with this letter for his use in preparing the construction documents. Additional mitigative measures you note in your letter will be included as part of the construction documents.

We would like to express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,

**Hiyakumoto + Higuchi Architects, Inc.**

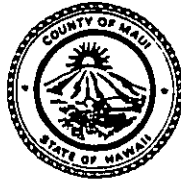
  
Calvin S. Higuchi, AIA

Copy: Colin Hanlon - BGCM w/ copy of letter  
Patrick Matsui - Parks Dept. w/ copy of letter  
Mark Matsuda - Otomo Engineering w/ copy of letter  
Russel Gushi, Landscape Architect w/ copy of letter  
Draft E.A. w/ copy of letter

ALAN M. ARAKAWA  
Mayor

MICHAEL W. FOLEY  
Director

WAYNE A. BOTEILHO  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

November 30, 2005

Mr. Calvin Higuchi  
Hiyakumoto & Higuchi Architects, Inc.  
Post Office Box 922  
Wailuku, Hawaii 96793

Dear Mr. Higuchi:

RE: Preconsultation Comments in Preparation of the Draft Environmental Assessment for the Proposed West Maui Clubhouse - Boys & Girls Club of Maui Located at TMK: 4-6-012: 005, Lahaina Recreation Center, Lahaina, Island of Maui, Hawaii (LTR 2005/2805)

The Maui Planning Department (Department) is in receipt of your request for preconsultation comments in preparation of a Draft Environmental Assessment (DEA) for the proposed action, as summarized below:

- 4,572 square feet addition on the northeast side of the existing West Maui BGCM building;
- New paved parking area for 33 stalls plus two (2) bus stalls; and
- Related improvements, including landscaping.

Based on the foregoing, the Department provides the following comment in preparation of the DEA:

1. The land use designations for the property are confirmed as follows:
  - a. State Agricultural District

A State Special Use Permit is required. The permit shall include both existing and proposed facilities and uses. A metes and bounds description will be required for the project area.

Mr. Calvin Higuchi  
November 30, 2005  
Page 2

- b. West Maui Community Plan - Park
- c. Title 19, Zoning - Agricultural District

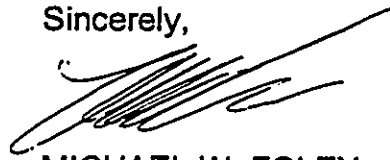
A Conditional Use Permit is required. The permit shall include both existing and proposed facilities and uses.

- 2. Include a Regional Location Map and TMK Map.
- 3. The State Department of Transportation (DOT) plans to widen Honoapiilani Highway in this area. Discuss any potential impacts to the project area, including pedestrian safety for the users of the project.
- 4. Typographical Error. On page 17, delete the first paragraph under Section IV.A.

Thank you for the opportunity to comment. Please include the Department on the Draft EA distribution list. Should you require further clarification, please contact Ms. Kivette Caigoy, Environmental Planner, at 270-7735.

Sincerely,

*MWF*



MICHAEL W. FOLEY  
Planning Director

MWF:KAC:bv

c: Wayne A. Boteilho, Deputy Planning Director  
Kivette A. Caigoy, Environmental Planner  
Parks Department  
DSA (2)  
Project File  
General File  
K:\WP\_DOCS\PLANNING\EA\PreConComments\2005\2805\_WestMauiBoysGirlsClub.wpd



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

December 6, 2005

Mr. Michael Foley, Director  
Department of Planning, County of Maui  
250 South High Street  
Wailuku, HI 96793

Re: Draft Environmental Assessment (Advance Copy) for the  
Proposed West Maui Clubhouse, Boys & Girls Club of Maui  
Lahaina, Maui T.M.K.: 4-6,12:5

Dear Mr. Foley:

We are in receipt of your letter of November 30, 2005 and acknowledge your comments. Please accept the following responses to those comments:

1. Thank you for confirming the land use designation. Application for Special Use Permit and a Conditional Use Permit are being processed concurrently with this Environmental Assessment.
2. A regional map and tax map have been included as Figure 1b and 1c in the draft E.A.
3. A brief statement relating to the potential impact of the State D.O.T.'s proposed widening of Honoapiilani Highway is included. The clubhouse youth will be transported by bus from the area schools after school and transportation home after clubhouse activity hours will be provided by buses to residential areas or by parents picking up their children. Therefore pedestrian traffic to and from the clubhouse will be minimal and impact of the highway widening should be insignificant.
4. Per your comment, we will correct the typo on page 17.

May we express our appreciation for your time and efforts in reviewing this report. If there are any further questions, please feel free to contact me.

Very truly yours,

Hiyakumoto + Higuchi Architects, Inc.



Calvin S. Higuchi AIA

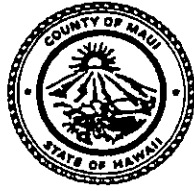
cc: Colin Hanlon – BGCM  
Patrick Matsui – Parks Dept.  
Draft E.A. w/copy of letter

ALAN M. ARAKAWA  
Mayor

MILTON M. ARAKAWA, A.I.C.P.  
Director

MICHAEL M. MIYAMOTO  
Deputy Director

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



COUNTY OF MAUI  
**DEPARTMENT OF PUBLIC WORKS  
AND ENVIRONMENTAL MANAGEMENT**  
200 SOUTH HIGH STREET, ROOM 322  
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.  
Development Services Administration

Wastewater Reclamation Division

CARY YAMASHITA, P.E.  
Engineering Division

BRIAN HASHIRO, P.E.  
Highways Division

TRACY TAKAMINE, P.E.  
Solid Waste Division

RECEIVED 1/26/06

December 28, 2005

Mr. Calvin S. Higuchi, A.I.C.P.  
HIYAKUMOTO & HIGUCHI ARCHITECTS  
P. O. Box 922  
Wailuku, Maui, Hawaii 96793

Dear Mr. Higuchi:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT - EARLY  
CONSULTATION  
BOYS & GIRLS CLUB OF MAUI - WEST MAUI CLUBHOUSE  
TMK: (2) 4-6-012:005**

We reviewed the subject application and have the following comments:

1. We recommend that road-widening improvements be provided along the south side of Shaw Street from Honoapiilani Highway to the project site. Such improvements to include a concrete sidewalk and curb and gutters. The concrete sidewalk will provide a safe shoulder for pedestrians, especially children, to use to get to the clubhouse. The curb and gutters provide for a measure of safety from vehicles for the pedestrians by providing a grade difference between the roadway and the sidewalk area.
2. The construction plan submittal shall show all existing roadway improvements on Mill Street and Shaw Street, as well as existing right-of-way widths and ownership.


3. The architect and owner are advised that the project is subject to possible tsunami and flood inundation. As such, said project must conform to Ordinance No. 1145, pertaining to flood hazard districts.
4. A verification shall be provided by a Registered Civil Engineer that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.
5. A detailed and final drainage report and a Best Management Practices (BMP) Plan shall be submitted with the grading plans for review and approval prior to issuance of grading 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 and 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 BMP plan shall show the location and details of structural and non-structural measures to control erosion and sedimentation to the maximum extent practicable.
6. All existing features such as structures, driveways, drainage ways, edge of the pavement, etc. shall be shown on the project plat plan.
7. A site plan and a sight distance report to determine required sight distance and available sight distance at existing and proposed street intersections shall be provided for our review and approval.
8. A detailed final Traffic Impact Assessment Report for the entire development shall be submitted for our review and approval. The report shall also address regional traffic impacts and include assessments from the local community police officer.
9. For all infrastructure, preliminary construction plan submittal shall include a completed technical assistance review performed by the Disability and Communication Access Board (DCAB) for compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for all facilities. All technical and structural infeasible assessments shall be the responsibility of the developer and an agreement waiving the County of Maui of any future liability, including redesign and reconstruction for said facility, shall be recorded with the State Bureau of Conveyances.

10. When your project is financed with State or County funds, the requirements of Hawaii Revised Statutes, Section 103-50, will apply.
11. Add recycling bins to trash bin in enclosure.
12. Although wastewater system capacity is currently available as of December 12, 2005, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
13. Wastewater contribution calculations are required before building permit is issued.
14. Developer is not required to pay assessment fees for this area at the current time.
15. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
16. Plans should show the installation of a service manhole near the property line prior to connection to the County sewer.
17. Kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens, etc.).
18. Non-contact cooling water, condensate, etc. should not drain to the wastewater system.
19. A Hold-Harmless Agreement should be executed. A signed agreement is required before the Wastewater Reclamation Division (WWRD) will give recommendation for final subdivision approval.
20. The wastewater discharge for the subject property (including the proposed project) shall be connected to the County wastewater system prior to occupancy of the proposed project. Be advised, construction plans for the connection shall be approved prior to approval of the building permit application for the proposed improvements.

Mr. Calvin S. Higuchi, A.I.C.P.  
December 28, 2005  
Page 4

Please call Michael Miyamoto at 270-7845 if you have any questions regarding this letter.

Sincerely,



MILTON M. ARAKAWA, A.I.C.P.  
Director

MMA:MMM:da

S:\LUCA\CMBoys\_&\_Girls\_Club\_of\_Maui\_W\_Maui\_draft\_ea\_46012005\_da.wpd





Hiyakumoto + Higuchi  
ARCHITECTS • INC.

February 17, 2006

Mr. Michael M. Miyamoto  
Deputy Director  
County of Maui  
Department of Public Works & Environmental Management  
200 South High Street, Room 322  
Wailuku, Maui, Hawaii 96793

Mr. Miyamoto:

RE: Early Consultation Comments for  
Draft Environmental Assessment  
BOYS & GIRLS CLUB OF MAUI  
WEST MAUI CLUBHOUSE  
TMK: (2) 4-6-012: 005

Thank you for your letter dated December 28, 2005 providing us with comments to our request for early consultation on the draft environmental assessment for the subject project. Unfortunately our deadline for early consultation comments was in November and we already completed, printed, and sent out copies of the draft EA to the OEQC for publication of notice of availability in the Environmental Bulletin before we received your comments.

However, we do appreciate the time and effort you and your staff has taken to review and prepare the comments and offer the following responses to the similarly numbered comments (a copy of your comment letter is enclosed for your convenience):

1. The Parks Department noted that Shaw Street is part of the park parcel and is under the jurisdiction of the Parks Department. The Department is concerned about the safety of the pedestrians using the proposed facility and may consider an a.c. paved walkway from the facility to the signaled intersection within the existing vehicle barrier on the south edge of Shaw Street if feasible. As stated in the Draft Environmental Assessment, page 14, Roadways and Traffic, the majority of the youth using the facility will be bused into the facility after school from off site schools. The estimated increase in the number of youths driving to the facility is stated to be from 0 to 10 cars per day.
2. Any existing roadways and improvements which are pertinent to the project will be shown on the construction plans submitted for building permit. This would include applicable information such as right-of-way widths and ownership.

BOYS & GIRLS CLUB OF MAUI  
WEST MAUI CLUBHOUSE  
Mr. Michael M. Miyamoto  
February 17, 2006  
Page 2

3. As stated in the Draft Environmental Assessment, page 9, Flood Hazards, according to Panel Number 150003 163 C of the Flood Insurance Rate Map, August 13, 1998, prepared by the United States Federal Emergency Management Agency, the project site is situated in Flood Zone C. Flood Zone C represents areas of minimal flooding. Therefore it does not appear to be subject to tsunami or flood inundation.
4. A preliminary drainage was prepared by Otomo Engineering, Inc. dated July 2005 and was included in the Draft Environmental Assessment. This report conclusion stated that, in their professional opinion, the proposed development will not have an adverse effect on the adjoining or downstream properties.
5. A final drainage report and a BMP plan will be provided with the building permit application.
6. All pertinent adjacent existing features such as structures, driveways, drainage ways, edge of pavement, etc. will be shown on the engineering site plans which will be submitted with the building permit application.
7. A sight distance report on the standard Maui County form will be provided with the building permit application.
8. The Parks Department did not see a need for a detailed Traffic Impact Assessment Report as the majority of the youth are bused to the facility on the regular basis from area schools. The additional staff and teenage driver traffic seems minimal and does not seem to warrant a full detailed TIAR for this projects impact. The Maui Police Department did provide some comments during early consultation. Officer Scott Migita of MPD stated in his memo to Police Chief Tom Phillips that "*Recently, this officer has not heard or received complaints regarding the issue of traffic and safety in the area. . . . This section of Shaw Street is not heavily used throughout all hours of the day and evening, therefore, there would be minimal impact on traffic as a result of an expansion in this area. Overall, I foresee no significant impact on traffic and safety once the project is complete.*" A copy of these comments are included in the appendix of the Draft Environmental Assessment.
9. As this project is anticipated to be funded by State and/or County funds and is on County property, a completed technical assistance review will be performed by the Disability and Communication Access Board for compliance with the ADAAG. A set will be submitted to DCAB during the design development phase for a preliminary review and again at the time the building permit application is submitted to DSA. As no technical or structural

BOYS & GIRLS CLUB OF MAUI  
WEST MAUI CLUBHOUSE  
Mr. Michael M. Miyamoto  
February 17, 2006  
Page 3

infeasibility assessments are anticipated, a waiver of liability from the County Parks is not required.

10. Department to the County Public Works Department will not be required and recorded with the State Bureau of Conveyances.
11. Since the project is anticipated to be funded by State and/or County funds, the Parks Department is aware that it will be subject to HRS 103-50.
12. The Parks Department will consult with the Solid Waste Division relative to recycle bins in the trash enclosure and design it accordingly.
13. The Parks Department is aware that the wastewater system capacity cannot be ensured until the issuance of the building permit.
14. Sewage flow calculations will be submitted with the building permit application.
15. The Parks Department has received your comment letter and therefore is aware that Public Works assessment fees are not required for this area.
16. Please provide information as soon as possible of any required funding by the Parks Department of off-site improvements to collection system and wastewater pump stations which would be pertinent to this project.
17. The engineering consultant for the Parks Department is presently working with Public Works Department on the design of the connection of the existing building to the County wastewater system to convert from the existing cesspool system. The service manhole should be included in that project if necessary.
18. Kitchen facilities within the new facility will comply with Wastewater Division requirements for pre-treatments as it will include a grease interceptor, sample boxes, etc.
19. The facility will be design so non-contact cooling water, condensate, etc. will drain to the wastewater system.
20. As no subdivision approval is being applied for, it is assumed that a hold harmless agreement will not be required of the County Parks Department.
21. As noted above, the Parks Department's engineering consultant is working with the Wastewater Division to convert the park from the cesspool system to a compliant connection to the County wastewater system along Shaw Street.

BOYS & GIRLS CLUB OF MAUI  
WEST MAUI CLUBHOUSE  
Mr. Michael M. Miyamoto  
February 17, 2006  
Page 4

Five copies of the recently completed Draft Environmental Assessment dated January 2006 was transmitted to your department for review as part of the EA process. As noted in the letter signed by the both the Parks and Planning Directors, a concurrent review for both the environmental assessment and the application of Special Use Permit and Conditional Permit is being requested. If additional comments are received from your various divisions after their review, please submit them as instructed in the transmittal letter. The deadline for comments is March 8, 2006.

Again, may we express our appreciation for the time and efforts you and your staff have put into this review. If there are any further questions, please feel free to contact me.

Very truly yours,  
**Hiyakumoto + Higuchi Architects, Inc.**

  
Calvin S. Higuchi, AIA

cc: Patrick Matsui – Parks Dept.  
Colin Hanlon – BGCM  
(Final EA w/copy of comment letter)

BOYS & GIRLS CLUB OF MAUI - WEST MAUI CLUBHOUSE			LOG OF AGENCY COMMENT LETTERS RECEIVED FOR DRAFT E.A./SUP/ICP		
Date rec'd	Date of Letter	Received from	Comments noted	Response action	Response sent
02/15/06	02/13/06	State Land Use Commission (Anthony J. H. Ching, Exec. Officer)	No comments. Will defer to County for judgement	acknowledged	3/3/06
02/18/06	02/15/06	State Dept. of Health, Maui Distr. Office (Herbert S. Matsubayashi, Distr. EHP chair)	No comments. Previous comments addressed.	acknowledged	3/3/06
02/17/06	02/15/06	Maui Electric Co. (Neil Shinyama, Manager, Engineering)	Reiterated existg service in the area	acknowledged	3/3/06
			Elec consultant to provide demand req'd, sched. Asap	informed consultant	
			Review conserv/efficiency oppor. w/ DSM group	will contact DSM (Walter Enomoto)	
02/18/06	02/18/06	State Dept. of Hawaiian Home Lands	No comments.	acknowledged	3/3/06
03/08/06	03/03/06	U. S. Dept. of the Army, Honolulu District	No comments. No Army permits required.	acknowledged	3/6/06
03/07/06	03/01/06	Maui County Dept. of Parks & Recreation	No comments.	acknowledged	3/7/06
03/10/06	03/08/06	State Dept. of Business, Economic Dev. & Tourism (Rec'd by Parks Director)	Urges County to apply for Boundary Amendment	acknowledged (response by Parks Dir)	3/29/06
			No comments. Request proper action on funds	will consider with future developments	
03/10/06	11/03/06	State Office of Hawaiian Affairs	Lahaina National Landmark District to be noted	acknowledged	3/31/06
03/13/06	03/10/06	Maui County Planning Dept.	Affect of roadway encroachment by expansion	included in final EA	3/31/06
			Impact on Lahaina By Pass highway	roadway modification included in final EA	
			BGCM special events sched relative to rush hour traffic	no impact noted in final EA	
03/13/06	03/08/06	Maui Police Dept	No further comments from 11/1/05 comments	acknowledged	3/31/06
03/13/06	03/07/06	State Dept of Land & Natural Resources, Forestry Div, Maui	Occasional noise sightings, please report	acknowledged	3/31/06
03/15/06	03/03/06	Maui Dept of Water Supply	Source availability not guaranteed; 2550 gpd estimated	acknowledged	3/31/06
			Fire, domestic, irrigation flow calcs req'd later	acknowledged	
			Water conservation & pollution prevention encouraged	acknowledged	
03/15/06	03/08/06	Maui Dept of Public Works & Environmental Management	plans not adequate to review bldg code compliance	acknowledged	3/31/06
			review plans with DCAB	constr chngs will be provided for bldg permit review	
			provide Shaw St widening & improvements	will require DCAB review	
			provide stop sign at driveway on Shaw Street	Parks will consider other ped safety meas.	
			review sight distance & trim plants at driveway	will provide stop sign	
			wastewater system capacity cannot be ensured	will provide sight analysis & trim plants	
			wastewater contribution calcs will be req'd for bldg perm	Parks Dept is aware	
			assessment fees are not required at this time	sewage flow calc to be submitted	
			req for funding of wastewater coil sys offline	Parks Dept is aware that fees not req'd.	
			sewer manhole to be shown for conn to County sewer	requested info on any req'd funding a.s.a.p.	
			kitchen to comply with pre-treat req. i.e. grease interc.	wastewater conn project in progress	
			condensate water not to drain into wastewater sys	will be included in design	
			show existg site features & easements on site plan	will not drain condensate into sewer	
			hold harmless to be executed for subdivision	will show pertinent existg site features	
			wastewater discharge to be conn. to County sys.	no subdivision is planned for this project	
03/17/06	03/14/06	State Dept of Transportation	traffic impact significant due to 251 stalls	wastewater conn project in progress	3/31/06
			more pedestrians expected across highway	238 are existg; only 15 added by this project	
			no addnl stormwater onto highway	most kids bussed to site; possible street light	
03/28/06	03/21/06	Maui Dept of Public Works & Environmental Management	no comments	0.6 cfs added will be directed to sump	3/31/06
				acknowledged	

LINDA LINGLE  
GOVERNOR



ANTHONY J.H. CHING  
EXECUTIVE OFFICER

**STATE OF HAWAII**  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
**LAND USE COMMISSION**  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359  
Telephone: 808-587-3822  
Fax: 808-587-3827

February 13, 2006

Calvin Higuchi, AIA  
Hiyakumoto + Higuchi Architects, Inc.  
1860 Main Street  
P. O. Box 922  
Wailuku, Hawaii 96793

Dear Mr. Higuchi:

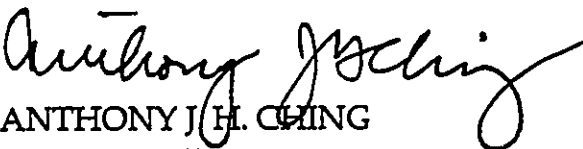
Subject: Draft Environmental Assessment (EA) and  
State Special Use Permit (SUP)/County Conditional Permit (CP)  
Applications for Proposed Expansion of West Maui Boys and Girls Club  
Building at TMK (2) 4-6-12:005 (por.), Lahaina, Maui, Hawaii

We acknowledge receipt of your letter dated February 1, 2006, regarding the above subject project.

Given the location, scope, and nature of the proposed activity, the State Land Use Commission defers to the judgment of the County of Maui in this matter. We have no comments to offer at this time.

Thank you for the opportunity to comment on the subject project. Please feel free to contact me at 587-3822, should you require clarification or any further assistance.

Sincerely,

  
ANTHONY J.H. CHING  
Executive Officer

REC'D 2.15.06



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

March 3, 2006

Mr. Anthony J. H. Ching, Executive Officer  
Land Use Commission  
Department of Business, Economic Development, and Tourism  
State of Hawaii  
P. O. Box 2359  
Honolulu, HI 96804-2359

RE: Draft Environmental Assessment (E.A.) and  
State Special Use Permit (SUP)/County Conditional Permit (CP)  
Application for Proposed Expansion of the  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawaii TMK: (2) 4-6-12: 005 (Por.)

Dear Mr. Ching:

We are in receipt of your letter dated February 13, 2006.

We acknowledge that you have no comments to offer at this time and that the State Land Use Commission defers to the judgment of the County of Maui in this matter.

May we express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,  
Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

cc: Colin Hanlon - BGCM w/copy of LUC letter  
Patrick Matsui - Parks Dept w/copy of LUC letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of LUC letter  
Final E.A. w/copy of LUC letter

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
MAUI DISTRICT HEALTH OFFICE  
54 HIGH STREET  
WAILUKU, MAUI, HAWAII 96793-2102

CHIYOME L. FUKINO, M. D.  
DIRECTOR OF HEALTH

LORRIN W. PANG, M. D., M. P. H.  
DISTRICT HEALTH OFFICER

February 15, 2006

Mr. Calvin Higuchi, AIA  
Hiyakumoto + Higuchi Architects, Inc.  
P. O. Box 922  
Wailuku, Hawai'i 96793

Dear Mr. Higuchi:

Subject: **Draft Environmental Assessment (EA) and  
State Special Use Permit/Conditional Permit Applications for  
the Proposed Expansion of West Maui Boys and Girls Club  
TMK: (2) 4-6-12:005 (por.)**

Thank you for the opportunity to comment on the Draft Environmental Assessment. We have no comments to offer at this time; our comments made during the early consultation process were adequately addressed.

Should you have any questions, please call me at 808 984-8230.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Matsubayashi", enclosed in a hand-drawn oval.

Herbert S. Matsubayashi  
District Environmental Health Program Chief

c: Glenn Correa  
Michael W. Foley

Rec'd. 2/16/06





Hiyakumoto + Higuchi  
ARCHITECTS • INC.

March 3, 2006

Mr. Herbert Matsubayashi  
District Environmental Health Program Chief  
Maui District Health Office  
Department of Health, State of Hawaii  
54 High Street  
Wailuku, HI 96793

RE: Draft Environmental Assessment (EA) and  
State Special Use Permit (SUP) / County Conditional Permit (CP)  
Application For the Proposed Expansion of the  
West Maui Clubhouse for the Boys and Girls Club of Maui  
Shaw Street, Lahaina, Maui TMK: (2) 4-6-012: 005 (Por)

Dear Mr. Matsubayashi:

We are in receipt of your letter dated February 15, 2006.

We acknowledge that you have no comments at this time and that your comments during early consultation were adequately addressed.

We would like to express our appreciation for your time and effort in reviewing this report. Any questions, please feel free to call me.

Very truly yours,  
Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

cc: Colin Hanlon - BGCM w/copy of DOH letter  
Patrick Matsui - Parks Dept w/copy of DOH letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of DOH letter  
Final E.A. w/copy of DOH letter

---

1860 Main Street • P.O. Box 922 • Wailuku, Maui, Hawaii 96793 • (808) 242-9705



February 15, 2006

Mr. Calvin Higuchi, AIA  
Hiyakumoto + Higuchi Architects, Inc.  
P.O. Box 922  
Wailuku, Hawaii 96793

Dear Mr. Higuchi,

Subject: Draft Environmental Assessment (EA) and  
State Special Use Permit (SUP)/County Conditional Permit (CP)  
Applications for Proposed Expansion of West Maui Boys and Girls Club  
Lahaina, Maui, Hawaii  
TMK: (2) 4-6-012:005 (Por.)

Thank you for allowing us to comment on the general overview documents for the subject project, which was received on February 7, 2006.

In reviewing our records and the information received, Maui Electric Company (MECO) has no objection to this project at this time. However, we would like to reiterate some of our earlier comments that were made through correspondence dated October 19, 2005 (Mr. Calvin Higuchi of Hiyaikomoto + Higuchi Architects, Inc.): "The electrical service for the existing clubhouse is from the existing Maui Electric Company overhead 12.47kV system along Mill Street and not as stated from the underground 12.47kV system along Shaw Street."

We highly encourage the customer's electrical consultant to submit the electrical demand requirements and project time schedule as soon as practical so that service can be provided on a timely basis.

In addition, we suggest that the developer and/or their consultant make contact with Walter Enomoto of our Demand Side Management (DSM) group at 872-3283 to review potential energy conservation and efficiency opportunities for their project.

Should you have any other questions or concerns, please call Kim Kawahara at 871-2345.

Sincerely,

Neal Shinyama  
Manager, Engineering

NS/kk:lh

c: Walter Enomoto – MECO DSM

REC'D. 2/17/06



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

March 3, 2006

Mr. Neil Shinyama, Manager Engineering Division  
Maui Electric Company, Ltd.  
P. O. Box 398  
Kahului, HI 96732

RE: Draft Environmental Assessment (EA) and  
State Special Use Permit (SUP)/County Conditional Permit (CP)  
Application for the Proposed Expansion of the  
West Maui Clubhouse for the Boys and Girls Club of Maui  
Shaw Street, Lahaina, Maui TMK: (2) 4-6-012: 005 (Por)

Dear Mr. Shinyama:

We are in receipt of your letter dated February 15, 2006. We acknowledge that you have no objections to the project. We have revised the electrical/telephone sections of the report as noted in your comments. Also, by copy of this letter to our electrical engineering consultant, Morikawa & Associates, we are requesting that they submit the electrical demand requirements and time schedule as soon practical so service to the project can be provided by MECO in a timely manner.

As you requested, we will contact Walter Enomoto of your DSM group to review potential energy conservation and efficiency opportunities for this project.

We would like to express our appreciation for your time and effort in reviewing this report. Any questions, please feel free to call me.

Very truly yours,  
Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

cc: Colin Hanlon - BGCM w/copy of MECO letter  
Patrick Matsui - Parks Dept w/copy of MECO letter  
Lyman Morikawa - Morikawa & Assoc. w/ copy of MECO letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of MECO letter  
Final E.A. w/copy of MECO letter

LINDA LINGLE  
GOVERNOR  
STATE OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
P.O. BOX 1879  
HONOLULU, HAWAII 96805

MICAH A. KANE  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

BEN HENDERSON  
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK  
EXECUTIVE ASSISTANT

February 16, 2006

Mr. Calvin Higuchi, AIA  
Hiyakumoto + Higuchi  
Architects Inc.  
P. O. Box 922  
Wailuku, Hawaii 96793

Dear Mr. Higuchi:

Thank you for the opportunity to review both the draft environmental assessment report and LUC Special Use/County Conditional Permit Application for the proposed expansion of West Maui Boys and Girls Club Building project in Lahaina, Maui. The Department of Hawaiian Home Lands has no comments to offer.

Should you have any questions, please call the Planning Office at (808) 586-3836.

Aloha and mahalo,

*Micah A. Kane*  
Micah A. Kane, Chairman  
Hawaiian Homes Commission

*fr*

c: Department of Parks and Recreation,  
County of Maui  
Department of Planning, County of Maui

Rec'd. 2/18/06



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

March 3, 2006

Mr. Micah Kane, Chairman  
Hawaiian Homes Commission  
Department of Hawaiian Homelands  
State of Hawaii  
P. O. Box 1879  
Honolulu, HI 96805

RE: Draft Environmental Assessment (EA) and  
State Special Use Permit (SUP) / County Conditional Permit (CP)  
Application for the Proposed Expansion of the  
West Maui Clubhouse for the Boys and Girls Club of Maui  
Shaw Street, Lahaina, Maui TMK: (2) 4-6-012: 005 (Por)

Dear Mr. Kane:

We are in receipt of your letter dated February 15, 2006.

We acknowledge that you have no comments and would like to express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,  
Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

cc: Colin Hanlon - BGCM w/copy of DHHL letter  
Patrick Matsui - Parks Dept w/copy of DHHL letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of DHHL letter  
Final E.A. w/copy of DHHL letter



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

REPLY TO  
ATTENTION OF

March 3, 2006

Regulatory Branch

Mr. Calvin S. Higuchi  
Hiyakumoto + Higuchi Architects, Inc.  
1860 Main Street  
P.O. Box 922  
Wailuku, HI 96793

Dear Mr. Higuchi:

**File No. POH 2005-581-4**

This responds to your request dated February 1, 2006, for review and comments on your draft environmental assessment for expansion of the West Maui Clubhouse for the Boys and Girls Club of Maui, Waine'e Park, Lahaina, Maui, Hawaii, TMK: (2) 4-6-12:05. We have reviewed the information submitted under the Corps' authority to issue Department of the Army (DA) permits pursuant to Section 404 of the of the Clean Water Act (CWA) (33 USC 1344) and Section 10 of the Rivers and Harbors Act of 1899 (RHA) (33 USC 403).

Our comments were made by letter dated November 8, 2005: "The proposed activity to expand the existing Boys and Girls Club building will not involve the discharge or placement dredge or fill material into waters of the United States, including adjacent wetlands; therefore, a DA permit is not required."

If you have any questions regarding this jurisdictional determination, please contact Mr. Farley Watanabe at by telephone at (808) 438-7701 or by fax at (808) 438-4060), or by e-mail at [Farley.K.Watanabe@usace.army.mil](mailto:Farley.K.Watanabe@usace.army.mil) and refer to the file number above.

Sincerely,

  
George P. Young, P.E.  
Chief, Regulatory Branch

REC'D 3/6/06



Hiyakumoto + Higuchi  
ARCHITECTS • INC

March 6, 2006

Mr. George P. Young, P.E.  
Chief, Regulatory Branch  
Department of the Army  
U. S. Army Engineer District, Honolulu  
Ft. Shafter, Hawaii 96858-5440

RE: Draft Environmental Assessment (EA) and  
State Special Use Permit (SUP) / County Conditional Permit (CP)  
Application for the Proposed Expansion of the  
West Maui Clubhouse for the Boys and Girls Club of Maui  
Shaw Street, Lahaina, Maui TMK: (2) 4-6-012: 005 (Por)  
Army file no. POH 2005-581-4

Dear Mr. Young:

We are in receipt of your letter dated March 3, 2006.

We acknowledge that you have no further comments at this time and that your comments during early consultation were reiterated, that "The proposed activity to expand the existing Boys and Girls Club building will not involve the discharge or placement dredge or fill material into waters of the United States, including adjacent wetlands; therefore, a DA permit is not required."

As this review was requested to also be for the State Special Use Permit (SUP) and the County Conditional Permit (CP), unless we hear otherwise from you, we will assume that there were no comments relative to those permits from your office.

We would like to express our appreciation for your time and effort in reviewing this report. Any questions, please feel free to call me.

Very truly yours,  
Hiyakumoto + Higuchi Architects, Inc.

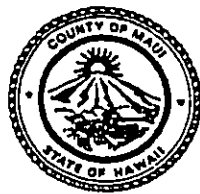
  
Calvin S. Higuchi AIA

cc: Colin Hanlon - BGCM w/copy of Army letter  
Patrick Matsui - Parks Dept w/copy of Army letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of Army letter  
Final E.A. w/copy of Army letter

---

1860 Main Street • P.O. Box 922 • Wailuku, Maui, Hawaii 96793 • (808) 242-9705

ALAN M. ARAKAWA  
Mayor



GLENN T. CORREA  
Director

JOHN L. BUCK III  
Deputy Director

(808) 270-7230  
Fax (808) 270-7934

**DEPARTMENT OF PARKS & RECREATION**  
700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793

March 1, 2006

Mr. Calvin S. Higuchi, AIA  
Hiyakumoto & Higuchi Architects, Inc.  
1860 Main Street  
Wailuku, Hawaii 96793

Dear Mr. Higuchi:

**SUBJECT:** Draft Environmental Assessment (EA) and State Special  
Use Permit (SUP) / County Conditional Permit (CP)  
Applications for:  
Expansion of the West Maui Boys & Girls Club  
Building at Lahaina, Maui, Hawaii  
TMK (2) 4-6-12:005

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

We have reviewed the (EA), (SUP) & (CP) Applications dated February 2006 for the West Maui Clubhouse Boys & Girls Club of Maui, and have no comments at this time.

Should you have any questions, please feel free to contact me or Mr. Patrick Matsui, Chief of Parks Planning and Development at 270-7387.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Correa", is written over the typed name.

GLENN T. CORREA  
Director

c. Patrick T. Matsui, Chief of Parks Planning & Development  
Colin Hanlon, Executive Director, BGCM

REC'D. 3/7/06





Hiyakumoto + Higuchi  
ARCHITECTS • INC.

March 7, 2006

Mr. Glenn Correa, Director  
Department of Parks and Recreation  
County of Maui  
700 Hali'a Nakoa Street, Unit 2  
Wailuku, HI 96793

RE: Draft Environmental Assessment (EA) and  
State Special Use Permit (SUP) / County Conditional Permit (CP)  
Application For the Proposed Expansion of the  
West Maui Clubhouse for the Boys and Girls Club of Maui  
Shaw Street, Lahaina, Maui TMK: (2) 4-6-012: 005 (Por)

Dear Mr. Correa:

We are in receipt of your letter dated March 1, 2006.

We acknowledge that you have no comments at this time on the E.A., S.U.P. and the C.P.

We would like to express our appreciation for your time and effort in reviewing this report.  
Any questions, please feel free to call me.

Very truly yours,  
Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

cc: Colin Hanlon - BGCM w/copy of DPR letter  
Patrick Matsui - Parks Dept w/copy of DPR letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of DPR letter  
Final E.A. w/copy of DPR letter

---

1860 Main Street • P.O. Box 922 • Wailuku, Maui, Hawaii 96793 • (808) 242-9705

cc Calvin Higuera



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

LINDA LINGLE  
GOVERNOR  
THEODORE E. LIU  
DIRECTOR  
MARK K. ANDERSON  
DEPUTY DIRECTOR  
LAURA H. THIELEN  
DIRECTOR  
OFFICE OF PLANNING

**OFFICE OF PLANNING**  
235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846  
Fax: (808) 587-2824

Ref. No. P-11288

March 9, 2006

Mr. Michael W. Foley  
Planning Director  
Department of Planning  
County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

✓ Mr. Glenn Correa  
Director  
Department of Parks & Recreation  
County of Maui  
700 Hali'a Nakoa Street, Unit 2  
Wailuku, Hawaii 96793

RECEIVED  
2006 MAR 10 PM 3:25  
PARKS & RECREATION  
PLANNING & DEVELOPMENT

Attention: Ms. Kivette Caigoy  
Environmental Planner

Attention: Mr. Patrick Matsui  
Chief Planner

Dear Messrs. Foley and Correa:

Subject: ID: Draft Environmental Assessment (DEA) and State Special  
Use Permit (SUP)/County Conditional Permit (CP) Applications  
Project Name: West Maui Boys and Girls Club Expansion  
TMK: (2) 4-6-12:005 (portion)  
Applicant: Boys and Girls Club of Maui

We have received the DEA and applications for a State Land Use Commission (LUC) SUP and CP for the proposed expansion of the West Maui Boys and Girls Clubhouse on a portion of the Lahaina Recreation Center. The site is in the State Agricultural District, is designated as Park in the County Community Development Plan and is zoned County Agricultural. We offer the following comments.

We note the strong support from the County of Maui Department of Parks and Recreation and the Department of Planning as well as the commitment of CDBG funds for the planning, design and construction of the proposed improvements to the existing facility. We agree that the DEA clearly demonstrates no significant impact on the environment and many positive benefits from a larger clubhouse for youth in the West Maui area. We also believe that this project meets the State Land Use Commission's criteria for "unusual and reasonable" as set forth in HAR Sec. 15-15-95.

Mr. Michael W. Foley  
Page 2  
March 9, 2006

However, we also believe that the entire 22-acre Lahaina Recreation Center site belongs in the State Urban District and we urge the County of Maui to consider petitioning the LUC for a boundary amendment. The surrounding land uses are all urban in nature and the site is unlikely to return to agriculture after decades in urban use.

Thank you for the opportunity to comment. If you have any questions, please contact Mary Alice Evans at (808) 587-2802.

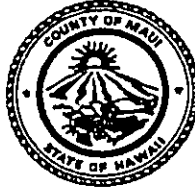
Sincerely,



Laura H. Thielen  
Director

c: Anthony Ching, LUC

ALAN M. ARAKAWA  
Mayor



GLENN T. CORREA  
Director

JOHN L. BUCK III  
Deputy Director

(808) 270-7230  
Fax (808) 270-7934

## DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nako Street, Unit 2, Wailuku, Hawaii 96793

March 29, 2006

Ms. Laura Thielen, Director  
State of Hawaii, DBEDT  
Office of Planning  
235 South Beretania Street, 6<sup>th</sup> Floor  
Honolulu, Hawaii 96804

Dear Ms. Thielen:

**SUBJECT:** Draft Environmental Assessment (E.A.) and State Special Use Permit (SUP)/County Conditional Permit (CP) Application for Proposed Expansion of the West Maui Clubhouse for the Boys & Girls Club of Maui, Shaw Street, Lahaina, Maui, Hawaii  
TMK: (2) 4-6-12:005 (Por.) DBEDT Ref. No. P-11288

We are in receipt of your letter dated March 9, 2006 with comments on the subject project relative to the draft EA and SUP/CP applications.

We appreciate your strong support of the project and your agreement that the DEA demonstrates no significant impacts on the environment. The clubhouse will definitely provide a very positive place for the youth in the expanded facilities.

Relative to your comment that the site belongs in the State Urban District, the County, is looking into some opportunities it may have in requesting to the LUC for boundary amendment to change the site to be in the State Urban District. As time is an issue for the expansion of this facility, we will be proceeding with the SUP/CP application as an interim measure as agreed with the Maui County Planning Department.

May we express our appreciation for your time and effort in reviewing this report. Any further concerns or questions, please contact me or Mr. Patrick Matsui, Chief of Parks Planning and Development at (808) 270-7387.

Very truly yours,

  
GLENN T. CORREA  
Director

cc: Colin Hanlon - BGCM w/copy of DBEDT letter  
Calvin Higuchi - Hiyakumoto + Higuchi Architects w/copy of DBEDT letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of DBEDT letter  
Final E.A. w/copy of DBEDT letter

PHONE (808) 594-1888

FAX (808) 594-1865



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

HRD05/2088B

November 3, 2005

Calvin Higuchi  
Hiyakumoto & Higuchi Architects, Inc.  
1860 Main Street, P.O. Box 922  
Wailuku, Maui 96793

**RE: Draft Environmental Assessment and Special Management Area Use Permit for the Proposed West Maui Clubhouse, Boys and Girls Club of Maui, Lahaina, Maui, TMK 4-6-12: 5.**

Dear Mr. Higuchi,

The Office of Hawaiian Affairs (OHA) is in receipt of your October 14, 2005 request for comment on the above listed proposed project, TMK 4-6-12: 5. OHA offers the following comments:

Our staff has already stated concerns for the Draft Environmental Assessment for the proposed project, please see OHA letter HRD05/2088, dated November 3, 2005). OHA has no comment specific to the Special Management Area Use Permit for the proposed project. Thank you for your continued correspondence.

OHA further requests your assurances that if the project goes forward, should iwi or Native Hawaiian cultural or traditional deposits be found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse Yorck at (808) 594-0239 or [jessey@oha.org](mailto:jessey@oha.org).

O'O wau iho nō,

  
Clyde W. Nāmu'o  
Administrator

CC: Thelma Shimaoka  
OHA Community Affairs Coordinator (Maui)  
140 Hoohana St., Ste. 206  
Kahului, HI 96732

REC'D 3/10/06



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

March 31, 2006

Mr. Clyde Namu'o  
State of Hawai'i  
Office of Hawaiian Affairs  
711 Kapi'olani Boulevard, Suite 500  
Honolulu, Hawai'i 96813

RE: Draft Environmental Assessment (E.A.) and  
State Special Use Permit (SUP)/County Conditional Permit (CP)  
Application for Proposed Expansion of the  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawai'i TMK: (2) 4-6-12: 005 (Por.)

Dear Mr. Namu'o:

We are in receipt of your letter (reference HRD05/2088B) dated November 3, 2005.

We acknowledge that you have no comments as stated earlier in your early consultation review letter (reference HRD05/2088). We would like to provide our assurance that we will provide in our construction documents, instruction to the contractor that should iwi or Hawaiian cultural or traditional deposits be found during ground disturbance, work will be required to cease, and the appropriate agencies will be contacted pursuant to applicable law.

May we again express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,  
Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi ALA

cc: Colin Hanlon - BGCM w/copy of OHA letter  
Patrick Matsui - Parks Dept w/copy of OHA letter  
Mark Matsuda - Otomo Engineering Inc. w/ copy of OHA letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of OHA letter  
Final E.A. w/copy of OHA letter

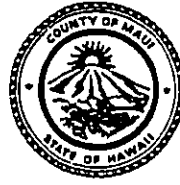
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1860 Main Street • P.O. Box 922 • Wailuku, Maui, Hawaii 96793 • (808) 242-9705

ALAN M. ARAKAWA  
Mayor

MICHAEL W. FOLEY  
Director

WAYNE A. BOTEILHO  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

March 10, 2006

Mr. Calvin Higuchi  
Hiyakumoto & Higuchi Architects, Inc.  
Post Office Box 922  
Wailuku, Hawaii 96793

Dear Mr. Higuchi:

RE: Draft Environmental Assessment for the Proposed Expansion of West Maui Boys and Girls Club Building Located at TMK: 4-6-012:005, Lahaina, Maui, Hawai'i. (EAC 2006/0005)

The Maui Planning Department (Department) is in receipt of your request for comments in regard to the Draft Environmental Assessment (DEA) for the above-referenced project. The Department provides the following comments:

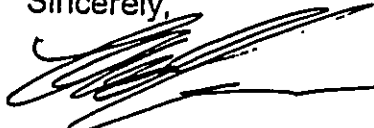
1. The project site is within the Lahaina National Historic Landmark District. Discuss applicable regulations that affect development within the district and how the project will impact the district.
2. The proposed expansion of the building will encroach into the roadway that provides access to the park facilities to the south (i.e. baseball field). Discuss how the proposed expansion of the building will affect vehicular access to these park facilities.
3. The conceptual Lahaina By-Pass may be in the vicinity of the project. Discuss the location of the by-pass and whether the project could impact the design and capacity of the by-pass.
4. Page 14 of the DEA mentions special events at the clubhouse. Discuss the timing of these special events and whether they need to be managed, such as not scheduling them during the evening rush hour.

REC'D 3/13/06

Mr. Calvin Higuchi  
March 10, 2006  
Page 2

Thank you for the opportunity to comment. Please include the Department on the Final EA distribution list. Should you require further clarification, please contact Mr. Jeff Hunt, AICP, Staff Planner at 270-6271 or Ms. Kivette Caigoy, Environmental Planner, at 270-7735.

Sincerely,



*Fca*

MICHAEL W. FOLEY  
Planning Director

MWF:JH:bv

c: Glenn Correa, Director, Department of Parks and Recreation  
Mary Alexander Roy, Munekiyo & Hiraga, Inc.  
Kivette A. Caigoy, Environmental Planner  
Jeff S. Hunt, AICP, Staff Planner  
DSA (2)  
Project File  
General File  
K:\WP\_DOCS\PLANNING\EAC\2006\0005\_Boys&GirlsClub\DEA comments.wpd





Hiyakumoto + Higuchi  
ARCHITECTS • INC.

March 31, 2006

Mr. Michael Foley, Planning Director  
County of Maui  
Department of Planning  
250 South High Street  
Wailuku, Hawaii 96793

RE: Draft Environmental Assessment (E.A.) and  
State Special Use Permit (SUP)/County Conditional Permit (CP)  
Application for Proposed Expansion of the  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawai'i TMK: (2) 4-6-12: 005 (Por.)

Dear Mr. Foley:

We are in receipt of your letter dated March 10, 2006 with comments on the subject project relative to the draft EA and SUP/CP applications.

The following are responses to your concerns:

1. **Lahaina National Historic Landmark District:** The impact on this historic landmark district will be minimal as the use of the existing structure will not change. Also, the existing building is less than 30 years old and the proposed expansion will replicate the existing architecture of the building. (see attached page 10 revised to address this in the final EA).
2. **Building expansion encroachment into roadway:** The existing parking stalls to the south of the building will still be accessible as a newly aligned roadway will be constructed mauka of the building addition. The roadway is planned on existing paved parking stall areas. The existing parking lot between Shaw Street and the proposed addition will be modified with a net increase of 15 stalls. (see attached page 15 revised to address this in the final EA)
3. **Conceptual Lahaina By-Pass:** The Lahaina By-Pass highway is conceptually proposed about a half mile mauka of the site based on information included in the Joint State/County Maui Interim Transportation Plan Map of the West Maui area. As the project site is not located immediately adjacent to the proposed location and there would be minimal traffic generated due to this action, the impact of this project on the proposed bypass highway is not significant. (see attached page 14 revised to address this in the final EA)

Mr. Michael Foley  
March 31, 2006  
Page 2

4. Scheduling and management of special events at the clubhouse: The Boys & Girls Club of Maui West Maui Clubhouse has teen dances as special events. These are scheduled so as not to conflict with the high traffic hours on the highway and are usually scheduled to start after 6:30 p.m.

May we express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,  
**Hiyakumoto + Higuchi Architects, Inc.**

  
Calvin S. Higuchi AIA

cc: Colin Hanlon - BGCM w/copy of Planning Dept letter  
Patrick Matsui - Parks Dept w/copy of Planning Dept letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of Planning Dept. letter  
Mark Matsuda - Otomo Engineering Inc. w/ copy of Planning Dept letter  
Final E.A. w/copy of Planning Dept letter

## 5. Flora and Fauna

There is no indication of rare or endangered plants on the site. This fact is reinforced by the fact that the site was graded and developed as a park and youth center from the early 1980's. Much of the site is covered with common Bermuda lawn grass and other existing trees including kukui, monkey pod, elephant ear, pines, plumeria, shower, Poinciana, banyan, kou, African tulip, and some palms.

The area is not known as a significant habitat for rare and endangered wildlife and birds. The wildlife in the area includes introduced species such as rats, mice, mongoose, cats, and common sparrows, mynas, doves, finches, and Japanese White-eye.

The proposed building expansion and modified parking lot are not expected to have any significant impact on rare, endangered, or threatened fauna or avifauna as only common alien species seem to be utilizing the site.

The selection of plant types for the proposed landscaping will be based on their ability to tolerate the existing wind conditions as well as the existing soils and relatively low annual rainfall. Native plant materials will be used if appropriate and available, and at least a portion of the landscape planting will be native. The Department of Water Supply's list of xerophillic landscape plants will be reviewed and plants used where practical.

## 6. Archaeological Resources

As the site was graded and developed since the early 1980's, there is no evidence of existing archaeological or historical landmarks. The building foundations will be excavated to about 2' deep and the building slabs will be on imported fill, so depth of footing excavations will be minimal.

A cultural assessment was prepared by Munekiyo & Hiraga Inc. for the development. No significant cultural impacts were found to be created by the development of this project. A copy of the assessment is included in the Appendix.

Construction plans and specifications for this project will require the contractor to cease work in the area if any artifacts or remains of historic value are found. The State Historic Preservation Division believes that no historic properties will be affected due to this project based on past cultivation of the area, no previous finds in the area, and the proposed depth of construction excavations. The contractor will be required to immediately contact the Parks Department, the State Historic Preservation Division, and the Maui Island Burial Council for appropriate action if any historical or cultural property is uncovered during ground altering activities.

The site is also within the Lahaina National Historic Landmark District. It is located adjacent to the southern edge of the district boundaries and is a significant distance from the more significant core of the district. The impact of the project will be insignificant as the use of the structure will not change. The existing building is less than 30 years old and does not have significant historical value at this point in time. The proposed expansion will replicate the existing architectural style of the building

## 7. Air Quality and Noise

The automobile is the primary source of transportation in Lahaina. An extensive roadway system exists in the Lahaina area. Right-of-way widths vary with each roadway. Some roads are paved with curbing and sidewalks while others are comprised of asphaltic concrete pavement with limited curbs.

The project site is located between Honoapiilani Highway and Mill Street (an old cane haul roadway) and off Shaw Street. The park's entrance is located approximately 400 feet mauka of the signalized Shaw Street and Honoapiilani Highway intersection. The average right-of-way width along Shaw Street fronting the property will be approximately 48 feet, with a pavement width of approximately 24 feet.

The Lahaina By-Pass highway is conceptually proposed about half a mile mauka of the site and Shaw Street is not planned to extend to that roadway. Therefore, there will be no impact of the project on the proposed by-pass at this time.

The amount of traffic in and out of the complex will increase but not significantly. This is because bus transportation is provided for the majority of the youth using the facility after school hours. Approximately 2 buses are used per day. Parents also pick up the users after heavy commuter traffic hours. The BGCM anticipates a slight increase of trip generators per day after the clubhouse is expanded. The BGCM employee count is programmed to increase from 6 employees to 4 full time and 4 part-time. The youth membership (9 – 18 year old age group) is estimated to increase from 60 members (average) per day to 100 members per day. The number of youth driving to the clubhouse will increase from 0 to an estimated 10 due to the planned strengthening of the teen program. There will be some increase in the traffic intensity during special functions at the center but this would be more likely in the evenings for dances and social and youth center organized sporting events. The regular hours of operation is Monday through Friday from 2:30 p.m. to 8:00 p.m. and Saturday from 2:30 p.m. to 10:00 p.m. and is not planned to change at this time.

The Maui County Parking Ordinance requires the following for the park:

<u>Use</u>	<u>Area or Bleacher Seats</u>	<u>Ratio</u>	<u>Stalls Required</u>
Existing BGCM clubhouse	3,003 s.f.	1/200 s.f.	15 stalls
Addition to BGCM clubhouse	4,572 s.f.	1/200 s.f.	23 stalls
Existing swimming pool	15,157 s.f.	1/600 s.f.	25 stalls
Existing football field (bleachers)	360 seats	1/6 seats	60 stalls
Baseball fields (bleachers)	80 seats	1/6seats	13 stalls
<b>Total Parking Stalls Required</b>			<b>136 stalls</b>
The number of parking stalls existing and proposed on the park lot follows:			
Existing at Lahaina Aquatic Center parking lot			98 stalls
Existing parking mauka of BGCM clubhouse			138 stalls
Stalls to be deleted in clubhouse parking lot			-18 stalls
<u>Stalls to be added at clubhouse parking lot</u>			<u>33 stalls</u>
<b>Total Parking Stalls to be Provided</b>			<b>251 stalls</b>

The development of the facilities is not anticipated to significantly impact the traffic and roadways in the area. Parking for the facility will be accommodated on the site with the existing paved parking lots with modifications and additions, as well as the parking provided at the park expansion site on the mauka side of Mill Street which could be used for overflow parking if necessary.

Although the proposed expansion will encroach on the existing parking lot, the existing stalls to the south of the building will still be accessible as a newly aligned roadway will be constructed mauka of the building addition. The roadway is planned on existing paved parking stall areas.

The Maui Police Department during early consultation has stated that there have been no complaint on the traffic issue and does not feel that there will be a significant impact due to the project. The State's proposal to widen Honoapiilani Highway should not impact project users relative to pedestrian safety as youth are bused to the facility after school and taken to residential areas or picked up by parents.

## 2. Water

Lahaina Town's water sources are the Kahana Stream and water well drawing off the Laniupoko aquifer. The present Lahaina Recreation Center is serviced by an 8" waterline located along Shaw Street. There is also a 12" waterline running along the makai side of Mill Street. Fire protection for the project site is provided by existing fire hydrants fronting the project site along Shaw Street and at the end of the parking lot makai of Mill Street.

An existing 3/4" water service meter (meter no. 19844139, service no. 1024052-1005951) with a back flow preventer is located near the parking lot driveway entrance on Shaw Street. An onsite water well provides water for landscape irrigation.

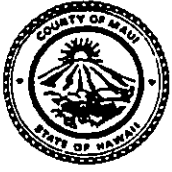
The domestic water flow will be increased due to this expansion (see Domestic Flow calcs in Appendix) and a 1 1/2" (or two 1") meters will be required. Fire flow calculations (included in Appendix) indicate the need for an additional fire hydrants around the new facility which will be designed to be in compliance with Maui Fire Department requirements. Low flow plumbing fixtures, xerophilic plants, use of on-site well water for dust control, single-pass cooling system appliances and other water conservation measures recommended by the Department of Water Supply will be considered and used in the design if applicable and appropriate.

## 3. Wastewater

The project site is not presently connected to the County sewage system. The Parks Department is currently working with a consultant to provide for a sewer line connection of all facilities within the park to the County system.

The County's wastewater collection and transmission system and the Maui County Lahaina Wastewater Reclamation Facility provide for sewage collection from this area. It is located in Honokowai.

The project will be serviced via an existing 4 inch sewer line located mauka of the building. Wastewater calculations will be submitted at the time of building permit application and assessments will be paid if appropriate. Kitchen facilities will be designed with a grease interceptor, sample box, and applicable waste water pre-treatment requirements complying with County regulations. Non-contact cooling water and condensate will not be drained in to the waste water system. Construction plans will show the connection to the existing sewer system. Compliance with Department of Health Administrative Rules Chapter 11-62, Waste Water Systems will be required as applicable.



ALAN M. ARAKAWA  
MAYOR

OUR REFERENCE  
tj  
YOUR REFERENCE

**POLICE DEPARTMENT**  
COUNTY OF MAUI

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

March 8, 2006



THOMAS M. PHILLIPS  
CHIEF OF POLICE

KEKUHAPPIO R. AKANA  
DEPUTY CHIEF OF POLICE

Mr. Calvin S. Higuchi, AIA  
Architect  
Hiyakumoto & Higuchi Architects, Inc.  
P.O. Box 922  
Wailuku, HI 96793

Dear Mr. Higuchi:

**SUBJECT:** Draft Environmental Assessment and State Special Use Permit/  
County Conditional Permit Applications for Proposed Expansion of  
West Maui Boys & Girls Club Building, Lahaina, Hawaii

Thank you for your letter of February 1, 2006, requesting comments on the above subject.

We have reviewed the information submitted for this project and stand by our original comments which were submitted to you on November 1, 2005. Enclosed is a copy of the comments. Thank you for giving us the opportunity to comment on this project.

Very truly yours,

Assistant Chief Sydney Kikuchi  
for: Thomas M. Phillips  
Chief of Police


c: Michael Foley, Maui County Planning Department

Enclosures

REC'D. 3/13/06

COPY

TO : THOMAS M. PHILLIPS, CHIEF OF POLICE, MAUI POLICE DEPARTMENT

VIA : CHANNELS  03/08/06

FROM : SCOTT Y. MIGITA, POLICE OFFICER III, LAHAINA BICYCLE PATROL

SUBJECT : DRAFT ENVIRONMENTAL ASSESSMENT: WEST MAUI CLUBHOUSE-BOYS AND GIRLS CLUB OF MAUI

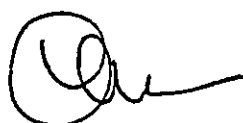
Sir, this To/From is being submitted regarding a draft environmental assessment analyzing the potential impacts related to the proposed expansion of the West Maui Clubhouse building in the Lahaina Recreation Center (Wainee Park) to meet the needs of expanding youth programs and growing membership. This assessment is being prepared for the County of Maui Department of Parks & Recreation along with the Boys and Girls Club of Maui and is being prepared by Hiyakumoto & Higuchi Architects, Inc.

On 10/20/05, I had submitted a transmittal regarding this proposed project, where as of this writing, this Officer's comments remains the same and there is nothing further to add. Refer to previous To/From submitted.


Submitted for your information and perusal.

COPIES w/ OFFICER'S ASSESSMENT  
2/17/06

NO CONCERNS -

 3/7/06

Respectfully submitted,

  
Scott Y. MIGITA, E-1122  
P.O. III, Bike Patrol Officer  
02/10/2006 at 1140 hours

COPY

TO : THOMAS M. PHILLIPS, CHIEF OF POLICE, MAUI POLICE DEPARTMENT

VIA : CHANNELS

FROM : SCOTT Y. MIGITA, POLICE OFFICER III, LAHAINA BICYCLE PATROL

SUBJECT : DRAFT ENVIRONMENTAL ASSESSMENT: WEST MAUI CLUBHOUSE-BOYS AND GIRLS CLUB OF MAUI

Sir, this To/From is being submitted regarding a draft environmental assessment analyzing the potential impacts related to the proposed expansion of the West Maui Clubhouse building in the Lahaina Recreation Center (Wainee Park) to meet the needs of expanding youth programs and growing membership. This assessment is being prepared for the County of Maui Department of Parks & Recreation along with the Boys and Girls Club of Maui and is being prepared by Hiyakumoto & Higuchi Architects, Inc.

According to the impact on roadways and traffic on page 14, states that "The development of the facilities is not anticipated to significantly impact the traffic and roadways in the area. Parking for the facility will be accommodated on the site with the existing paved parking lots with modifications and additions, as well as the parking provided at the park expansion site on the mauka side of Mill Street which could be used for overflow parking if necessary."

Recently, this officer has not heard or received complaints regarding the issue of traffic and safety in this area. The homeless campsite, mauka of the Lahaina Aquatic Center, posed a health and safety challenge for police and the community, has since been remedied. This section of Shaw Street is not heavily used throughout all hours of the day and evening, therefore there would be a minimal impact on traffic as a result of an expansion in this area. Overall, I foresee no significant impact on traffic and safety once the project is complete.

Submitted for your information and perusal.

CONCUR w/ OFFICERS ASSESSMENT

A/K/D 

Respectfully submitted,

  
Scott Y. MIGITA, E-1122  
P.O. III, Bike Patrol Officer  
10/20/2005 at 0928 hours





Hiyakumoto + Higuchi  
ARCHITECTS • INC.

March 31, 2006

Mr. Thomas Phillips  
Chief of Police  
County of Maui  
Police Department  
55 Mahalani Street  
Wailuku, Hawaii 96793

RE: Draft Environmental Assessment (E.A.) and  
State Special Use Permit (SUP)/County Conditional Permit (CP)  
Application for Proposed Expansion of the  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawai'i TMK: (2) 4-6-12: 005 (Por.)

Dear Chief Phillips:

We are in receipt of your letter dated March 8, 2006.

We acknowledge that Maui Police Department after review of the draft EA still stands by the comments submitted to us on November 1, 2005.

May we again express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,  
Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

cc: Colin Hanlon - BGCM w/copy of MPD letter  
Patrick Matsui - Parks Dept w/copy of MPD letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of MPD. letter  
Final E.A. w/copy of MPD letter

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

Division of Forestry & Wildlife  
54 SOUTH HIGH STREET, ROOM 101  
WAILUKU, HAWAII 96793

March 7, 2006

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
DEPUTY DIRECTOR

DEAN NAKANO  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS


Mr. Calvin Higuchi, AIA  
Hiyakumoto & Higuchi  
Architects, Inc.  
1860 Main Street  
P. O. Box 922  
Wailuku, HI 96793

Dear Mr. Higuchi:

On occasion, nene have been sighted at the County Park in Lahaina. If nene are seen at the project site, please contact John Medeiros of such occurrences at 873-3510.

Thank you for the opportunity to comment on the proposed Expansion of the West Maui Boys and Girls Club Building.

Sincerely,

  
Meyer L. H. Ueoka  
District Wildlife Biologist

REC'D 3/13/06



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

March 31, 2006

Mr. Meyer Ueoka  
District Wildlife Biologist  
State of Hawaii  
Department of Land and Natural Resources  
Division of Forestry and Wildlife  
54 South High Street, Room 101  
Wailuku, Hawaii 96793

RE: Draft Environmental Assessment (E.A.) and  
State Special Use Permit (SUP)/County Conditional Permit (CP)  
Application for Proposed Expansion of the  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawai'i TMK: (2) 4-6-12: 005 (Por.)

Dear Mr. Ueoka:

We are in receipt of your letter dated March 7, 2006.

We acknowledge your note of occasional sightings of nene in the County park. We appreciate this information and will include it in the flora and fauna section of the Final EA. Also, by copy of this letter to the Parks Department and the Boys and Girls Club of Maui, we request that they call Mr John Medeiros at 873-3510 if any further sightings occur.

May we express our appreciation for your time and effort in reviewing this report.

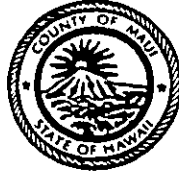
Any questions, please feel free to call me.

Very truly yours,  
Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

cc: Colin Hanlon - BGCM w/copy of DLNR Forestry Div. letter  
Patrick Matsui - Parks Dept w/copy of DLNR Forestry Div. letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of DLNR Forestry Div. letter  
Final E.A. w/copy of DLNR Forestry Div. letter

ALAN M. ARAKAWA  
Mayor



GEORGE Y. TENGAN  
Director  
ERIC H. YAMASHIGE, P.E., L.S.  
Deputy Director

**DEPARTMENT OF WATER SUPPLY**  
COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793-2155  
www.mauiwater.org

March 3, 2006

Mr. Calvin S. Higuchi, AIA  
Hiyakumoto + Higuchi Architects, Inc.  
P O Box 922  
Wailuku HI 96793

Dear Mr. Higuchi:

SUBJECT: West Maui Boys and Girls Club Building  
TMK: (2) 4-6-012:005 por

Thank you for the opportunity to review this project proposal.

**Source Availability and Consumption**

The subject parcel is served by our Lahaina System. Our comment letter of November 2, 2005 is included in the project document. We would like to reiterate that DWS does not grant or imply any guarantee of water until an application for water meter has been received and reviewed. Additional water for development is not currently available at the Lahaina system pending completion of new source projects. However, water availability will be determined at time of meter application.

The applicant did not provide projected increase in demand from the DWS system and the on-site well. Anticipated increase in consumption is approximately 2,550 gallons per day. Actual demand may increase or decrease depending on youth attendance and special functions such as social as well as sports events.

**System Infrastructure**


Fire, domestic, and irrigation calculations prepared, signed and stamped by a licensed engineer will be required during the building permit process. Domestic and fire flow calculations were included in the project document. Based on these calculations, meter upgrade or additional meter will be required. Required fire flow for this type of development is 2000 gallons per minute at 250 feet spacing for a 2 hour duration. The applicant is encouraged to contact our Engineering Division at 270-7835 to discuss water system improvements.

**Conservation and Pollution Prevention**

We are pleased to note that water from an on-site well will be used for dust control and that BMPs recommended by the department will be included as part of the construction document. Other water conservation will also be considered and used in the project design as applicable and appropriate.

*"By Water All Things Find Life"*

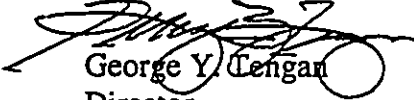
REC'D 3/15/06

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Page 2  
West Maui Boys & Girls Club Building  
Mr. Calvin Higuchi  
March 3, 2006

Should you have any questions, please contact our Water Resources and Planning Division at 244-8550.

Sincerely,



George Y. Cengan  
Director

eam  
c: engineering division



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

March 31, 2006

Mr. George Tengan, Director  
Department of Water Supply  
County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

RE: Draft Environmental Assessment (E.A.) and  
State Special Use Permit (SUP)/County Conditional Permit (CP) Application for  
Proposed Expansion of the West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawaii TMK: (2) 4-6-12: 005 (Por.)

Dear Mr. Tengan:

We are in receipt of your letter dated March 3, 2006 and provide the following responses.

**Source Availability and Consumption**

We will provide a copy of your letter to the Parks Department and the Boys & Girls Club of Maui to inform them of the status of the source availability and to note that determination of the availability will be made at the time of meter application. The projected increase from the DWS system and on-site well (anticipated 2,550 gpd per your letter) will be provided in the final EA.

**System Infrastructure**

Fire, domestic, and irrigation calculations prepared, stamped, and signed by a licensed engineer will be provided with our building permit application. Our engineering consultants will be instructed to contact the DWS Engineering Division to discuss the improvements.

**Conservation and Pollution Prevention**

Water conservation and pollution prevention measures will be implemented during construction and in the building design as feasible. We appreciate the efforts of your department in encouraging these measures.

May we express our appreciation for your time and effort in reviewing this report.  
Any questions, please feel free to call me.

Very truly yours,  
Hiyakumoto + Higuchi Architects, Inc.



Calvin S. Higuchi AIA

cc: Colin Hanlon - BGCM w/copy of DWS letter  
Patrick Matsui - Parks Dept w/copy of DWS letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of DWS letter  
Douglas Gomes PE - Engineering Dynamics Corp. w/ copy of DWS letter  
Mark Matsuda PE - Otomo Engineering Inc. w/ copy of DWS letter  
Final E.A. w/copy of DWS letter

ALAN M. ARAKAWA  
Mayor

MILTON M. ARAKAWA, A.I.C.P.  
Director

MICHAEL M. MIYAMOTO  
Deputy Director

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



COUNTY OF MAUI  
**DEPARTMENT OF PUBLIC WORKS  
AND ENVIRONMENTAL MANAGEMENT**  
200 SOUTH HIGH STREET, ROOM 322  
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.  
Development Services Administration

DAVID TAYLOR, P.E.  
Wastewater Reclamation Division

CARY YAMASHITA, P.E.  
Engineering Division

BRIAN HASHIRO, P.E.  
Highways Division

TRACY TAKAMINE, P.E.  
Solid Waste Division

March 8, 2006

Mr. Calvin Higuchi, AIA  
HIYAKUMOTO & HIGUCHI ARCHITECTS, INC.  
P. O. Box 922  
Wailuku, Maui, Hawaii 96793

Dear Mr. Higuchi:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT, STATE  
SPECIAL USE AND COUNTY CONDITIONAL PERMIT  
APPLICATIONS  
WEST MAUI BOYS AND GIRLS CLUB  
TMK: (2) 4-6-012:005**

We reviewed the subject application and have the following comments:

1. The plans submitted for this project do not adequately show sufficient detail to determine whether the project is compliant with building codes. We will review the project for building code requirements during the building permit application process.
2. Hawaii Revised Statutes (HRS), Section 103-50 requires this project to be reviewed and approved by the Disability Communication Access Board.
3. We recommend that road-widening improvements to include concrete curb, gutter and sidewalk be provided along the south side of Shaw Street from Honoapiilani Highway to the project site. The concrete sidewalk will provide a safe shoulder for pedestrians, especially children, to use to get to the clubhouse. The curb and gutters provide for some measure of safety from vehicles for the pedestrians by providing a grade difference between the roadway and the sidewalk area. Currently the south shoulder of Shaw

REC'D. 3/15/06

Street is a muddy, irregular surface and there is no means for pedestrians to walk along the shoulder to get to the clubhouse and back from the Honoapiilani Highway/Shaw Street intersection. A concrete access ramp exists at the intersection's crosswalk, but it is not tied in to anything either on Shaw Street or on Honoapiilani Highway.

4. Provide a stop sign at the intersection of the clubhouse driveway and Shaw Street. A stop sign is provided on the swimming pool side driveway, but not on the clubhouse side.
5. Review the sight distance looking mauka from the clubhouse driveway. Landscaping may need to be trimmed or removed.
6. Although wastewater system capacity is currently available as of February 21, 2006, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
7. Wastewater contribution calculations are required before building permit is issued.
8. Developer is not required to pay assessment fees for this area at the current time.
9. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
10. Plans should show the installation of a service manhole near the property line prior to connection to the County sewer.
11. Kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens, etc.).
12. Non-contact cooling water, condensate, etc. should not drain to the wastewater system.
13. Indicate on the plans the ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.

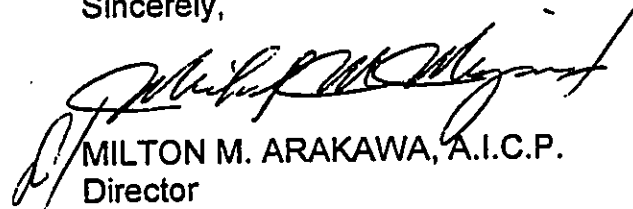


Mr. Calvin Higuchi, AIA  
March 8, 2006  
Page 3

14. Hold-Harmless Agreement should be executed. Signed agreement required before the Wastewater Reclamation Division (WWRD) will give recommendations for final subdivision approval.
15. The wastewater discharge for the subject property (including the proposed project) shall be connected to the County wastewater system prior to occupancy of the proposed project. Be advised, construction plans for the connection shall be approved prior to approval of the building permit application for the proposed improvements.

Please call Michael Miyamoto at 270-7845 if you have any questions regarding this letter.

Sincerely,



MILTON M. ARAKAWA, A.I.C.P.  
Director

MMA:MMM:da

S:\LUCA\ICZMDraft Comments\46012005\_West\_Maul\_Boys\_&\_Girls\_Club\_draft\_ea\_da.wpd



Hiyakumoto + Higuchi  
ARCHITECTS • INC.  
~~March 31, 2006~~

Mr. Michael M. Miyamoto, Deputy Director  
County of Maui  
Department of Public Works & Environmental Management  
200 South High Street, Room 322  
Wailuku, Maui, Hawaii 96793

Mr. Miyamoto:

RE: Draft Environmental Assessment (E.A.) and  
State Special Use Permit (SUP)/County Conditional Permit (CP)  
Application for Proposed Expansion of the  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawai'i TMK: (2) 4-6-12: 005 (Por.)

Thank you for your letter dated March 8, 2006 providing us with comments to our request for review of the draft EA and SUP/CP application for the subject project.

We appreciate the time and effort you and your staff have taken to review and prepare the comments and offer the following responses to the similarly numbered comments:

1. Full sets of construction documents (plans and specifications) will be submitted with the building permit application which will adequately show sufficient details to determine compliance with the building code.
2. As this project is anticipated to be funded by State and/or County funds and is on County property, a completed technical assistance review will be performed by the Disability and Communication Access Board for compliance with the ADAAG. A set will be submitted to DCAB during the design development phase for a preliminary review and again at the time the building permit application is submitted to DSA.
3. The Parks Department has noted that Shaw Street is part of the park parcel and is under the jurisdiction of the Parks Department. The Department is concerned about the safety of the pedestrians using the proposed facility and may consider an a.c. paved walkway from the facility to the signaled intersection within the existing vehicle barrier on the south edge of Shaw Street if feasible. As stated in the Draft Environmental Assessment, page 14, Roadways and Traffic, the majority of the youth using the facility will be bused into the facility after school from off site schools. The estimated increase in the number of youths driving to the facility is stated to be from 0 to 10 cars per day.
4. A stop sign at the intersection of the project's parking lot and Shaw Street will be provided in the construction plans.

5. The landscape plans will modify the planting in the area of the driveway to provide better sight distance in the mauka direction from the driveway. A sight distance report on the standard Maui County form will be provided with the building permit application.
6. The Parks Department is aware that the wastewater system capacity cannot be ensured until the issuance of the building permit.
7. Sewage flow calculations will be submitted with the building permit application.
8. The Parks Department has received your comment letter and therefore is aware that Public Works assessment fees are not required for this area at this time.
9. Please provide information as soon as possible of any required funding by the Parks Department of off-site improvements to collection system and wastewater pump stations which would be pertinent to this project.
10. An engineering consultant for the Parks Department is presently working with Public Works Department on the design of the connection of the existing building to the County wastewater system to convert from the existing cesspool system. The service manhole should be included in that project's plans if necessary.
11. Kitchen facilities within the new facility will comply with Wastewater Division requirements for pre-treatments as it will include a grease interceptor, sample boxes, etc.
12. The facility will be design so non-contact cooling water, condensate, etc. will drain to the wastewater system.
13. All easements (with ownership in favor of which party) will be shown on the engineering site plans which will be submitted with the building permit application.
14. As no subdivision approval is being applied for, it is assumed that a hold harmless agreement will not be required of the County Parks Department.
15. As noted above, the Parks Department's engineering consultant is working with the Wastewater Division to convert the park from the cesspool system to a compliant connection to the County wastewater system along Shaw Street.

Again, may we express our appreciation for the time and efforts you and your staff have put into this review. If there are any further questions, please feel free to contact me.

Very truly yours,  
**Hiyakumoto + Higuchi Architects, Inc.**

  
Calvin S. Higuchi AIA

cc: Colin Hanlon - BGCM w/copy of DPWEM letter  
Patrick Matsui - Parks Dept w/copy of DPWEM letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of DPWEM letter  
Mark Matsuda - Otomo Engineering Inc. w/ copy of DPWEM letter  
Russel Gushi, ALSA - w/ copy of DPWEM letter  
Final E.A. w/copy of DPWEM letter

LINDA LINGLE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

RODNEY K. HARAGA  
DIRECTOR

Deputy Directors

BARRY FUKUNAGA  
BRENNON T. MORIOKA  
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

STP 8.2067

March 14, 2006

Mr. Calvin Higuchi, AIA  
Hiyakumoto + Higuchi Architects, Inc.  
P.O. Box 922  
Wailuku, Hawaii 96793

Dear Mr. Higuchi:

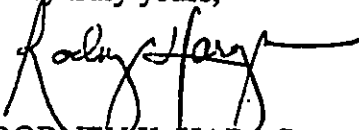
Subject: West Maui Clubhouse/Boys & Girls Club of Maui  
Draft Environmental Assessment (DEA), and  
State Special Use Permit (SUP)/County Conditional Permit (CP)  
TMK: (2) 4-6-12: 005 (Por.)

Thank you for your transmittal requesting our review of the subject project. Our comments are as follows:

1. The traffic assessment concluded that project generated traffic will not have a significant impact at the intersection of Honoapiilani Highway and Shaw Street in light of the 251 parking stalls that will be provided. We do not agree with the conclusion. Further justification for this conclusion must be provided and the traffic assessment should be revised accordingly. The traffic study should also include the trip generation worksheets.
2. We believe the close proximity of the subject project and the residences located across Honoapiilani Highway will generate more walk on users and will require mitigation measures such as increased street lighting.
3. No additional storm water runoff will be allowed onto our highway right-of-way.

We appreciate the opportunity to provide comments.

Very truly yours,

  
RODNEY K. HARAGA  
Director of Transportation

REC'D. 3-17-06



Hiyakumoto + Higuchi  
ARCHITECTS • INC.

March 31, 2006

Mr. Rodney Haraga, Director  
State of Hawaii  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

RE: Draft Environmental Assessment (E.A.) and  
State Special Use Permit (SUP)/County Conditional Permit (CP)  
Application for Proposed Expansion of the  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawai'i TMK: (2) 4-6-12: 005 (Por.)

Dear Mr. Haraga:

We are in receipt of your letter dated March 14, 2006 with comments on the subject project relative to the draft EA and SUP/CP applications.

The following are responses to your concerns:

1. As stated on page 14 in the draft EA, the total number of stalls to be provided is 251 stalls. Of those stalls, 236 stalls are existing and are not related to the expansion of the clubhouse. The development will increase the number of parking stalls by a net total of 15 stalls (18 stalls deleted, 33 stalls added). This is a 6% increase in the total number of parking stalls. In addition, the Maui Police Department did provide some comments during early consultation relative to the traffic. Officer Scott Migita of MPD stated in his memo to Police Chief Tom Phillips that "*Recently, this officer has not heard or received complaints regarding the issue of traffic and safety in the area. . . . This section of Shaw Street is not heavily used throughout all hours of the day and evening; therefore, there would be minimal impact on traffic as a result of an expansion in this area. Overall, I foresee no significant impact on traffic and safety once the project is complete.*" A copy of these comments is included in the appendix of the Draft Environmental Assessment. We therefore feel that the proposed action does not have a significant impact on the traffic in the area.
2. Shaw Street which is within the park parcel and under the jurisdiction of the Parks Department. There are two utility poles on the south edge of Shaw Street. The pole closest to the driveway to the clubhouse parking lot has a street light. The other pole which is adjacent to the Honoapiilani Highway intersection does not have a light. However, immediately across Shaw Street from that pole are parking area lights at the corner of the aquatic center's parking lot with spills to the intersection at that corner. The Parks Department will review the lighting at the intersection on their parcel side of the

Mr. Rodney Haraga  
March 31, 2006  
Page 2

highway and consider another street light on the utility pole adjacent to the intersection, if necessary.

3. The preliminary drainage report included in the draft EA noted that there may be an increase of 0.6 cfs due to the development for a 50-year storm. The additional runoff will be directed with the existing runoff to the existing retention basin on the north side of the aquatic center mauka of the highway. Therefore, there will be no water runoff onto the highway right-of-way.

Hopefully, we have addressed your concerns and comments adequately. May we express our appreciation for your time and effort in reviewing this report.

Any further concerns or questions, please feel free to call me.

Very truly yours,  
**Hiyakumoto + Higuchi Architects, Inc.**

  
Calvin S. Higuchi AIA

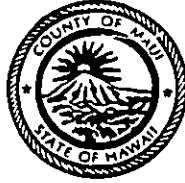
cc: Colin Hanlon - BGCM w/copy of DOT letter  
Patrick Matsui - Parks Dept w/copy of DOT letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of DOT letter  
Mark Matsuda - Otomo Engineering Inc. w/ copy of DOT letter  
Don Suzuki - Morikawa & Associates LLC w/ copy of DOT letter  
Final E.A. w/copy of DOT letter

ALAN M. ARAKAWA  
Mayor

MILTON M. ARAKAWA, A.I.C.P.  
Director

MICHAEL M. MIYAMOTO  
Deputy Director

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



COUNTY OF MAUI  
**DEPARTMENT OF PUBLIC WORKS  
AND ENVIRONMENTAL MANAGEMENT**  
200 SOUTH HIGH STREET, ROOM 322  
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.  
Development Services Administration

DAVID TAYLOR, P.E.  
Wastewater Reclamation Division

CARY YAMASHITA, P.E.  
Engineering Division

BRIAN HASHIRO, P.E.  
Highways Division

TRACY TAKAMINE, P.E.  
Solid Waste Division

March 21, 2006

Mr. Calvin S. Higuchi, A.I.A.  
HIYAKUMOTO & HIGUCHI ARCHITECTS, INC.  
P. O. Box 922  
Wailuku, Maui, Hawaii 96793

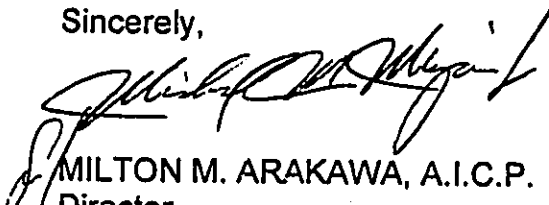
Dear Mr. Higuchi:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT - EARLY  
CONSULTATION  
BOYS & GIRLS CLUB OF MAUI - WEST MAUI CLUBHOUSE  
RESPONSE TO COMMENTS  
TMK: (2) 4-6-012:015  
DEA**

We reviewed the subject application and have no comments.

Please call Michael Miyamoto at 270-7845 if you have any questions regarding this letter.

Sincerely,

  
MILTON M. ARAKAWA, A.I.C.P.  
Director

MMA:MMM:jm

S:\LUCA\ICZMDraft Comments\46012005\_Boys\_&\_Girls\_Club\_of\_Maui\_W\_Maui\_draft\_resp\_comm\_ea\_jm.wpd

REC'D 3/23/06



Hiyakumoto + Higuchi  
ARCHITECTS • INC.  
March 31, 2006

Mr. Michael M. Miyamoto, Deputy Director  
County of Maui  
Department of Public Works & Environmental Management  
200 South High Street, Room 322  
Wailuku, Maui, Hawaii 96793

Mr. Miyamoto:

RE: Draft Environmental Assessment (E.A.)  
Early Consultation  
Application for Proposed Expansion of the  
West Maui Clubhouse for the Boys & Girls Club of Maui  
Shaw Street, Lahaina, Maui, Hawai'i TMK: (2) 4-6-12: 005 (Por.)

We are in receipt of your letter dated March 21, 2006.

We acknowledge that you have no comments and would like to express our appreciation for your time and effort in reviewing this report.

Any questions, please feel free to call me.

Very truly yours,  
Hiyakumoto + Higuchi Architects, Inc.

  
Calvin S. Higuchi AIA

cc: Colin Hanlon - BGCM w/copy of DPWEM letter  
Patrick Matsui - Parks Dept w/copy of DPWEM letter  
Mark Roy - Munekiyo & Hiraga, Inc. w/copy of DPWEM letter  
Final E.A. w/copy of DPWEM letter



NOTES OF PUBLIC INFORMATIONAL MEETING

Boys & Girls Club of Maui – West Maui Clubhouse Expansion

**Notes of Public Informational Meeting**

June 23, 2005, BGCM West Maui Clubhouse – Learning Center

The meeting was opened at 6:40 pm by Calvin Higuchi, Hiyakumoto + Higuchi Architects, project consultant. The Boys & Girls Club of Maui directors were introduced and the purpose of the meeting was noted (to provide the public with information on the project and to receive any public comments as part of the environmental assessment process).

Present at the meeting were: Don Couch (Executive Assistant to Mayor Arakawa), Colin Hanlon (BGCM Executive Director), Kelly Pearson (BGCM Director of Operations), Patrick Matsui (County Parks Planning & Development Chief), Steve Ashfield (West District Parks Dept.), and Calvin Higuchi (Hiyakumoto + Higuchi Architects Inc.).

Colin Hanlon provided a PowerPoint presentation on the BGCM program and some statistics on the demographics of the youth on Maui and the BGCM membership, and the history and growth of the program on Maui.

Calvin Higuchi provided a presentation with color rendered drawings and a scale model of the proposed project and included the following information:

**Topographic survey**

Site location (approx. 1 acre in the 22.219 acre Lahaina Recreation Center lot)

Honoapiilani Hwy – makai,  
Shaw Street & Aquatic Center – north,  
new park expansion – mauka,  
residential housing - south

**Existing conditions**

Relatively flat with slope with the building on a 2' high pad  
Large tree, concrete walkways and play court on north end  
Parking area and trees with grassed area on the mauka side  
Large play field, playground equipment, and grass areas on the south & makai sides

**The proposed development**

The proposed addition will be located on the northeast mauka side of the existing West Maui BGCM building in the area presently occupied by a open area landscaped with trees and lawn, as well as some existing paved parking stalls (see figure 2 – Preliminary Site Plan). A new paved parking area for 33 stalls (including 2 accessible stalls) plus 2 bus stalls is proposed as part of this development. There are 138 existing paved parking stalls on the south side of the expansion site. With the development of this project, the net total will result in 153 parking stalls on the mauka side of the BGCM building plus 98 stalls at the Lahaina Aquatic Center which is on the same parcel. The total number of stalls on the park site will be 251 stalls. The total number of stalls required for the park is 136 stalls (38 stalls are required by the Maui County Parking Ordinance for the clubhouse including the expansion and 98 stalls for the existing swimming pool, play fields and baseball fields (with bleachers).

The West Maui Clubhouse building with the 4,572 s.f. addition is proposed to result in approximately 7575 square feet of building floor area (see figure 3 - Preliminary Building Plans) and will include:

1. a new covered entry lanai to create a visible and inviting entrance; a paved area adjacent to the entrance with a raised planter seat encircling the existing large acacia tree; and bus parking and a drop off area for the youth;
2. a new entry lobby area where the youth check in at the check-in counter;
3. a new conference room for small group meetings;
4. an expanded game room for billiards, foos ball, ping pong and other indoor games;
5. an existing snack bar and snack area with a bar, and tables and chairs for snacks; with an adjacent canteen where vending machines could be located to dispense soda and other snacks;
6. a new cooking and crafts classroom which would be used for cooking and crafts classes;
7. expanded administrative spaces for director and staff offices including a staff toilet;
8. a new learning center for quiet study equipped with computer stations;
9. a new teen lounge where older youth can have their own separate space for their age group;
10. a new fitness room with exercise and fitness equipment;
11. a new multi-purpose room for classes and meetings;
12. a new storage room for equipment and supplies;
13. renovated restrooms with accessible facilities.

The construction of the building is proposed to consist of concrete slab floors, wood stud walls, and wood framed roof structure. Exterior walls will be finished with plywood to match the existing building. Interior walls will be finished with impact resistant gypsum board. The roof design will be in keeping with the existing BGCM building's double pitch with gable ends. Operable glass windows are proposed in the gable ends of the Clubhouse. (See figure 4 - Exterior Elevations)

The construction of the Clubhouse is anticipated to begin in late 2006 and completed in summer of 2007.

Federal and County funding for the Clubhouse includes \$2,200,000 for environmental assessment, design and drawings and construction. Additional funds are also being applied for from private foundations for furniture and equipment for the building.

The following questions and comments were received from the attendees:

The pee wee football team has a shipping container (to store their equipment) located in the area mauka of the parking lot and clubhouse. It rests on a planter island which is proposed to be modified to accommodate the expansion. The BGCM would like to incorporate into their plans an area to relocate the container.

The buses servicing this center on a regular basis are not the large size buses. However, there are some schools who have excursions to the West side and who stop by the clubhouse as part of their schedule. These activities usually have large size buses and a better turn-around should be incorporated into the plans. A possibility is to have the loading stall on the south end of the building relocated to be more perpendicular to the driveway so the buses could turn around using the loading stall. A circular turn around at the end of the existing parking lot would take too much space and several stalls would be lost.

The existing outdoor stage and performance area at the south end of the clubhouse will be eliminated. If the performing arts program continues, an area for the annual performance will need to be provided. It was noted that the multi-purpose room which is being planned in the expansion area is larger than the existing performance area and could accommodate an audience about the same size. A temporary stage could be provided.

The existing building roof is tongue & groove (T & G) wood decking with asphalt shingles directly over it. Because of this, the room temperatures are usually high. A ceiling is being planned with radiant barrier and /or batt insulation to reduce the heat gain significantly through the roof. The ceiling can be either under the rafters and sloped or it can be suspended and horizontal.

Will the restrooms still be accessed from the outside only? No, the restrooms will be totally modified with ADA compliant fixtures and layouts, new shower areas, and doors from the interior of the building only. This will provide better control to prevent unauthorized public use of the restrooms.

The family of the person who planted the large tree at the northwest entrance to building provided Colin with photos and articles. Colin felt that it would be fitting to have some kind of sign or plaque at the base of the tree to recognize the man who planted the tree. This will be considered for inclusion in the design.

Meeting concluded at 7:20 pm.



**West Maui Clubhouse – Boys & Girls Club of Maui  
Public Informational Meeting**

– West Maui Clubhouse BGCM – June 23, 2005 – 6:30 p.m. – 8:00 p.m.

**AGENDA**

Greetings (incl. purpose of meeting)

Calvin Higuchi, consultant  
Hiyakumoto + Higuchi Architects Inc.

Introduction of BGCM & Parks Dept. personnel present

BGCM – Colin Hanlon, Exec. Dir.  
- West Maui Unit Dir.

Parks – Patrick Matsui, Chief – Parks P & D

BGCM West Maui program & future needs

Colin Hanlon, BGCM

Presentation of the project

Calvin Higuchi

Project Location

Existing conditions

The proposed development

Location of addition

Parking for the clubhouse and other park uses

Elements around and within the building

Construction materials and design goals

Schedule

Cost and funding

Request for comments on handouts

Questions or comments from attendees

Collect comment sheets

Thank you for your interest in the project!

### **Boys & Girls Club expansion on agenda**

LAHAINA — A public informational meeting on plans for expansion of the Boys & Girls Club of Maui clubhouse in West Maui will be held at 6:30 p.m. June 23 at the clubhouse in the Lahaina Recreation Center.

The proposal involves construction of a 4,572-square-foot extension of the existing clubhouse building, with modifications to the parking lot and driveway, as well as additional landscaping.

The existing 3,000-square-foot clubhouse facility was first opened as the West Maui Youth Center in a program operated by Maui County. Since the Boys & Girls Club took over operation of the facility in 2000, youth membership has outgrown the facility, the club said.

For information or comments, call Executive Director Colin Hanlon at 572-6916 or consultant Calvin Higuchi of Hiyakumoto + Higuchi Architects at 242-9705.

MAUI NEWS 6/16/05

**PRELIMINARY DRAINAGE REPORT**



**PRELIMINARY DRAINAGE REPORT**

**FOR**

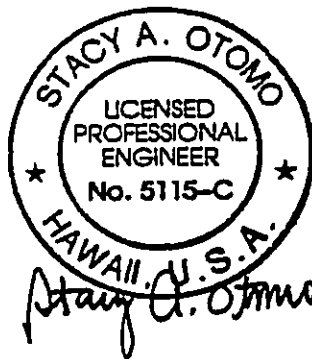
**WEST MAUI CLUBHOUSE  
BOYS & GIRLS CLUB OF MAUI**

**Lahaina, Maui, Hawaii**

**T.M.K.: (2) 4-6-012: por. 006**

**Prepared for:**

**Hiyakumoto + Higuchi Architects, Inc.  
P.O. Box 922  
Wailuku, Hawaii 96793**



**Prepared by:**



**CONSULTING CIVIL ENGINEERS  
305 SOUTH HIGH STREET, SUITE 102  
WAILUKU, MAUI, HAWAII 96793  
PHONE: (808) 242-0032  
FAX: (808) 242-5779**

**July 2005**

## **TABLE OF CONTENTS**

- I. INTRODUCTION
- II. SITE LOCATION AND PROJECT DESCRIPTION
- III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS
- IV. EXISTING DRAINAGE CONDITIONS
- V. FLOOD AND TSUNAMI ZONE
- VI. PROPOSED DRAINAGE PLAN
- VII. HYDROLOGIC CALCULATIONS
- VIII. CONCLUSION
- IX. REFERENCES

### **EXHIBITS**

- 1 Location Map
- 2 Vicinity Map
- 3 Soil Survey Map
- 4 Flood Insurance Rate Map

### **APPENDICES**

- A Hydrologic Calculations

**PRELIMINARY DRAINAGE REPORT  
FOR  
WEST MAUI CLUBHOUSE  
BOYS & GIRLS CLUB OF MAUI  
Lahaina, Maui, Hawaii**

I. INTRODUCTION

The purpose of this report is to examine both the existing drainage conditions and proposed drainage improvements for the proposed project.

II. SITE LOCATION AND PROJECT DESCRIPTION

The subject parcel is identified as T.M.K.: (2) 4-6-012: portion of 006. The project site is defined by a lease line which encompasses an area of 2.00 acres. The project site is bordered by Shaw Street and the Lahaina Aquatic Center to the north, Mill Street and Wainee Park to the east, playing fields to the south, and Honoapiilani Highway to the west.

The proposed project consists of modifications to the existing paved parking area and the expansion of the existing clubhouse.

Associated improvements include grading, modifications to the existing paved parking areas, utility connections, and landscaping.

III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS

The project site (lease area) is currently developed with paved parking areas, the present West Maui Boys and Girls Clubhouse of Maui building, concrete walkways, concrete play court, play structure, landscaping, and a portion of the soccer/football field. The property generally slopes down in the east to west direction with the elevations on the site ranging from 23 feet at the southeastern boundary to 16 feet at the northwest boundary, averaging about 1.7%.

According to the "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)," prepared by the United States Department of Agriculture Soil Conservation Service, the soil within the project site is classified as Ewa silty clay loam (EaA). On this soil, runoff is very slow and the erosion hazard is no more than slight.

IV. EXISTING DRAINAGE CONDITIONS

It is estimated that the existing 50-year storm runoff from the project site is 3.6cfs. Presently, onsite runoff sheet flows across the project site in a southeast to northwest direction towards Honoapiilani Highway. There is a swale within the park site and parallel to Honoapiilani Highway which diverts

runoff from the park to two 24-inch culverts at the intersection of Shaw Street and Honoapiilani Highway. The runoff is conveyed across Shaw Street and outlets into a retention basin on the north side of the Lahaina Aquatic Center.

V. FLOOD AND TSUNAMI ZONE

According to Panel Number 150003 0163 B of the Flood Insurance Rate Map, June 1, 1981, prepared by the United States Federal Emergency Management Agency, the project site is situated in Flood Zone C. Flood Zone C represents areas of minimal flooding.

VI. PROPOSED DRAINAGE PLAN

After the development of the proposed project, it is estimated that the 50-year storm runoff will be 4.2 cfs, a net increase of approximately 0.6 cfs.

Surface runoff from the project site will continue to sheet flow across the park site into the existing swale parallel to Honoapiilani Highway. Runoff from the project will ultimately discharge into the existing retention basin as it is presently doing. According to the Drainage and Soil Control Study-Phase I Lahaina Recreational Center, prepared by R. T. Tanaka Engineers, Inc., the existing drainage system was designed to accommodate runoff for developed conditions of the Lahaina Recreation Center.

The existing drainage pattern will not be altered as a result of the development of the project.

VII. HYDROLOGIC 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:  $Q = CIA$

Where  $Q$  = rate of flow (cfs)

$C$  = rainfall coefficient

$I$  = rainfall intensity for a duration equal to the time of concentration (in/hr)

$A$  = drainage area (Acres)

See Appendix A for Hydrologic Calculations

VIII. CONCLUSION

The proposed development is expected to generate a 50-year storm runoff of 4.2 cfs, with an increase of 0.6 cfs. Onsite runoff will continue to sheet flow across the project site and park facility as it is presently doing. Ultimately, the runoff will be conveyed into the existing retention basin on the north side of the Lahaina Aquatic Center. The existing drainage facilities are sized to accommodate the developed runoff from the project site. The post-development runoff pattern will remain the same as the pre-development.

Therefore, it is our professional opinion that the proposed development will not have an adverse effect on the adjoining or downstream properties.

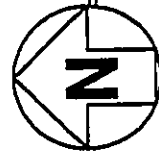
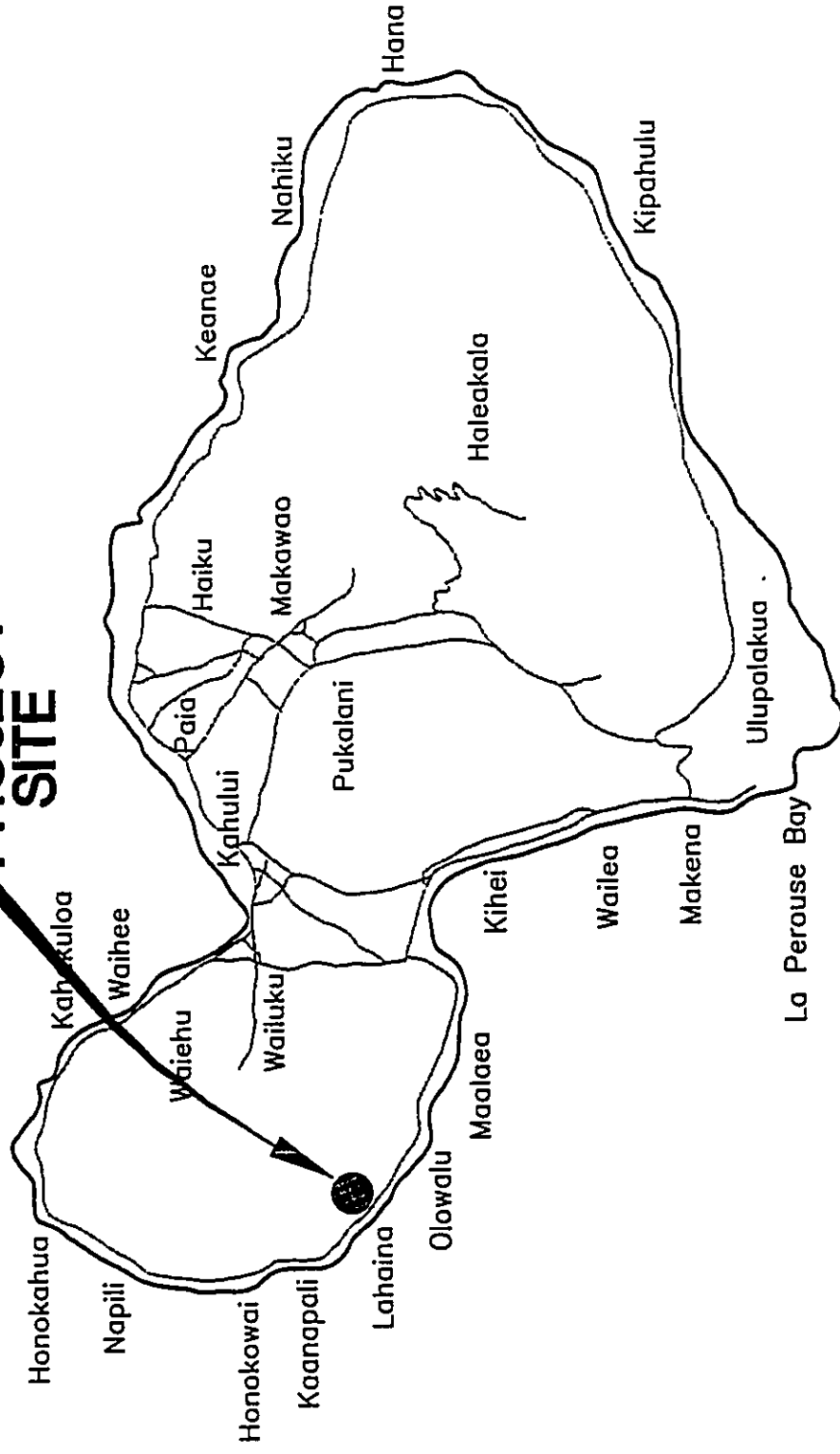
IX. REFERENCES

- A. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, August, 1972.
- B. Erosion and Sediment Control Guide for Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, March, 1981.
- C. Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau, 1962.
- D. Flood Insurance Rate Maps of the County of Maui, June, 1981.
- E. Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui, prepared by the Department of Public Works and Waste Management, County of Maui, 1995.
- F. Drainage & Erosion Control Study-Phase I Lahaina Recreational Facility, prepared by R. T. Tanaka Engineers, January 1985.

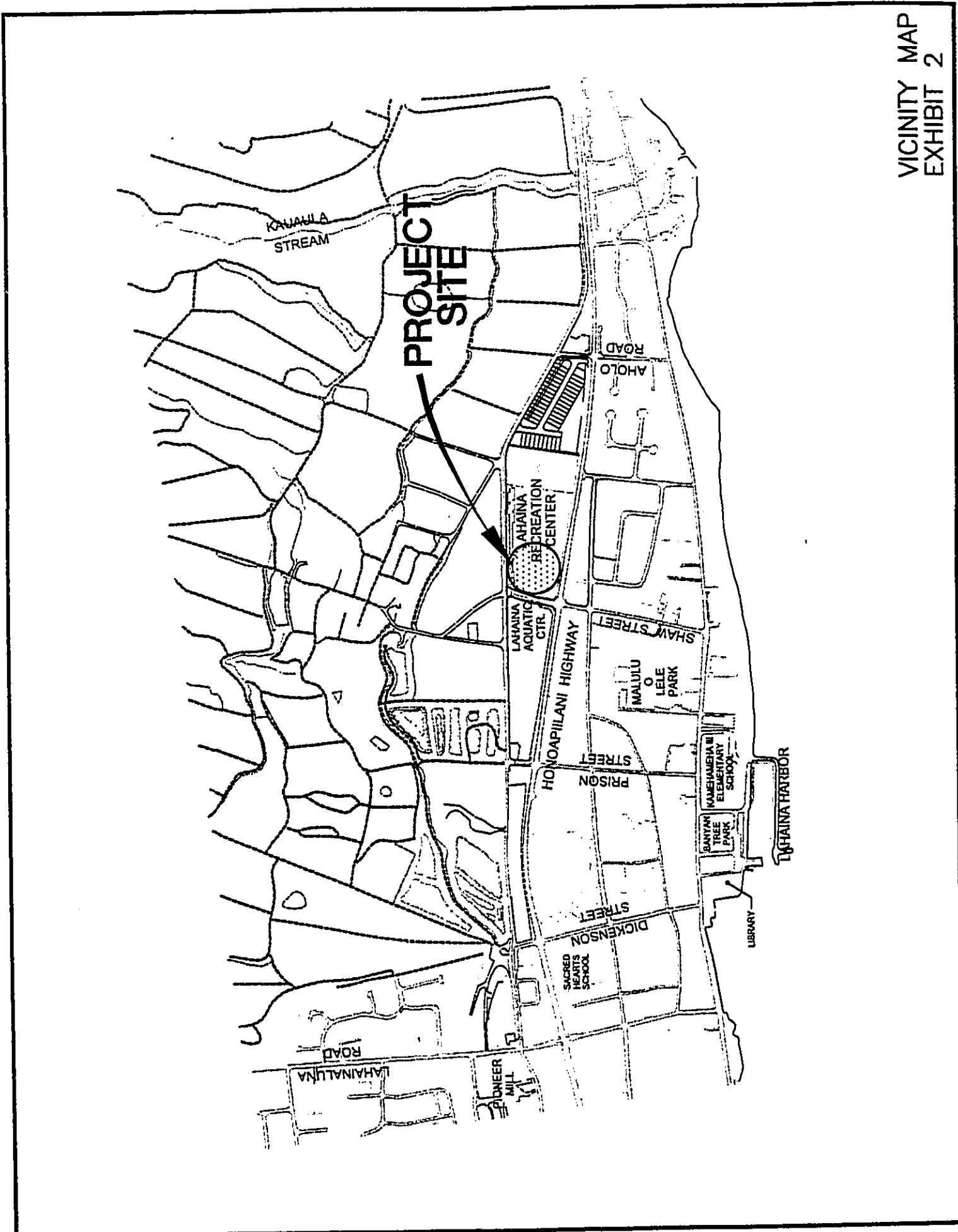
**EXHIBITS**

- 1 Location Map**
- 2 Vicinity Map**
- 3 Soil Survey Map**
- 4 Flood Insurance Rate Map**

**PROJECT SITE**



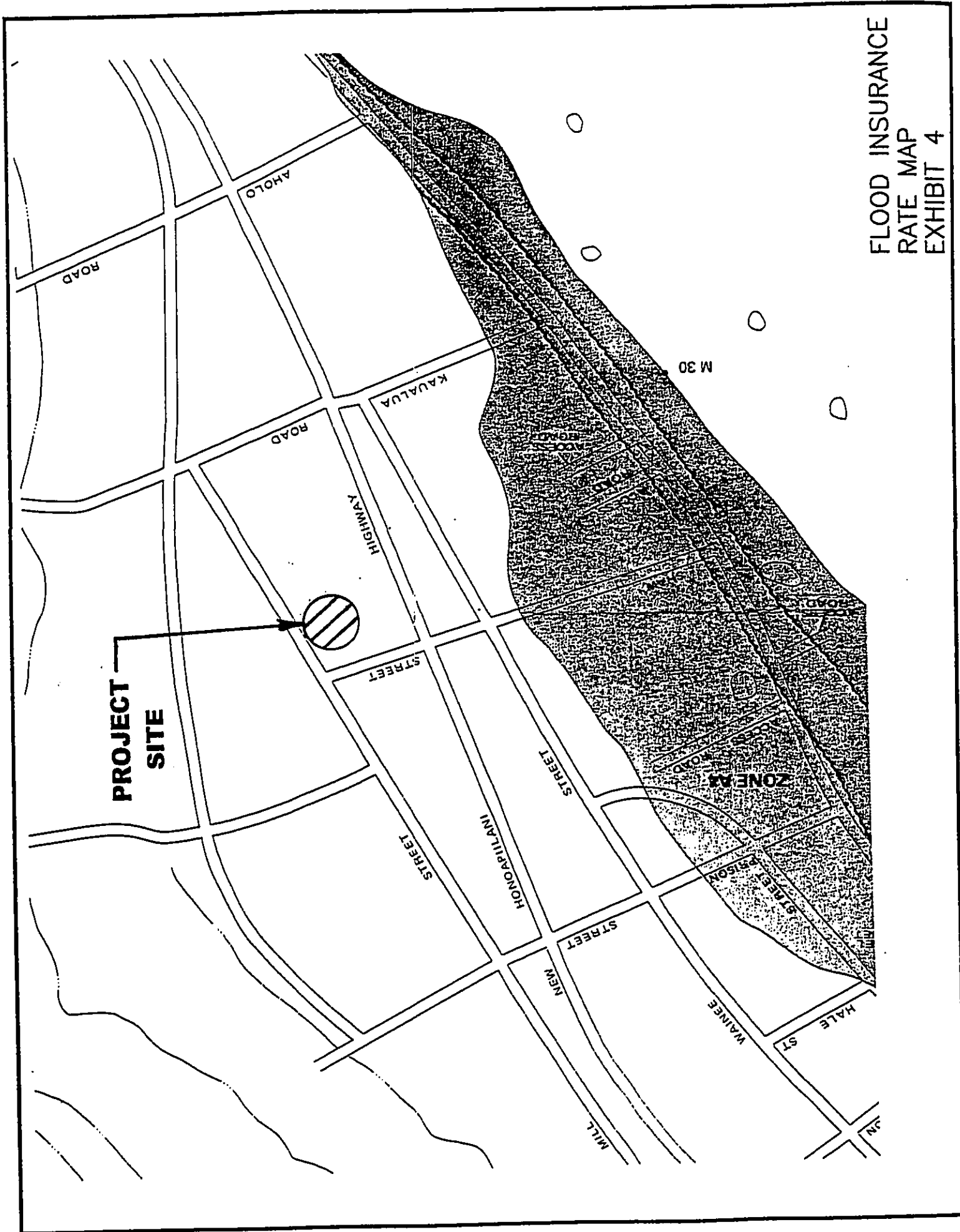
**ISLAND OF MAUI**  
NOT TO SCALE



VICINITY MAP  
EXHIBIT 2







FLOOD INSURANCE  
RATE MAP  
EXHIBIT 4

**APPENDIX A**  
**HYDROLOGIC CALCULATIONS**

## Hydrologic Calculations

Purpose: Determine the increase in surface runoff from the development of the proposed project based on a 50-year storm.

A. Determine the Runoff Coefficient (C):

### PAVEMENT AREAS:

Infiltration (Negligible)	= 0.20
Relief (Flat)	= 0.00
Vegetal Cover (None)	= 0.07
Development Type (Pavement)	= <u>0.55</u>
C	= 0.82

### ROOF AREAS:

Infiltration (Negligible)	= 0.20
Relief (Steep)	= 0.08
Vegetal Cover (None)	= 0.07
Development Type (Roof)	= <u>0.55</u>
C	= 0.90

### LANDSCAPED AREAS:

Infiltration (Medium)	= 0.07
Relief (Flat)	= 0.00
Vegetal Cover (High)	= 0.00
Development Type (Open)	= <u>0.15</u>
C	= 0.22

EXISTING CONDITION:

Pavement Areas = 0.56 Acres

Roof Areas = 0.07 Acres

Landscaped Areas = 1.37 Acres

WEIGHTED C = 0.41

DEVELOPED CONDITIONS:

Pavement Areas = 0.66 Acres

Roof Areas = 0.18 Acres

Landscaped Areas = 1.16 Acres

WEIGHTED C = 0.48

- B. Determine the 50-year 1-hour rainfall:

$$i_{50} = 2.5 \text{ inches}$$

Adjust for time of concentration to compute Rainfall Intensity (I):

Existing Condition:

$$T_c = 17 \text{ minutes}$$

$$I = 4.4 \text{ inches/hour}$$

Developed Condition:

$$T_c = 17 \text{ minutes}$$

$$I = 4.4 \text{ inches/hour}$$

- C. Drainage Area (A) = 2.00 Acres

- D. Compute the 50-year storm runoff volume (Q):

$$Q = CIA$$

Existing Conditions:

$$Q = (0.41)(4.4)(2.00)$$

$$= 3.6 \text{ cfs}$$

Developed Conditions:

$$\begin{aligned} Q &= (0.48)(4.4)(2.00) \\ &= 4.2 \text{ cfs} \end{aligned}$$

The increase in runoff due to the proposed development is  $4.2 - 3.6 = 0.6$  cfs.

**SOILS INVESTIGATION REPORT**

REPORT  
SOILS INVESTIGATION

PROPOSED  
BOYS AND GIRLS CLUB OF WEST MAUI  
SHAW STREET

LAHAINA, MAUI, HAWAII  
TMK: (2) 4-6-12: 6

for

HIYAKUMOTO HIGUCHI ARCHITECTS, INC.  
Architect

Project No. 05954-FM  
April 11, 2005



ISLAND GEOTECHNICAL ENGINEERING, INC.  
*Geotechnical Consultants*

222-A Kawaipuna Place  
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April 11, 2005  
Project No. 05954-FM

Hiyakumoto Higuchi Architects, Inc.  
1860 Main Street  
Wailuku, Hawaii 96793

The attached report presents the results of a soils investigation at the site of the proposed Boys and Girls Club of West Maui to be located in Lahaina, Maui, Hawaii.

A summary of the findings is as follows:

- 1) The subsurface conditions at the site were explored by drilling 5 test borings to a depth of 10.5 feet below existing grade. The general subsurface conditions at each test boring location are as follows:

Boring 1 encountered moderately stiff to stiff CLAY from the surface to a depth of 6.5 feet below existing grade followed by moderately stiff SILT and sandy SILT to the final depth of the boring at 10.5 feet below existing grade.

Boring 2 encountered stiff to very stiff sandy CLAY from the surface to a depth of 5.5 feet below existing grade followed by stiff to very stiff CLAY to a depth of 9 feet below existing grade followed by soft SILT to the final depth of the boring at 10.5 feet below existing grade.

Boring 3 encountered stiff to very stiff CLAY from the surface to a depth of 3.5 feet below existing grade followed by soft CLAY to a depth of 6.5 feet below existing grade followed by soft SILT to the final depth of the boring at 10.5 feet below existing grade.

Boring 4 encountered very stiff CLAY from the surface to a depth of 0.75 feet below existing grade followed by moderately dense SAND with gravel to a depth of 3.75 feet below existing grade followed by moderately stiff to stiff CLAY to a depth of 9 feet below existing grade followed by soft sandy SILT to the final depth of the boring at 10.5 feet below existing grade.

Boring 5 encountered very stiff CLAY from the surface to a depth of 3.5 feet below existing grade followed by soft CLAY to a depth of 4 feet below existing grade

followed by soft sandy SILT to the final depth of the boring at 10.5 feet below existing grade.

- 2) No groundwater was encountered in any of the explorations.
- 3) Spread footings bearing on compacted on-site soils or properly compacted structural fill may be used to support the proposed structures. Allowable bearing capacity is 1,500 pounds per square foot. Bottom of footings should be 18 inches below finished floor elevation.
- 4) The proposed project involves "adding on" to the existing building. The add-on will be located on the mauka side of the existing building. The subsurface soils on this site become softer as you move in the east direction (Boring 3 & 5 have the softest soils nearest the surface).

In structural areas that will be constructing new footings, (and to 3' beyond the edge of the structure), it is recommended that following clearing and grubbing, the existing ground (or subgrade in cut areas) be compacted with a compaction machine weighing not less than 10,000 pounds. Following compaction of the exposed ground, structural fill may be placed (if required) in 6 inch thick compacted lifts and compacted to 95% of the maximum dry density (ASTM D 1557). It is recommended that the structural engineer design the foundation for "soft soil" conditions which may include grade beams or other design features.

- 5) The on-site CLAY soil has moderate to high expansion potential. For slab-on-grade construction, this CLAY soil should be removed to a depth of 18 inches below the bottom of the slab and replaced with properly compacted imported granular structural fill (select borrow or similar) material.

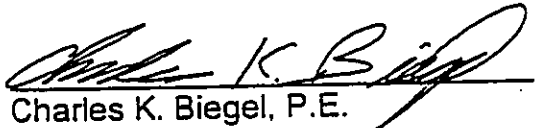
Details of the findings and recommendations are presented in the attached report.

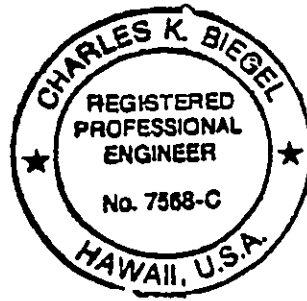
This investigation was made in accordance with generally accepted engineering procedures and included such field and laboratory tests considered necessary for the project. In the opinion of the undersigned, the accompanying report has been substantiated by mathematical data in conformity with generally accepted engineering principles and presents fairly the design information requested by your organization. No other warranty is either expressed or given.

Respectfully submitted,

Hiyakumoto Higuchi Architects, Inc.  
April 11, 2005  
Page Three

ISLAND GEOTECHNICAL ENGINEERING, INC.

  
Charles K. Biegel, P.E.  
President



This work was prepared by me  
or under my supervision.

## TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION -----	1
SCOPE OF WORK -----	1
PLANNED DEVELOPMENT -----	1
SITE CONDITIONS -----	2
Surface -----	2
Subsurface -----	2
Geology -----	4
CONCLUSIONS AND RECOMMENDATIONS -----	5
General -----	5
Special Considerations -----	5
Foundation -----	6
Settlement -----	7
Lateral Resistance -----	8
Retaining Walls -----	8
Slab-on-Grade -----	10
Slopes -----	11
Pavement Design -----	11
Site Preparation and Grading -----	12
ON-SITE OBSERVATION -----	15
REMARKS -----	15
SLAB-ON-GRADE DETAIL -----	Plate A
VICINITY MAP -----	Plate 1
PLOT PLAN -----	Plate 2
APPENDIX	
Field Investigation	
Laboratory Testing	
Logs of Test Borings	
Laboratory Test Results	

## INTRODUCTION

This investigation was made for the purpose of obtaining information on the subsurface conditions from which to base recommendations for foundation design for the proposed Boys and Girls Club of West Maui to be located in Lahaina, Maui, Hawaii. The location of the site, relative to the existing streets and landmarks, is shown on the Vicinity Map, Plate 1.

## SCOPE OF WORK

The services included drilling 5 test borings to a depth of 10.5 feet, obtaining samples of the underlying soils, performing laboratory tests on the samples, and performing an engineering analysis from the data gathered. In general, the following information is provided for use by the Architect and/or Engineer:

1. General subsurface conditions, as disclosed by the explorations.
2. Physical characteristics of the soils encountered.
3. Recommendations for foundation design, including bearing values, embedment depth and estimated settlement.
4. Recommendations for placement of fill and backfill.
5. Special considerations.

## PLANNED DEVELOPMENT

From the information provided, the project will consist of constructing a new one-story building addition on the site. Finished floor elevation of the new addition will match the

existing building.

### SITE CONDITIONS

#### Surface

The property, designated by Tax Map Key (2) 4-6-12: 6, is located at the existing Boys and Girls Club complex on Shaw Street in Lahaina, Maui, Hawaii. The ground cover throughout the site consisted of mostly bare soil with grassy areas & trees.

The site is relatively flat. A topographic map of the site was not available at the time this report was written.

#### Subsurface

Five (5) test borings were drilled to a depth of 10.5 feet below existing grade to determine the subsurface conditions at the site. The locations of the explorations are shown on the Plot Plan, Plate 2. Detailed logs of the explorations are presented in the Appendix to this report.

Boring 1 encountered moderately stiff to stiff CLAY from the surface to a depth of 6.5 feet below existing grade followed by moderately stiff SILT and sandy SILT to the final depth of the boring at 10.5 feet below existing grade.

Boring 2 encountered stiff to very stiff sandy CLAY from the surface to a depth of 5.5 feet below existing grade followed by stiff to very stiff CLAY to a depth of 9 feet below existing grade followed by soft SILT to the final depth of the boring at 10.5 feet below existing grade.

Boring 3 encountered stiff to very stiff CLAY from the surface to a depth of 3.5 feet below existing grade followed by soft CLAY to a depth of 6.5 feet below existing grade followed by soft SILT to the final depth of the boring at 10.5 feet below existing grade.

Boring 4 encountered very stiff CLAY from the surface to a depth of 0.75 feet below existing grade followed by moderately dense SAND with gravel to a depth of 3.75 feet below existing grade followed by moderately stiff to stiff CLAY to a depth of 9 feet below existing grade followed by soft sandy SILT to the final depth of the boring at 10.5 feet below existing grade.

Boring 5 encountered very stiff CLAY from the surface to a depth of 3.5 feet below existing grade followed by soft CLAY to a depth of 4 feet below existing grade followed by soft sandy SILT to the final depth of the boring at 10.5 feet below existing grade.

No groundwater was encountered in any of the explorations.

From the USDA Soil Conservation Service "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii", the site is located in an area designated as Ewa silty clay loam, 0 to 3 percent slopes (EaA). The Ewa series consist of well-drained soils in basins and on alluvial fans on the islands of Maui & Oahu. These soils developed in alluvium derived from basic igneous rock. They are nearly level to moderately sloping. Elevations range from near sea level to 150 feet. The shrink-swell potential is moderate (USDA, 1972, Plate 95 and pp. 29-30 & 156-157).

#### Geology

The site is located on the southwesterly flank of the West Maui Mountains. The island of Maui is a volcanic doublet believed to have formed during the late Tertiary (between 1 and 12 million years ago).

The West Maui Mountains were built by lavas flowing from rift zones trending north and south and a central vent. The lava flows which form the mountain have been separated into three groups: Wailuku, Honolua, and Lahaina Volcanic Series (Stearns and MacDonald, 1942). The main lava mass that makes up the West Maui Mountains is known as the Wailuku Volcanic Series which consist of primitive olivine basalts and associated pyroclastic and intrusive rock (Stearns and MacDonald, 1942).



CONCLUSIONS AND RECOMMENDATIONS

General

Based on the findings and observations of this investigation, it is concluded that the proposed structures may be supported on spread footings bearing on properly compacted structural fill or properly compacted on-site soil.

Special Considerations

- 1) The proposed project involves "adding on" to the existing building. The add-on will be located on the mauka side of the existing building. The subsurface soils on this site become softer as you move in the east direction (Boring 3 & 5 have the softest soils nearest the surface).

In structural areas that will be constructing new footings, (and to 3' beyond the edge of the structure), it is recommended that following clearing and grubbing, the existing ground (or subgrade in cut areas) be compacted with a compaction machine weighing not less than 10,000 pounds. Following compaction of the exposed ground, structural fill may be placed (if required) in 6 inch thick compacted lifts and compacted to 95% of the maximum dry density (ASTM D 1557). It is recommended that the structural engineer design the foundation for "soft soil" conditions which may include grade beams or other design features.

- 2) The on-site CLAY soil has moderate to high expansion potential. For slab-on-grade construction, this CLAY soil should be removed to a depth of 18 inches below the bottom of the slab and replaced with properly compacted imported granular structural fill (select borrow or similar) material.

Foundations

An allowable bearing value of 1,500 pounds per square foot may be used for footings bearing on properly compacted structural fill or properly compacted on-site soil. Bottom of footings should be 18 inches below finished floor elevation. See Special Considerations section of this report, item 1) for more foundation information.

For footings located adjacent to new or existing utility trenches, the bottom of the footing shall be deepened below a 1 horizontal to 1 vertical plane projected upwards from the edge of the utility trench. In light of the fact that this project has a fixed bottom of footing elevation, this office should be contacted to evaluate any footing adjacent to a utility trench.

For footings located on or adjacent to slopes, the footing shall be deepened such that there is a minimum horizontal distance of 5 feet from the edge of the footing to the slope face.

The bearing value is for dead plus live loads and may be increased by one-third for momentary loads due to wind or seismic forces. If any footing is eccentrically loaded, the

maximum edge pressure shall not exceed the bearing pressure for permanent or for momentary loads.

All loose and disturbed soil at the bottom of footing excavations shall be removed to firm soil or the disturbed soil shall be compacted prior to laying of steel or placing of concrete. The bottom of all footings should be mechanically compacted to a minimum of 90 percent of the maximum dry density as determined by the ASTM D 1557 test procedure.

Backfill around the perimeter of all foundations should be mechanically compacted to a minimum of 90 percent of the maximum dry density as determined by the ASTM D 1557 test procedure. A low-permeability soil such as the on-site CLAY should be used as backfill around the foundation exterior of the new structure.

Site grading should be designed to prevent ponding of water adjacent to slab and footing areas.

Settlement

Under the fully applied recommended bearing pressure, it is estimated that settlement of footings up to 2 feet continuous or 5 feet square bearing on firm on-site soils or properly compacted fill will be less than ½ inch.

Differential settlement between footings will vary according to the size, bearing pressure and bearing material of the footing.

Lateral Resistance

For resistance of lateral loads, such as wind or seismic forces, an allowable passive resistance equivalent to that exerted by a fluid weighing 300 pounds per cubic foot may be used for footings, or other structural elements, provided the vertical surface is in direct contact with undisturbed soil or properly compacted fill.

Frictional resistance between footings and the underlying materials may be assumed as 0.5 times the dead load for imported granular select borrow soils and 0.4 times the dead load for the on-site soils.

Lateral resistance and friction may be combined.

Retaining Walls

Foundations for retaining walls shall be designed as per the foundation section of this report.

Depending on the type of backfill material within a 1H:2V plane projected upwards from the bottom edge of the retaining wall footing, the following active earth pressures may be used

for design of free-standing retaining walls:

Imported granular soil (1.5" minus, well-graded) as retaining wall backfill material:

<u>Backfill Slope</u>	<u>Horizontal Component</u>	<u>Vertical Component</u>
Level Backfill	30 pcf	0
3H:1V Backfill	35 pcf	10 pcf
2H:1V Backfill	40 pcf	20 pcf

Free-standing walls are defined as walls that are allowed to rotate between 0.005 to 0.01 times the wall height. The rotation of the wall away from the backfill develops "active earth pressures". If the wall is not allowed to move as in the case of basement walls or walls that are restrained at the top, the soil pressure that will develop is known as an "at rest" pressure; for restrained walls, the above active earth pressures shall be increased by 50 percent for "at-rest" conditions.

For granular retaining wall backfill, the top 1 foot of the backfill shall be "capped" with an impervious clay or silt type soil, or capped by an impervious surface such as concrete or asphaltic concrete.

Drainage for the retaining wall backfill shall be accomplished by providing 4-inch diameter weepholes spaced 8-feet on-center (horizontally as well as vertically) or by using a minimum 4-inch diameter perforated PVC footing drain pipe. A 2-foot thick layer of

crushed gravel, which is wrapped with geotextile filter fabric, shall be placed above the pipe; the crushed gravel shall be continuous from weephole to weephole, or in the case of a footing drain pipe, laid throughout the full length of the pipe. Geotextile fabric shall be AMOCO 4545 or similar.

The backfill for the retaining wall shall be placed in layers not exceeding 6 inches in compacted thickness. Each layer of retaining wall backfill shall be compacted to at least 90 percent of the maximum dry density (ASTM D 1557). The appropriate size equipment should be used to avoid damage to the retaining wall. Site grading should be designed to drain surface water away from the backfill area.

The above active pressures do not include surcharge loads such as footings located within a 45 degree plane projected upwards from the heel of the footing, fine-grained soil as backfill and/or from hydrostatic pressures. If such conditions occur, the active pressure shall be increased accordingly.

Slabs-on-Grade

Laboratory testing indicates the on-site soils have moderate to high expansion potential (see Plate 9 for test results). Slab-on-grade construction shall be in accordance with Plate A of this report.

Site grading should be designed to prevent ponding of water adjacent to slab and footing areas.

Slopes

Cut and fill slopes into soil materials shall not exceed 2 horizontal to 1 vertical.

Exposed slopes shall be covered as soon as practical after construction to minimize erosion.

Fill slopes shall be constructed by overfilling and cutting back to compacted soil.

Flexible Pavement Design for the Driveway/Parking Areas

In areas that will be subjected to passenger vehicles and light pick-up trucks, it is recommended that flexible pavements consist of 2 inches of asphalt concrete, 9 inches of base course gravel and 6 inches of compacted subgrade.

In areas that will be subjected to heavier trucks, it is recommended that flexible pavements consist of 2 ½ inches of asphalt concrete, 12 inches of base course gravel and 6 inches of compacted subgrade.

Prior to placing the base course gravel, the on-site subgrade soil should be moisture

conditioned to between 0 and 3 percent above optimum moisture content and compacted to at least 90 percent of the maximum dry density as determined by the ASTM D 1557 test procedure. The base course gravel shall be compacted to at least 95 percent of the maximum dry density as determined by the ASTM D 1557 test procedure.

Rigid Pavement Design for the Driveway/Parking Areas

Concrete pavement sections may consist of a minimum of 5 inches of concrete poured on 6 inches of base course gravel over 6 inches of compacted subgrade. Minimum concrete strength shall be 3,500 psi. Joint spacing shall not exceed 30 times the slab thickness.

Prior to placing the concrete, the on-site subgrade soil should be moisture conditioned to between 0 and 3 percent above optimum moisture content and compacted to at least 90 percent of the maximum dry density as determined by the ASTM D 1557 test procedure.

Site Preparation and Grading

It is recommended that the site be prepared in the following manner:

1. All vegetation, weeds, brush, roots, stumps, rubbish, lumber, debris, soft soil and other deleterious material shall be removed and disposed of off-site. See Special Considerations section of this report, item 1) for more Site Preparation and Grading information.



2. In areas to receive fill and at finished subgrade in cut areas, the exposed surface shall then be scarified to a depth of 6 inches, moisture conditioned to near optimum moisture and then compacted to at least 90 percent of the maximum dry density (ASTM D1557). If soft or loose spots are encountered, the loose/soft areas shall be removed to firm material and the resulting depression shall be filled with properly compacted fill.
3. Where fill is placed on existing ground that is steeper than 5 horizontal to 1 vertical, the existing ground surface shall be benched into firm soil as the fill is placed.
4. Fill and Backfill in Structural Areas Structural areas shall be defined as A) pavement areas and B) areas beneath buildings & 3 feet beyond the edges of buildings.

Structural fill and backfill material shall consist of soil which is free of organics and debris. The material shall be granular & well-graded with no particle larger than 1.5 inches in greatest dimension. The on-site soils are not acceptable for use as structural fill.

Each layer shall be placed in lifts not exceeding 6 inches in compacted thickness. Prior to compacting the soil, the soils moisture content shall be adjusted to near

optimum moisture content. Each layer shall be thoroughly compacted to at least 95 percent of the maximum dry density (ASTM D1557) prior to placing of any subsequent lifts.

5. Fill and Backfill in Non-Structural Areas Non-structural areas shall be defined as A) areas beyond 3 feet from the edge of any building, and B) non-pavement areas.

Non-structural fill and backfill material shall consist of material which is free of organics and debris. In the upper 3 feet from finished grade, the material shall be less than 3 inches in greatest dimension. Below 3 feet from finished grade, the material shall be less than 12 inches in greatest dimension, provided there is sufficient fines to fill the interstices. The on-site soils are acceptable for use as non-structural fill at any depth provided the above gradation requirements are met and the material is free of organics and man made debris.

Each layer shall be placed in lifts not exceeding 12 inches in loose thickness. Prior to compacting the soil, the soils moisture content shall be adjusted to near optimum moisture content. Each layer shall be thoroughly compacted prior to placing of any subsequent lifts to at least 90 percent of the maximum dry density as determined by the ASTM D 1557 test procedure.

6. During construction, drainage shall be provided to prevent ponding of water adjacent to or on foundation and pavement areas. Ponded areas shall be drained immediately or water pumped out without damaging adjacent structures and property. If water accumulation softens the subgrade materials, the affected soils shall be removed and replaced with properly compacted fill.

It is particularly important to see that all fill and backfill soils are properly compacted in order to maintain the recommended design parameters provided in this report.

#### ON-SITE OBSERVATION

During the progress of construction, so as to evaluate general compliance with the design concepts, specifications and recommendations contained herein, a representative from this office should be present to observe the following operations:

1. Site preparation.
2. Placement of fill and backfill.
3. Footing excavations and slab subgrade moisture conditioning and compaction.

#### REMARKS

The conclusions and recommendations contained herein are based on the findings and observations made at the exploration locations. If conditions are encountered during

construction which appear to differ from those disclosed by the explorations, this office shall be notified so as to consider the need for modifications.

This report has been prepared for the exclusive use of Hiyakumoto Higuchi Architects, Inc. and their respective design consultants. It shall not be used by or transferred to any other party or to another project without the consent and/or thorough review by this facility. Should the project be delayed beyond the period of one year from the date of this report, the report shall be reviewed relative to possible changed conditions.

Samples obtained in this investigation will deteriorate with time and will be unsuitable for further laboratory tests within one (1) month from the date of this report. Unless otherwise advised, the samples will be discarded at that time.

The following are included and complete this report:

Slab-On-Grade Detail \_\_\_\_\_ Plate A

Vicinity Map \_\_\_\_\_ Plate 1

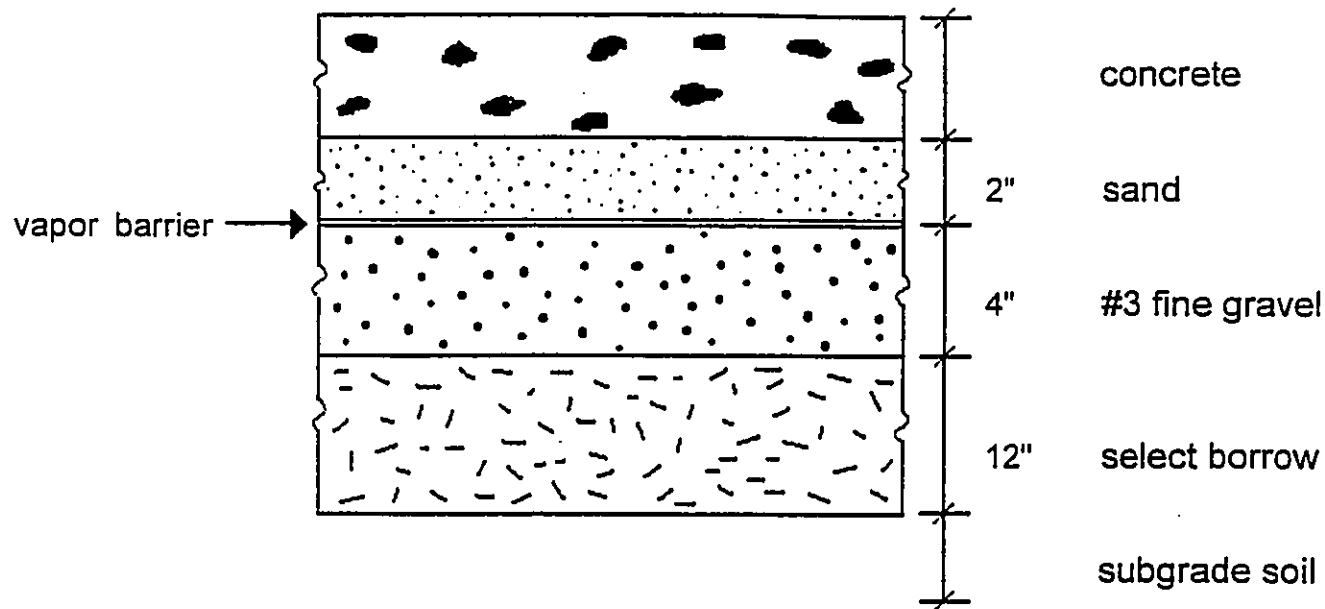
Plot Plan \_\_\_\_\_ Plate 2

Appendix: Field Investigation and Laboratory Testing

Logs of Test Borings

Results of Laboratory Tests

## SLAB-ON GRADE DETAIL



### Notes:

1. The subgrade soil should be moisture conditioned to within 0 to 3 percent of optimum moisture content on the wet-side, and compacted to a minimum of 95% of the maximum dry density determined by the ASTM D 1557 test procedure if the material is granular or a minimum of 90% of the maximum dry density determined by the ASTM D 1557 test procedure if the material is fine-grained.
2. The select borrow shall be compacted to a minimum of 95% of the maximum dry density as determined by the ASTM D 1557 test procedure.
3. The #3 fine gravel shall be compacted by means of a vibratory plate compactor making a minimum of 4 passes.
4. The SAND shown above is for concrete curing purposes and should be moist prior to placement of the concrete. If the slab designer chooses to eliminate the 2 inches of SAND, it is recommended that the select borrow thickness be increased to 14 inches.
5. The concrete thickness, reinforcing and curing compound recommendations are to be provided by others.
6. Exterior slabs may eliminate the #3 fine gravel, vapor barrier and sand; concrete may be placed on 12 inches of select borrow.

Project : BOYS AND GIRLS CLUB OF WEST MAUI

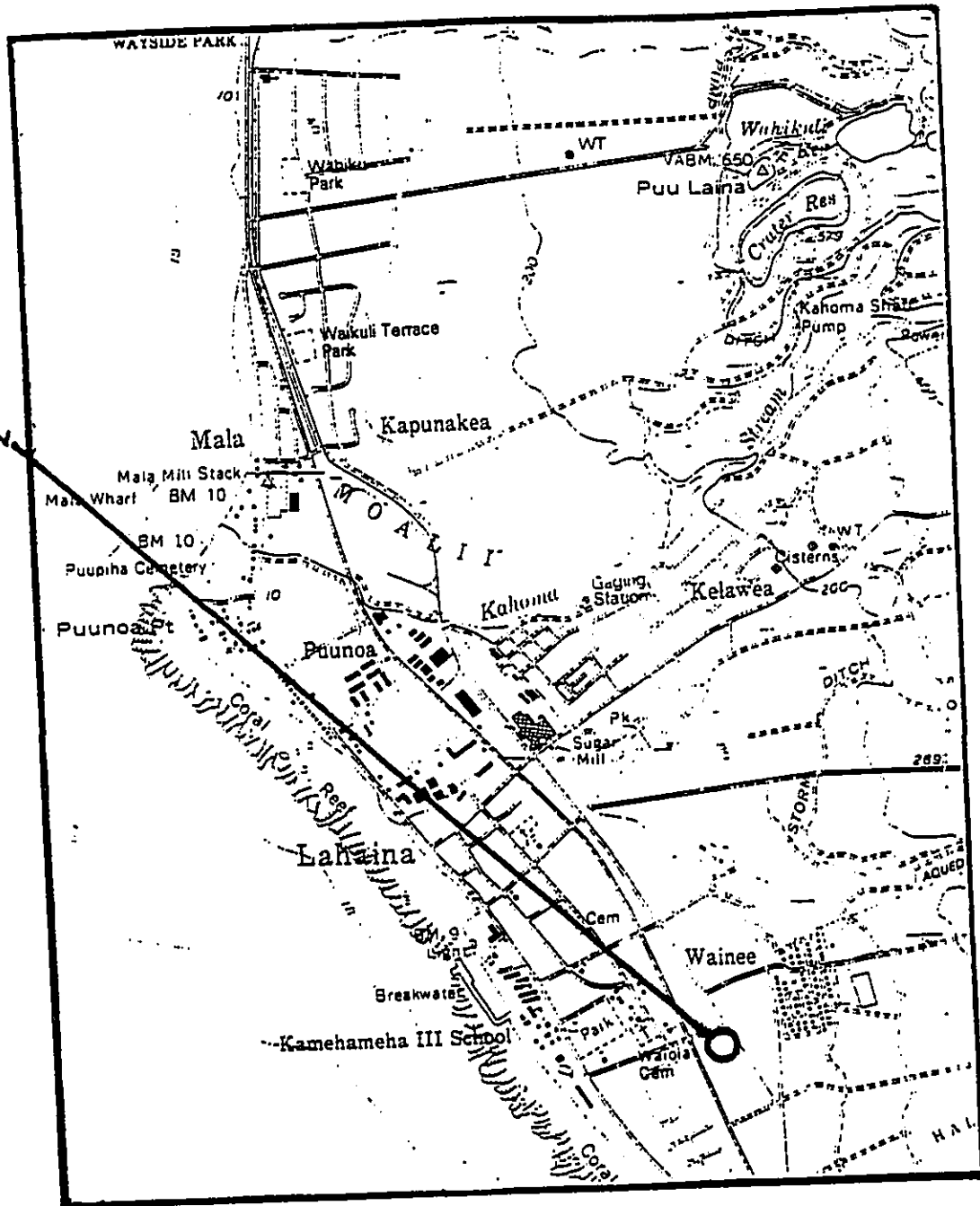
Project No. : 05954-FM

ISLAND GEOTECHNICAL ENGINEERING, INC.

PLATE A

# VICINITY MAP

SITE LOCATION



**REFERENCE:**

USGS TOPOGRAPHIC MAP  
LAHAINA QUADRANGLE

Dated: 1983

BOYS AND GIRLS CLUB OF W. MAUI

ISLAND GEOTECHNICAL ENGINEERING, INC.  
*Geotechnical Consultants*

PROJECT NO.	05954-FM
DATE	Mar. 2005
SCALE	1" = 2000'
PLATE	1

APPENDIX

FIELD INVESTIGATION AND LABORATORY TESTING

## FIELD INVESTIGATION

### General

The field investigation consisted of performing explorations at the locations shown on the Plot Plan. The method used for the exploratory work is shown on the respective exploration log. A description of the various method or methods used is presented below.

### Test Borings Using Truck-Mounted Drilling Equipment

Truck-mounted borings are drilled using a gas-powered drilling rig. The hole is advanced using continuous flight augers, wash boring and/or NX coring.

Auger drilling is used in soils where caving does not occur. The augers are 4-1/2 inch diameter continuous helical flight augers with the lead auger having a head equipped with changeable cutting teeth. Soil cuttings are brought to the surface by the continuous flights. After the bore hole is advanced to the required depth and cleaned of cuttings by additional rotation of the augers, the augers are retracted for soil sampling or in-situ testing.

In soils where caving of the bore hole occurs, the hole is advanced by wash boring or hollow-stem augering. Wash boring consists of advancing steel casing by rotary action and water pressure to flush the soil from the casing. The lead section of the casing is equipped with a carbide or diamond casing bit. After the casing has been advanced to the required depth, soil samples are obtained through the inside of the casing. Hollow-stem drilling consists of advancing the hole with 7-5/8 inch outside diameter and 4-1/4 inch inside diameter augers. The leading drill bit is connected to drilling rods through the central portion of the auger. At the required sampling depth, the interior drill rods and lead bit are removed, and the soil sample is taken by driving a sampler



through the "hollow" section of the augers.

Coring is used for hard formations such as rock, coral or boulders. The core barrel, consisting of a 5-foot long double tube, hardened steel barrel with either a carbide or diamond bit, is attached to drilling rods and set on the hard formation. The core barrel is advanced through the formation by rotation of the core barrel. Water is used to flush out the cuttings. Upon completion of the core run, the sample is removed from the core barrel and inspected. The total core recovery length and the sum of all intact pieces over 4-inch in length are measured. The length of core recovery divided by the length of the core run is the recovery ratio. The combined length of the 4-inch or longer pieces divided by the length of core run is the Rock Quality Designation (RQD). The values provide an indication of the quality of the formation.

#### Test Borings Using Portable Drilling Equipment

In areas inaccessible to truck-mounted equipment, portable drilling equipment is used to drill the test boring. The boring is advanced by either 1) continuous drive sampling or by 2) using a small gas-powered drill rig with continuous flight augers, wash boring or NX coring.

Soil samples are obtained with a tripod and cathead assembly using soil sampling methods described below.

#### Test Pits Using Excavators/Backhoes

Test pits are excavated using a excavator or backhoe. Material excavated from the pit and the sides and bottom of the pit are visually inspected and a continuous log of the hole is kept.

Explorations Using Hand Tools

In inaccessible areas requiring only shallow explorations, borings and test pits are made using hand equipment. Borings are drilled using hand augers. Test pits are excavated using hand tools. Cuttings from the boring and/or pit are inspected and visually classified.

Soil Sampling

Relatively undisturbed samples of the underlying soils are obtained from borings by driving a sampling tube into the subsurface material using a 140-pound safety hammer falling from a height of 30 inches. Ring samples are obtained using a 3-inch outside diameter, 2.5 inch inside diameter steel sampling tube with an interior lining of one-inch long, thin brass rings. The tube is driven approximately 18 inches into the soil and a section of the central portion is placed in a close fitting waterproof container in order to retain field conditions until completion of the laboratory tests. Standard Penetration Test (SPT) values and disturbed soil samples are obtained with a 2-inch (outside diameter) split-barrel sampler instead of the 3-inch sampler. The number of blows required to drive the sampler into the ground is recorded at 6-inch intervals. The blow count for the last 12-inches is shown on the boring logs.

From test pit excavations, relatively undisturbed soil samples are obtained by pushing the 3 inch outside diameter sampling tube (mentioned above) into the ground with the backhoe bucket. In addition, undisturbed bulk samples are retained from cohesive type soil formations and disturbed bulk samples are retained from friable and cohesionless soil formations.

The soil samples are visually classified in the field using the Unified Soil Classification System. Samples are packed in moisture proof containers and transported to the laboratory for testing.

Dynamic Cone Penetrometer (DCP)

There are two types of DCP test used in the field. One test is generally used for pavement design and the other test is generally used for foundation design.

The DCP test for pavement design is an in-place test generally performed on the near surface soils. The DCP consist of a steel rod with a steel cone attached to one end which is driven into the soil by means of a sliding hammer. The angle of the cone is 60 degrees. The depth of the cone penetration is recorded at selected penetration or hammer drop intervals. The standard DCP test is designed to penetrate soils to a total depth of 1. meter (39.4 inches), however, extension rods may be used to reach greater depths. The recorded data from the DCP test can be converted to CBR values for use in pavement design.

The DCP test for foundation design (aka Wildcat DCP) is used to evaluate the consistency of the subsurface soils to depths of 25 feet. The test is performed by driving a 1.4 inch diameter (10 square centimeter area) steel cone (cone is connected to 1.1" diameter steel rods) into the ground using a 35 pound slide hammer that is dropped from a height of 15 inches. The number of blows required to drive the steel cone 10 centimeters is recorded and the process is continued until the desired depth is reached.

LABORATORY TESTING

General

Laboratory tests are performed on various soil samples to determine their engineering properties.

Description of the various tests are listed below.

Unit Weight and Moisture Content

The in-place moisture content and unit weight of the samples are used to correlate similar soils at various depths. The sample is weighed, the volume determined, and a portion of the sample is placed in the oven. After oven-drying, the sample is again weighed to determine the moisture loss. The data is used to determine the wet-density, dry-density and in-place moisture content.

Direct Shear

Direct shear tests are performed to determine the strength characteristics of the representative soil samples. The test consists of placing the sample into a shear box, applying a normal load and then shearing the sample at a constant rate of strain. The shearing resistance is recorded at various rates of strain. By varying the normal load, the angle of internal friction and cohesion can be determined.

Consolidation Test

Consolidation tests are performed to obtain data from which time rates of consolidation and amounts of settlement may be estimated. The test is performed by placing a specimen in a consolidation apparatus. Loads are applied in increments to the circular face of a one (1) inch high sample. Deformation or changes in thickness of the specimen are recorded at selected time intervals. Water is introduced to or allowed to drain from the sample through porous disks placed against the top and bottom faces of the specimen. The data is then used to plot a stress-volume strain curve which is used in estimating settlement.

Expansion Index Test

Expansion Index of fine-grained soils is determined in accordance with ASTM D 4829-88 test

procedure. The soil specimen is compacted into a metal ring so that the degree of saturation is between 40 and 60 percent. The specimen and the ring are placed in a consolidometer. A vertical confining pressure of 1 psi is applied to the specimen and then the specimen is inundated with water. The deformation of the specimen is recorded for 24 hours. The data is used to determine the expansion potential of the soil.

#### One-Dimensional Swell Test

Another procedure for determining the expansion potential of fine-grained soils is ASTM D 4546-90 (Method B) test procedure. The soil specimen is compacted into a 2.5 inch diameter (1 inch height) metal ring using a 10 pound hammer. The specimen and the ring are placed in an expansion apparatus. A vertical confining pressure of 155 psf is applied to the specimen and then the specimen is inundated with water. The deformation of the specimen is recorded for 24 hours.

This test is similar in principle to the Expansion Index Test (see above) with the primary difference being the soil specimen in the One-Dimensional Swell Test is usually compacted to a higher dry density than the Expansion Index and, therefore, generally produces a higher degree of expansion.

#### Classification Tests

The soil samples are classified using the Unified Soil Classification System. Classification tests include sieve and hydrometer analysis to determine grain size distribution, and Atterberg Limits to determine the liquid limit, plastic limit and plasticity index.

#### California Bearing Ratio Test

California Bearing Ratio (CBR) tests are performed on materials to determine the bearing strength

of the soil for determination of pavement sections. The sample is compacted into a 6-inch diameter mold in 5 equal layers. Each layer is compacted with a 10-pound hammer falling from a height of 18-inches, with each layer receiving 56 blows. The mold is then placed in a water bath for 4-days and the vertical swell is measured under a surcharge weight of 10 pounds. After the soaking period, the sample is placed in a CBR apparatus that has a 3-square inch penetrometer. The penetrometer is pressed vertically into the soil at constant strain and the loads required to press the penetrometer are recorded. A plot of the load-strain relationship is made to determine the CBR value.

#### Maximum Dry Density/Optimum Moisture Content

The maximum dry density and optimum moisture content of the material is determined in accordance with the ASTM D1557-91 test procedure. The sample is compacted into a mold in 5 equal layers using a 10 pound hammer falling from a height of 18 inches. The diameter of the mold is either 4-inches or 6-inches depending on the proportion of gravel in the sample. The sample is compacted at various moisture contents to develop a compaction curve for the soil. The curve is usually bell-shaped with a peak indicating the maximum dry density and optimum moisture content.

#### Penetrometer Test

Penetrometer tests are performed on clayey soils to determine the consistency of the material and an approximate value of the unconfined compressive strength.

#### Torvane

Torvane tests are used to determine the approximate undrained shear strength of clayey soils.

The torvane apparatus consists of a torque device with a small diameter plate that has vanes situated perpendicular to the plate. The vanes are pushed into the soil and torque is applied until failure occurs. The torque required to cause failure is converted to approximate undrained strength of the soil.

**LOG OF BORING NO. 1**

ELEVATION: see Plate 2

EQUIPMENT USED: Mobile B-59

DEPTH OF BORING (FT.): 10.5

DATE DRILLED: March 22, 2005

DEPTH OF GROUNDWATER: unknown

DEPTH (FT.)	GRAPHIC SYMBOL	SOIL CLASSIFICATION	DESCRIPTION	SAMPLE	BLOWS/FOOT	COLOR	CONSISTENCY	MOISTURE	DRY DENSITY (PCF)	MOISTURE CONTENT (% OF DRY WT.)	PENETROMETER (TSF)
0	[Diagonal Hatching]	CL	CLAY with sand	[Vertical Line]	12	dusky red	stiff	moist to very moist	105.2	15.2	
1.5										22.8	
3											
4.5	[Vertical Lines]	ML	SILT	[Vertical Line]	7	dark brown	mod. stiff			28.4	
6										22.3	
7.5										27.4	
9	[Vertical Lines]	SM-ML	sandy SILT	[Vertical Line]	6					21.0	
10.5											
END OF TEST BORING											

PROJECT NAME: BOYS AND GIRLS CLUB OF WEST MAUI

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PLATE

PROJECT NO.: 05954-FM

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3



**LOG OF BORING NO. 2**

ELEVATION: see Plate 2

EQUIPMENT USED: Mobile B-59

DEPTH OF BORING (FT.): 10.5

DATE DRILLED: March 22, 2005

DEPTH OF GROUNDWATER: unknown

DEPTH (FT.)	GRAPHIC SYMBOL	SOIL CLASSIFICATION	DESCRIPTION	SAMPLE BLOWS/FOOT	COLOR	CONSISTENCY	MOISTURE	DRY DENSITY (PCF)	MOISTURE CONTENT (% OF DRY WT.)	PENETROMETER (TSF)
0	[Hatched pattern]	CL	sandy CLAY	15	reddish brown	stiff to very stiff	moist	105.2	13.2	
1.5									15.3	
									14.2	
3				21	dark brown				15.0	
4.5									22.2	
6		CL	CLAY	11	very dark brown				23.9	
7.5										
9	[Vertical lines]	ML	SILT	3	dark brown	soft	moist to very moist		26.0	
10.5			END OF TEST BORING						33.5	
									30.2	

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PLATE

PROJECT NO.: 05954-FM

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4

# LOG OF BORING NO. 3



EQUIPMENT USED: Mobile B-59

DATE DRILLED: March 22, 2005

ELEVATION: see Plate 2

DEPTH OF BORING (FT.): 10.5

DEPTH OF GROUNDWATER: unknown

DEPTH (FT.)	GRAPHIC SYMBOL	SOIL CLASSIFICATION	DESCRIPTION	SAMPLE BLOWS/FOOT	COLOR	CONSISTENCY	MOISTURE	DRY DENSITY (PCF)	MOISTURE CONTENT (% OF DRY WT.)	PENETROMETER (TSF)			
0		CL	CLAY	23	dark reddish brown	stiff to very stiff	moist	89.3	25.8				
1.5											26.5		
3													
4.5								4	dusky red	soft			24.5
6					dark brown		moist to very moist						
7.5		ML	SILT	3				31.3	38.6				
9													
10.5				2	very dark gray			40.0	51.8				
			END OF TEST BORING										

PROJECT NAME: BOYS AND GIRLS CLUB OF WEST MAUI

PROJECT NO.: 05954-FM

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PLATE

5

# LOG OF BORING NO. 4

EQUIPMENT USED: Mobile B-59

DATE DRILLED: March 22, 2005

ELEVATION: see Plate 2

DEPTH OF BORING (FT.): 10.5

DEPTH OF GROUNDWATER: unknown

DEPTH (FT.)	GRAPHIC SYMBOL	SOIL CLASSIFICATION	DESCRIPTION	SAMPLE	BLOWS/FOOT	COLOR	CONSISTENCY	MOISTURE	DRY DENSITY (PCF)	MOISTURE CONTENT (% OF DRY WT.)	PENETROMETER (TSF)
0		CL	CLAY			dark reddish brown	very stiff	moist	82.7	23.9	
1.5		SP	cinder SAND with gravel		19	black	mod. dense			13.2	
4.5		CL	CLAY		11	dark reddish brown	stiff		30.8	30.2	
6							mod. stiff				
7.5					7				32.2		
9		ML	sandy SILT			brown	soft				
10.5			END OF TEST BORING		3				26.5		

PROJECT NAME: BOYS AND GIRLS CLUB OF WEST MAUI

PROJECT NO.: 05954-FM

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PLATE

6

**LOG OF BORING NO. 5**



ELEVATION: see Plate 2

EQUIPMENT USED: Mobile B-59

DEPTH OF BORING (FT.): 10.5

DATE DRILLED: March 22, 2005

DEPTH OF GROUNDWATER: unknown

DEPTH (FT.)	GRAPHIC SYMBOL	SOIL CLASSIFICATION	DESCRIPTION	SAMPLE BLOWS/FOOT	COLOR	CONSISTENCY	MOISTURE	DRY DENSITY (PCF)	MOISTURE CONTENT (% OF DRY WT.)	PENETROMETER (TSF)
0		CL	CLAY  --Specific Gravity = 2.92	18	dark reddish brown	very stiff	moist	104.0	12.2	
1.5									19.4	
3									25.6	
4.5		ML	sandy SILT	4	dark brown	soft			23.2	
6									27.1	
7.5									18.2	
9									28.2	
10.5			END OF TEST BORING	2	brown to dark brown			25.6		

PROJECT NAME: BOYS AND GIRLS CLUB OF WEST MAUI

ISLAND GEOTECHNICAL ENGINEERING, INC.

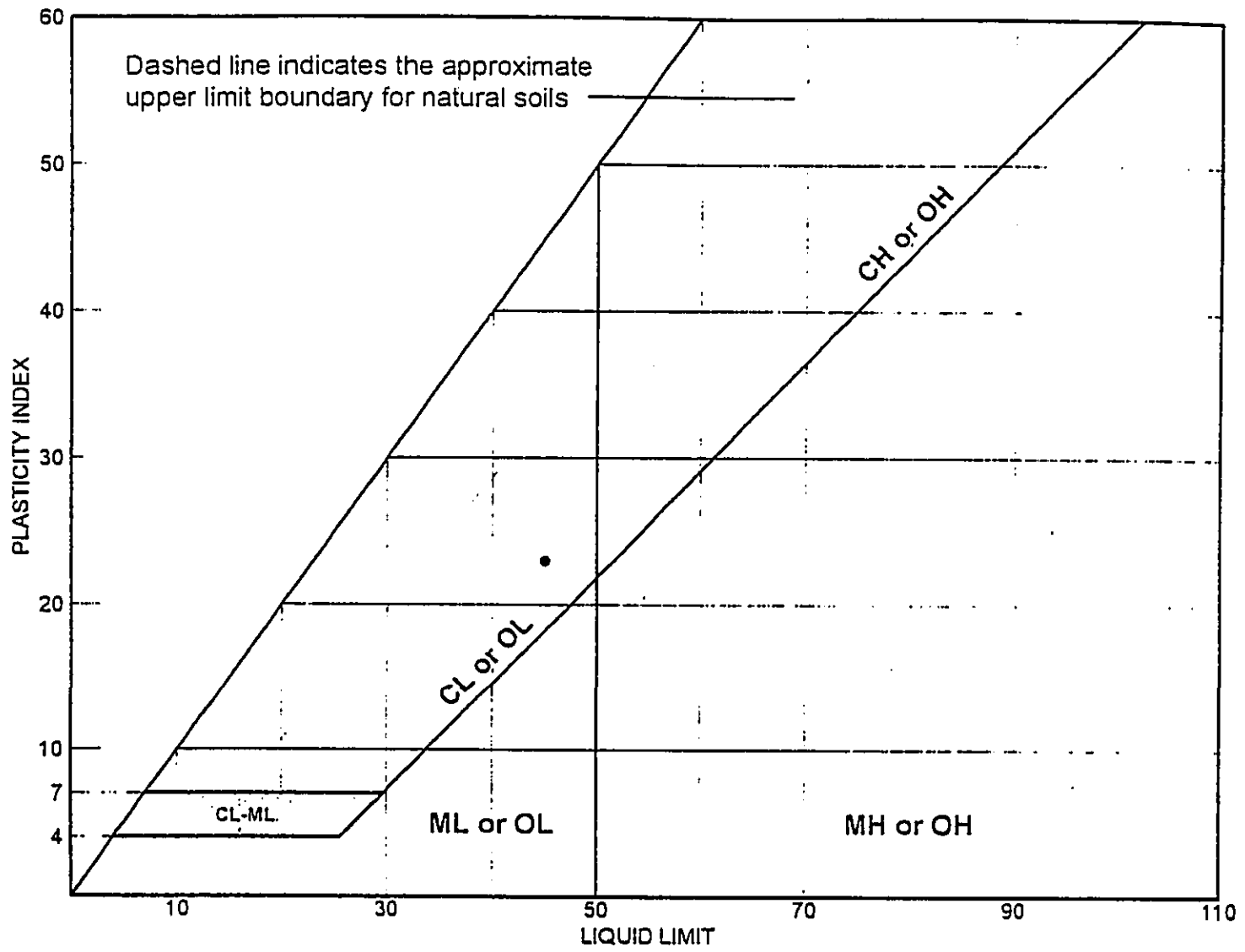
PLATE

PROJECT NO.: 05954-FM

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7

# LIQUID AND PLASTIC LIMITS TEST REPORT



SOIL DATA								
SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	NATURAL WATER CONTENT (%)	PLASTIC LIMIT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	USCS
•	Test Pit 5	2	2.5	25.6	22	45	23	CL

LIQUID AND PLASTIC LIMITS TEST REPORT  
**Island Geotechnical Engineering, Inc.**

Client:  
 Project: Boys and Girls Club of West Maui  
 Project No.: 05954-FM

Plate X

**REMOLDED EXPANSION TEST REPORT (One-Dimensional Swell Test)**  
 ASTM D 4546-96: Method B modified (note 1)

<u>SAMPLE LOCATION</u>	<u>DEPTH (feet)</u>	<u>MOLDING WATER CONTENT</u>	<u>MOLDED DRY DENSITY (pcf)</u>	<u>MOLDED % SAT.</u>	<u>FINAL WATER CONTENT</u>	<u>MEASURED EXPANSION</u>
Boring 5	2.0 to 3.0	20.6%	111.1	94.2	25.5%	4.9%
"	"	"	108.0	87.5	25.7%	5.6% (note 2)
"	"	18.0%	108.5	78.0	27.3%	7.5%

note 1: The above test were performed by compacting the soil into a 2.375 inch diameter (1 inch height) ring using 9 blows with a 10 pound hammer; the sample was then placed into an expansion apparatus. A 155 psf surcharge was then placed on the sample. The sample was then submerged in water and the change in vertical height was recorded.

note 2: After compacting, this sample was air-dried to 15.8% moisture content prior to submerging in water.

Project: BOYS AND GIRLS CLUB OF WEST MAUI

Project No.: 05954-FM

ISLAND GEOTECHNICAL ENGINEERING, INC.

PLATE 9

**CULTURAL ASSESSMENT**

*Cultural Impact  
Assessment*

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**PROPOSED BOYS AND GIRLS  
CLUB OF WEST MAUI  
CLUBHOUSE**

Prepared for:

January 2006

**Hiyakumoto + Higuchi  
Architects, Inc.**

**MUNEKIYO & HIRAGA, INC.**



## **CULTURAL IMPACT ASSESSMENT**

### **1. Cultural Impact Assessment**

#### **a. Settlement Context**

The Lahaina District was considered to be a favorable place by high chiefs because of its natural resource qualities and its proximity to Lana'i and Moloka'i (Rosendahl, 1994). The majority of lands up to approximately the 700-foot elevation comprised a nearly continuous band of agricultural and related habitation features. Initial development of the field systems likely occurred between AD 1200 to 1400. Seasonal dryland agricultural practices eventually evolved to year-round cultivation as water diversion and distribution improvements were implemented.

Historical accounts document Lahaina as an important population center. Such accounts note the continued presence of agriculture through the early 1800's. Crops included taro, potatoes, yams and sugarcane.

With the decline of the whaling industry, which brought a new populace to Lahaina, the sugar industry began to evolve. The sugar industry was developed in the mid-1800's and over the next few years, further developed with the eventual consolidation of multiple smaller mills into what is known today as Pioneer Mill Company, Ltd. As with other sugar plantation communities, the late 1800's and early 1900's saw the rapid expansion and growth of the Pioneer Mill Company. In the early part of the 20<sup>th</sup> century, Pioneer Mill controlled approximately 12,500 acres of land (Xamanek Researches, 2000). A 1919 map by W.E. Wall further reveals that approximately 15,000 acres were under sugarcane cultivation by Pioneer Mill (Rosendahl, 1989.) Sugar cultivation areas extended from Ukumehame to Honokowai.

In addition to sugar, pineapple was established as a viable commercial crop in West Maui. Baldwin Packers opened a cannery in Lahaina in 1919 to provide the product processing component of the pineapple industry. Pineapple cultivation lands are generally delineated from Honokowai, north to Honokohau.

The historic significance of Lahaina Town itself is well documented. Lahaina was the home of Kahekili until his death in 1794 (Spenser Mason Architects/Austin Tsutsumi & Associates, Inc., 1988). It became the home of Kamehameha I and was designated the capital of the Hawaiian Kingdom until 1843. Evidence of this historic era is apparent today, and includes remnants of Kamehameha's Brick Palace which was built at Lahaina Harbor in 1803 (Belt Collins & Associates, 1992). The restoration of Moku`ula, the royal residence of King Kamehameha III, is further evidence of the historic significance of Lahaina to the former Kingdom of Hawaii. Today, Lahaina is designated a National Historic Landmark.

**b. Informant Documentation Parameters**

To obtain a perspective about cultural resources relative to the subject project, informant interviews were conducted with Mr. John Kuia and Mr. Akira Imano. A summary of their interviews follows:

**(1) John Kuia**

Mr. John Kuia was born in Lahaina, Maui in 1942. He has lived in Lahaina all of his life and was raised on Kilauea Street, which is located off of Lahainaluna Road. He was raised by his grandparents as his father passed away when he was only 11 years old. His father worked for Pioneer Mill and later worked on Lanai for Dole. He has three (3) sisters and three (3) brothers. Mr. Kuia served in the National Guard Reserve for 11 years and has worked for Kaanapali Golf Course since the late 1960's. Although ownership of the golf course has changed over the years, he has worked at the golf course for 35 years and currently serves as an Assistant Superintendent.

Growing up in Lahaina, Mr. Kuia remembers that the project site for the proposed Boys and Girls Club expansion was near the Waiee Village, also known as Lahaina Pump Camp, and another plantation camp called Lunaville. Lunaville was located above Prison Street. Both camps were surrounded by sugarcane fields that were part of Pioneer Mill. He also recalled that there were a lot of ditches in the Waiee Village area because there was a community bathroom. The outdoor bathroom had toilets and Japanese style *furo*, or bath. There were separate baths for men and women. He thought the ditches were used to drain the water from the baths.

In terms of usage of the subject property, Mr. Kuia has played baseball on the Lahaina Recreation fields. He played for a league, but has since retired from baseball. Mr. Kuia was not aware of any cultural practices that had been carried out on the subject property. He was unsure if there would be any cultural remains in the project area. He liked the proposed Boys and Girls Club expansion project because he noted that there are many children in Lahaina and having recreational opportunities is important. He thought that the Boys and Girls Club project would give the youth an alternative to drugs, for example.

Mr. Kuia is a member of the Kaanapali 2020 community based planning group, as well as the Waiee community based planning group. He joined the Kaanapali 2020 group when it first began in 1999. He was employed by Amfac at the time, the previous owners of the Kaanapali Resort and Golf Course, and was asked to participate as a company representative. He served on the Recreation and Cultural Overlay Committees and continues to attend Kaanapali 2020 meetings today. Mr. Kuia is also participating in the master planning of the Waiee Residential Subdivision, being proposed by Kaanapali Development Corp. (KDC), the successor to Amfac. He serves on the Fast-Track and Land Use Committees, assisting KDC with the development of a conceptual master plan for approximately 200 acres above the Lahaina Aquatics Center and Lahaina Recreation Center.

Mr. Kuia noted that being born and raised in Lahaina, he believes that the future lies in someone's grandchildren. It is possible to remember the past, but he thought that it is important to look to the future and see how things will be for them. Finally, he stated that it will be important for all projects to make it *pono*, or make it right for the community.

(2) **Akira Imano**

The interview was carried out at the Imano residence, Lahaina, Maui on March 16, 2005. Akira Imano was born in Lahaina in 1929. He was raised in Lahaina and with the exception of a few years served in the Army, has lived in West Maui his entire life. His father was born in Japan and his mother was born in Hawaii. The Imano family had seven (7) children. Mr. Imano is married and has three (3) grown children. His eldest daughter lives on the Mainland, while his second daughter and son live in Hawaii. Mr. Imano is a former resident of Waivee Village, a plantation camp owned by Pioneer Mill. He lived there until 1960 when he moved into his current residence on Lahainaluna Road.

Mr. Imano is the former manager for the Pioneer Mill Employee=s Credit Union. He retired from the business 13 years ago. Prior to managing the credit union, he worked in the experimental lab division for Pioneer Mill. They would test the soils and study the conditions of the land before deciding what type of sugarcane to plant in the area. Mr. Imano is also a member of the Lahaina Veteran=s Club and the Lahaina Hongwanji Mission.

Mr. Imano noted that while growing up in the Waivee Village, he would play in the area that surrounds the proposed Boys= & Girls= Club expansion. Their family lived in a home above the reservoir. As a child, he remembers playing along the road that lead up to Kauaula Valley, which was lined with Royal Poinciana trees. He also recalled that there were many mango trees planted from the area near Lahainaluna Road, south to the Waivee Village. In the area of the subject project, Mr. Imano recalled that there were only sugarcane fields. Mr. Imano thought that the land remained in sugar cultivation until the Pioneer Mill closed down and then it was turned into a park. There was also an *ulu* (breadfruit) tree in the area that they used to call the *akua* (God) tree. The children were afraid of the tree and did not play around it. He also recalled that they used to walk down to Kauaula Valley to play, but there was an old white house that they were afraid of. He also recalled hiking into the mountains to pick bananas. Further north of the project site, Mr. Imano remembered that there was a cemetery there, where they would also play. They were told that it was an animal cemetery, but he remembers that there were tombs there. After they found out that it was a human cemetery, they stopped playing there. Mr. Imano noted that they did not like walking past the cemetery at night, but they didn=t have a choice as the road to Waivee Village went past it.

Regarding use of the land today, Mr. Imano stated that his grandson plays baseball at the fields in the Lahaina Recreational Center. He was not aware of any cultural practices that were carried out in the past or present on the subject property.

In terms of existing problems in the area, Mr. Imano thought that for Lahaina in general, there are three (3) major problems: (1) roads, (2) affordable housing; and (3) the homeless. He noted that the roads in West Maui are terrible and that it takes a long time even to get to Wailuku. He thought that the roads need to be fixed before any more subdivisions are built in West Maui. He also stated that he thought the Launiupoko traffic signal is bad because it causes a bottleneck in traffic. Affordable housing is a problem in the area because the local people cannot afford to buy homes. He felt bad for the younger generations because he did not think that they would be able to purchase a home due to the rising cost. Finally, Mr. Imano noted that homelessness has become a bigger problem. He heard that many homeless people will take whatever money they have to buy drugs. He stated however, that it was his understanding that the West Maui Resource Center is a transitional housing project, which allows people to live there until they find a job and a place of their own to rent.

Mr. Imano concluded by saying that he thought the proposed project was a good one and needed for the community. He felt that the programs would keep kids out of trouble as long as they have strong instructors.

Informant interviews were also conducted for the proposed Lahaina Watershed Flood Control project that is located to the immediate east of the Boys= and Girls= Club expansion. The Lahaina Watershed Flood Control project will provide a flood water diversion system that will provide a 100-year level of flood protection for the town of Lahaina. The Lahaina Watershed Flood Control project is intended to reduce flooding and erosion problems on land and to relieve the effects of excess sedimentation on the nearshore coral reefs. In providing cultural perspectives for the Lahaina Watershed Flood Control project, Mr. William Waiohu, Mr. Paul Keahi and Mrs. Tammy Harp described the areas surrounding the project site. A summary of their interviews follows.

(1) **William Waiohu**

William Waiohu was born in West Maui at Ukumehame. His father is William Waiohu who was born in Olowalu. His mother was born in Wailuku. William is very familiar with the proposed project area, having lived in Lahaina all his life. William lived in Wainee Village from 1950 to 1971. William is a member of Na Kupuna O Maui and is also on the Maui/Lanai Islands Burial Council.

William is not aware of any cultural practices that are or have been carried out on the upland slopes of the proposed project. With respect to cultural resources within the project area, William felt that the area around Kauaula Stream may have cultural resources. However, from the time he remembers, the area was in sugarcane cultivation.

(2) **Paul Keahi**

Paul Keahi, affectionately known as "Uncle Moon", was born and raised in Lahaina. His mother is Emily Haia Keahi who was born in Lahaina. His father was born in Hoolehua on the island of Molokai. In his early years Paul lived near Mala Wharf. He lived in Wainee Village from 1966 to 1998. Paul worked for Pioneer Mill for 47 years in the sugarcane fields in the Lahaina area. He is presently retired and living in Waiehu. He is a member of Na Kupuna O Maui.

Paul was not aware of any cultural practices that are or have been carried out in the project area.

(3) **Tammy Harp**

Tammy Harp was born and raised in Lahaina, on the island of Maui, Hawaii, and is a 7th generation resident. Her family, both paternally and maternally, have resided in Lahaina for 9 generations. She is a member of various committees and organizations related to Hawaiian culture and marine resources. She is a board member of the Mala Wharf Fishing and Recreational Association, the Lahaina Open Space Society, and is the Native Hawaiian cultural seat alternate for the Northwestern Hawaiian Islands Coral Reef Ecosystem Reserve Advisory Council. Tammy has been actively involved in sustainable fishery management and marine resource issues for over a decade as a member of various advisory bodies to the Western Pacific Regional Fishery Management Council, and she has been invited to speak before the U.S. Coral Reef Task Force.

Tammy has a long family history of fishing in her family. Her mother, the late Mary Neizmen, was a well-known Hawaiian music entertainer. Many in the Lahaina/West Maui community also knew her as the "Limu Lady" for her sharing of prepared limu (seaweed) dishes. Mary harvested limu and other traditional seafood throughout the West Maui coastal area and passed her knowledge on to Tammy, who continues these practices today. Tammy's father, Gilbert Neizmen, Sr., came from a family who cultivated taro in the Kahoma/Kanaha Valleys above Lahaina and harvested 'opelu (mackerel scad) in the Lahaina Roadstead area. Mr. Neizmen has fished the nearshore and offshore waters around Maui, Lanai, Molokai, and Kaho'olawe for various pelagic, shallow and deepwater bottomfish species since he was a child, and continues to do so today. He is also a lifelong throw net fisherman and harvests 'opihi (limpets) and 'aama crab from the coastline. Tammy's parents harvested seafood for home consumption, family gatherings and not for commercial exploitation.

Tammy was not aware of any cultural practices taking place on the upland slopes of the project area in recent years. She said the area was in sugar cultivation for many years. She does remember her paternal grandmother telling her about graves that were to the right side of Lahainaluna High School in or near the fields below Pu'u Pa'u'Pa'u (Mount Ball) where the large L is. She was also unaware of any historical mountain trails within the project area. She felt that the Kaua'ula Stream could be significant in regards to potential cultural resource sites. She identified the area along the shore from Puamana to Launiupoko as a culturally important limu, reef fish, and other marine life harvesting area, as well as a nursery for some juvenile reef species and shark pups.

c. **Other Informant Documentation**

Informant interviews were conducted for the West Maui Resource Center project, also located east of the Boys= and Girls= Club expansion project. The West Maui Resource Center was developed on five (5) acres of land, in the proximity of the former Wainee Village. Wainee Village served as employee housing for the Pioneer Mill. In providing cultural perspectives for the West Maui Resource Center, Mr. Sonny Waiohu and Ms. Katie Nahina described the Wainee Village and surrounding uses. Both Mr. Waiohu and Ms. Nahina did not recall any traditional cultural uses or practices in the lands near the former Wainee Village. Both Mr. Waiohu and Ms. Nahina

were former residents of Wainee Village and long-time residents of Lahaina.

**d. Assessment of Cultural Impacts**

Based on the research conducted in the region, informant interviews and based on the findings of other archaeological studies in the surrounding vicinity, it appears that there may be a limited number of historical/archaeological sites in the surrounding vicinity.

The project site and surrounding areas were previously planted in sugarcane as part of the Pioneer Mill operation. Additionally, the growing urbanization in the area, including the completion of the West Maui Resource Center and expansion of the Lahaina Recreation Center, coupled with no evidence or observations of impacts on cultural resources or practices in the area, provide a reasonable conclusion that the proposed project will have a negligible impact on cultural resources.

F:\data\HHA\WMBGC\ICIA.RPT



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Xamanek Researches, Cultural Impact Assessment for the Proposed West Side Resource Center, Lahaina, Maui (TMK: 4-6-15:por.1), prepared for Ka Hale A Ke Ola Homeless Resource Center, December 2000.

**DOMESTIC & FIRE FLOW CALCULATIONS**

DOMESTIC FLOW REQUIREMENTS

for

West Maui Boys and Girls Club

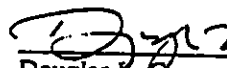
at

Mill Street  
Lahaina, Maui, Hawaii  
TMK: 2<sup>nd</sup> 4-6-012: 006

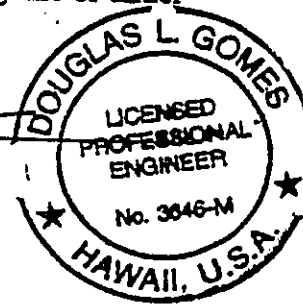
Prepared by:

Engineering Dynamics Corp.  
66 Wailani Street.  
Wailuku, Maui, Hawaii  
Phone: (808) 242-1644  
Fax: (808) 242-0838

This work was prepared by me or under  
my supervision.

  
Douglas L. Gomes

December 8, 2005



*This report is an "instrument of service" and is part of an integrated process of technical design. Use outside this process is inappropriate and transfer of its observations, conclusions, or methodology to any other work may have serious consequences. Definitions used have only the meanings in the context employed.*

### DOMESTIC FLOW REQUIREMENTS

<u>FIXTURE</u>	<u>NO. OF FIXTURES</u>	<u>FU/F</u>	<u>TOTAL FU</u>
Water Closet (public/valve)	6	5.6	33.6
Urinal (public)	1	2.8	2.8
Lavatory (public)	7	1.2	8.4
Showers Heads	8	3.2	25.6
Hand Sink (public)	2	3.2	6.4
3-Comp Sink (public)	1	3.2	3.2
Jan Sink (private)	1	1.6	1.6
Hose Bibb (private)	4	5.0	<u>20.0</u>
		Subtotal	101.6 FU

Per Hunter Curve: Domestic: 78.0 gpm (domestic)  
TOTAL: 78.0 gpm

Existing: 3/4"-inch water meter is NOT adequate  
Meter No.: 19844139  
Service No. 1024052-1005951

The existing 3/4" water meter will NOT meet the demand.  
The existing water meter will need to be upgraded to one (1) 1-1/2" water meter or two (2) 1" water meters.

FIRE FLOW REQUIREMENTS

for

West Maui

BOYS & GIRLS CLUB

at

TMK: 2<sup>ND</sup> 4-6-12: 006

Lahaina, Maui, Hawaii

Prepared by:

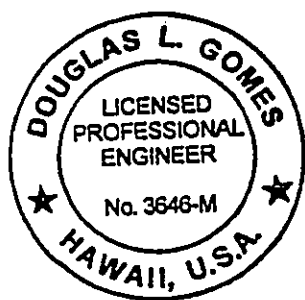
Engineering Dynamics Corp.

66 Wailani Street.

Wailuku, Maui, Hawaii

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Douglas L. Gomes

October 13, 2005

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**FIRE FLOW REQUIREMENTS**

Description: The project consist of a single-story framed recreational building

Ref: Fire Suppression Rate Schedule  
Insurance Services Office, 1980

Ci =  $18F (A_i)^{0.5}$   
Ai = 7,376 sq. ft.  
F = 1.5 (Class 1 - Framed)  
Ci =  $18 \times 1.0 \times (7,367)^{0.5}$   
= 2,317 gpm round to nearest 250 gpm  
Use 2,250 gpm

Occupancy Factor: Oi = 0.85 (Limited Combustible)

Exposure Factor: Xi = 0.0

<u>Direction</u>	<u>Distance</u>	<u>Length/Height</u>	<u>Class</u>	<u>Factor</u>
North	>100'	-	-	0.00
East	>100'	-	-	0.00
South	>100'	-	-	0.00
West	>100'	-	-	0.00
				<u>0.00</u>
			Total	0.00

Communication Factor: Pi = 0

WSR Factor: 0.0 - Asphalt Shingle

Needed Fire flow =  $2,500 \times 0.85 \times 1.0 \times 1.0 = 1,912$  gpm round to nearest 250 gpm

Use NFF = 2,000 gpm

**LIST OF REFERENCES (not included in this report)**

**Final Environmental Assessment – Lahaina Recreation Center Expansion, October 2000, prepared by Chris Hart & Partners, for the Department of Parks & Recreation, County of Maui.**

**Maui County Data Book 2003, September, 2003, County of Maui, Office of Economic Development.**

**County of Maui – General Plan 1990**

**West Maui Community Plan (effective February 27, 1996)**

## VIII. PROJECT DIRECTORY

**Agency:** Department of Parks & Recreation, County of Maui  
Planning & Development Division  
700 Hali'a Nako Street, Unit 2  
Wailuku, HI 96793  
Phone: (808) 270-7981; Fax: (808) 270-7168

**User / Licensee:** Boys & Girls Club of Maui  
Attn: Colin Hanlon, Executive Director  
P. O. Box 456  
Makawao, HI 96768  
Phone: (808) 572-6916; Fax: (808) 572-1627

**Prime Consultant:** Calvin S. Higuchi AIA  
Hiyakumoto + Higuchi Architects, Inc.  
1860 Main Street  
Wailuku, HI 96793  
Phone: (808) 242-9705, Fax: (808) 242-2898

**Civil Engineer:** Stacy Otomo, P.E.  
Otomo Engineering, Inc.  
305 South High Street, Suite 102  
Wailuku, HI 96793  
Phone: (808) 242-0032, Fax: (808) 242-5779

**Landscape Architect:** Russell Gushi ASLA  
44 South Market Street  
Wailuku, HI 96732  
Phone: (808) 242-6503, Fax: (808) 244-0131

**Soils Engineer:** Charles Biegel, P.E.  
Island Geotechnical Engineering, Inc.  
222-A Kawaipuna Place  
Wailuku, HI 96793  
Phone: (808) 243-9355, Fax: (808) 244-8997

**Structural Engineer:** Satish Gholkar, P.E.  
Gholkar & Associates, Inc.  
P.O. Box 250  
Hana, HI 96713  
Phone: (808) 248-7888; Fax: (808) 248-7880



**Mechanical Engineer:** Douglas Gomes, P. E.  
Engineering Dynamics Corp.  
66 Wailani Street  
Wailuku, HI 96793  
Phone: (808) 242-1644; Fax: (808) 242-0838

**Electrical Engineer:** Lyman Morikawa, P. E.  
Morikawa & Associates, LLC  
431 Aulii Drive  
Pukalani, HI 96768  
Phone: (808) 572-1745; Fax: (808) 572-6323

**Cultural Assessment & Special Use Permit / Conditional Permit Consultant:**  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, HI 96793  
Phone: (808) 244-2015; Fax: (808) 244-8729

**END**

CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF  
FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

2006

DATE

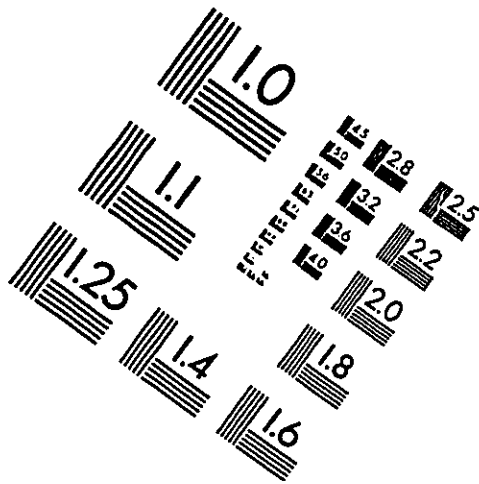
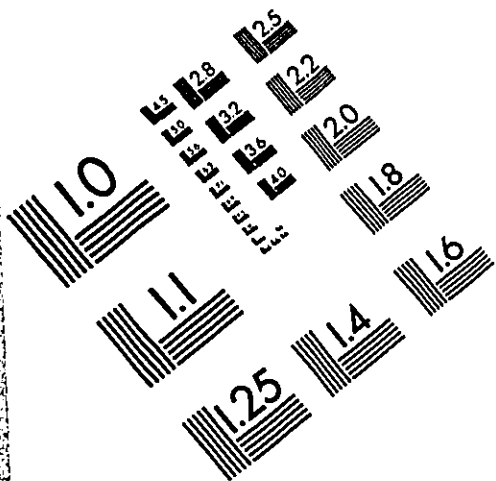
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SIGNATURE OF OPERATOR



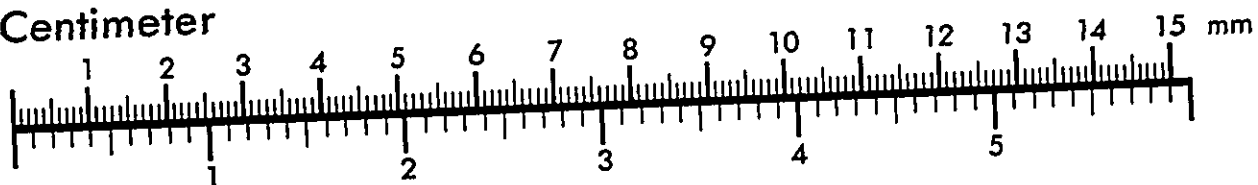
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**Association for Information and Image Management**

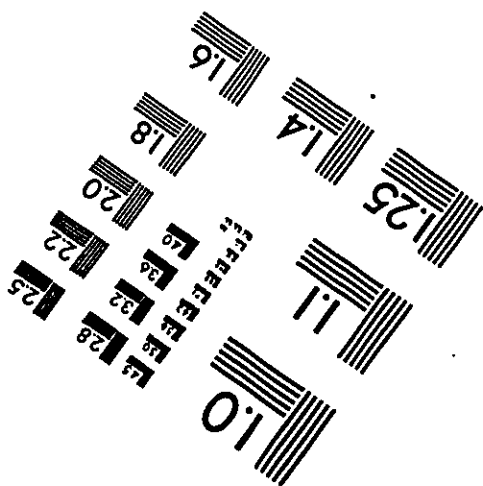
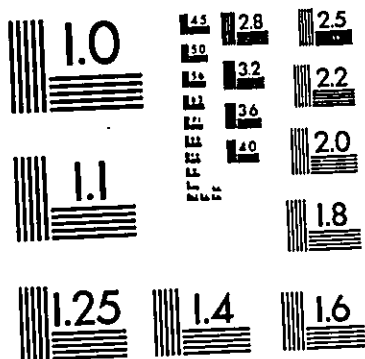
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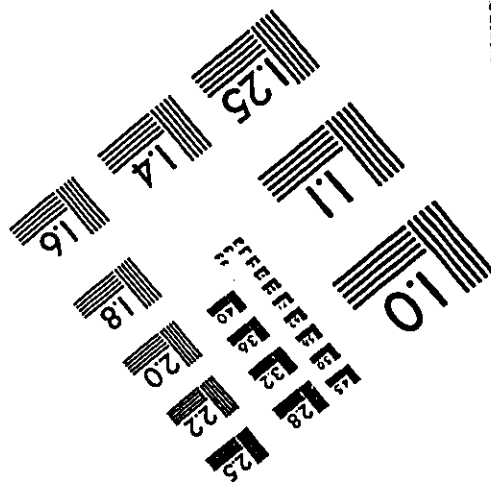
Centimeter



Inches



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