

# **Draft Environmental Assessment**

## **BINHI AT ANI FILIPINO COMMUNITY CENTER EXPANSION PROJECT, KAHULUI, MAUI, HAWAII TMK (2) 3-8-007:124**

**Prepared for:**

**Binhi At Ani**

**June 2008**



# CONTENTS

Preface .....	Page i
Executive Summary .....	Page ii
I. PROJECT OVERVIEW .....	Page 1
A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP .	Page 1
B. PROPOSED ACTION .....	Page 1
C. PROJECT NEED .....	Page 9
D. APPROVALS REQUIRED .....	Page 10
II. DESCRIPTION OF THE EXISTING ENVIRONMENT, AND IMPACT AND MITIGATION CONSIDERATIONS .....	Page 11
A. PHYSICAL SETTING .....	Page 11
1. Surrounding Land Uses .....	Page 11
2. Climate .....	Page 12
3. Topography and Soils .....	Page 12
4. Flood and Tsunami Hazard .....	Page 15
5. Flora and Fauna .....	Page 15
6. Archaeological Resources .....	Page 17
7. Cultural Resources .....	Page 18
8. Air Quality and Noise .....	Page 23
9. Visual Resources .....	Page 23
B. SOCIO-ECONOMIC ENVIRONMENT .....	Page 24
1. Population .....	Page 24
2. Economy .....	Page 25
C. PUBLIC SERVICES .....	Page 25
1. Recreational Facilities .....	Page 25
2. Police and Fire Protection .....	Page 26
3. Solid Waste .....	Page 26
4. Health Care .....	Page 27
5. Education .....	Page 27
D. INFRASTRUCTURE .....	Page 28
1. Roadways, Wastewater, Electrical, Telephone and Cable Television Systems .....	Page 28
2. Drainage .....	Page 29

III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS .....	Page 31
A. STATE LAND USE DISTRICTS .....	Page 31
B. MAUI COUNTY GENERAL PLAN .....	Page 31
C. WAILUKU-KAHULUI COMMUNITY PLAN .....	Page 33
D. COUNTY ZONING .....	Page 34
E. COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES ..	Page 36
IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED .....	Page 44
V. ALTERNATIVES TO THE PROPOSED ACTION .....	Page 45
A. NO ACTION ALTERNATIVE .....	Page 45
B. DEFERRED ACTION ALTERNATIVE .....	Page 45
C. ALTERNATIVE DESIGNS .....	Page 45
VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES .....	Page 46
VII. SIGNIFICANCE CRITERIA ASSESSMENT .....	Page 47
VIII. LIST OF PERMITS AND APPROVALS .....	Page 51
IX. AGENCIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS .....	Page 52
X. REFERENCES .....	Page i

F:\DATA\Binh\AtAmi\CommCtrAdd\Draft IEA.wpd

## LIST OF FIGURES

<b>Figure 1.</b>	Regional Location Map .....	Page 2
<b>Figure 2.</b>	Site Location Map .....	Page 3
<b>Figure 3.</b>	Existing Site Plan .....	Page 4
<b>Figure 4.</b>	Site Photographs .....	Page 5
<b>Figure 5.</b>	Proposed Floor Plan - First Floor .....	Page 6
<b>Figure 6.</b>	Proposed Floor Plan - Second Floor .....	Page 7
<b>Figure 7.</b>	Building Elevations .....	Page 8
<b>Figure 8.</b>	Soil Association Map .....	Page 13
<b>Figure 9.</b>	Soil Classification Map .....	Page 14
<b>Figure 10.</b>	Flood Insurance Rate Map .....	Page 16
<b>Figure 11.</b>	State Land Use District Designations .....	Page 32
<b>Figure 12.</b>	Community Plan Map .....	Page 35

## LIST OF APPENDICES

<b>Appendix A.</b>	Preliminary Development Plans
<b>Appendix B.</b>	Archaeological Monitoring Plan
<b>Appendix C.</b>	Preliminary Civil Engineering and Drainage and Soil Erosion Control Study

## Preface

The Binhi At Ani, a 501(c)(3) not-for-profit organization, proposes the development of a second story conference room and related first floor improvements at the existing Binhi At Ani Filipino Community Center (also known as the Maui Community Center) on an approximately 2.0-acre site. The project is located in Kahului on land identified by TMK (2) 3-8-007:124.

In order to implement the project, State funds administered by the County of Maui, Department of Parks and Recreation will be required. The use of State funding is a trigger for Chapter 343, Hawai'i Revised Statutes (HRS). As such, a Draft Environmental Assessment (EA) has been prepared pursuant to Chapter 343, HRS, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules. This EA documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

## Executive Summary

**Project Name:** Binhi At Ani Filipino Community Center Proposed Second Floor Conference Room and Related Improvements

**Type of Document:** Draft Environmental Assessment

**Legal Authority:** Chapter 343, Hawai'i Revised Statutes

**Agency Determination:** Anticipated Finding of No Significant Impact

**Applicable Environmental Assessment Review "trigger":** Use of State Funds

**Location:** Island of Maui  
Kahului, Maui  
TMK (2) 3-8-007:124

**Applicant:** Norma Barroga, President  
Binhi at Ani  
780 Onehe`e Avenue  
Kahului, Hawai'i 96732

**Owner:** Binhi at Ani  
780 Onehe`e Avenue  
Kahului, Hawai'i 96732

**Accepting Authority:** County of Maui  
Department of Parks and Recreation  
275-D Uhu Street  
Kahului, Hawai'i 96732

**Agent:** Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawai'i 96793  
Contact: Rowena Dagdag  
Phone No.: (808) 244-2015

**Project Summary:** The Binhi At Ani proposes the construction of a second floor addition for use as a conference room and related improvements to the first floor conference room and office rooms. The second floor addition will consist of a 2,011 square foot conference room.

# **I. PROJECT OVERVIEW**

# I. PROJECT OVERVIEW

## A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP

Binhi At Ani, a non-profit charitable organization, proposes the construction of a second story addition and related first floor improvements to the existing Binhi At Ani Filipino Community Center (BAFCC) on approximately 2.0 acres of land at TMK (2) 3-8-007:124, Kahului, Maui. See **Figure 1**. The project site is accessed via Onehe`e Avenue off of Papa Avenue and is located across from Maui Waena Intermediate School. See **Figure 2**.

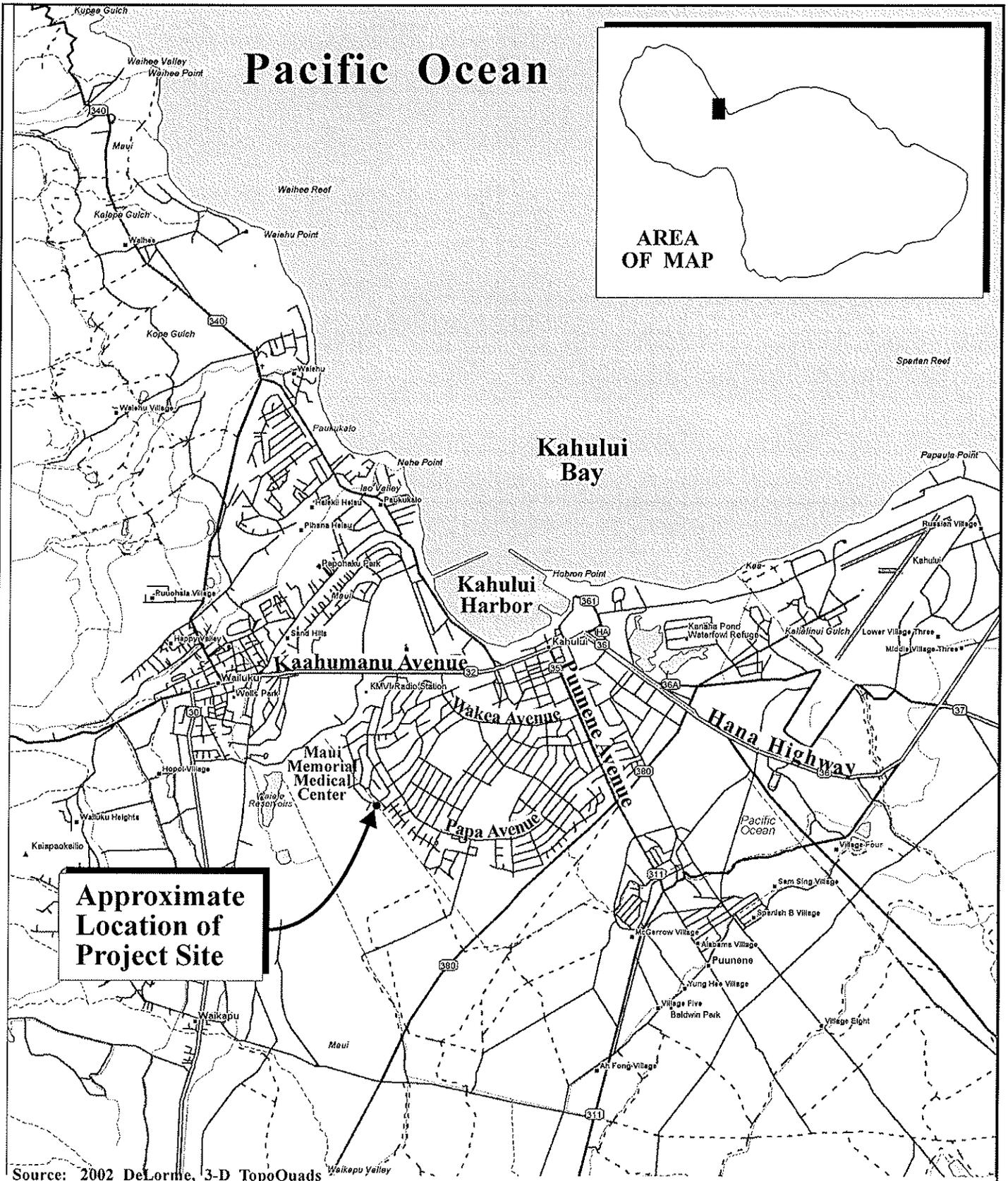
The existing one-story facility is approximately 11,063 square feet in size and includes a large hall, outdoor pavilion, restrooms, kitchen, a conference room, offices for administrative purposes, and 94 parking stalls. The center's capacity for occupancy is 464 persons. See **Figure 3** and **Figure 4**.

The subject property is located within the limits of the State Land Use "Urban" district. The Wailuku-Kahului Community Plan and County zoning designate the subject property for "Public-Quasi/Public" use. The subject property is not located within the limits of Maui's Special Management Area.

The landowner for the property is Binhi At Ani. The Binhi At Ani is a non-profit charitable organization that operates the community center. The BAFCC is used for recreational gatherings, classes and meetings. The County of Maui utilizes the large hall during the weekdays as a satellite center for the Kaunoa Senior Services serving approximately thirty (30) seniors. Several groups conduct martial arts classes, hula classes, and exercise sessions in the evenings and on weekends. Organizations use the conference room for meetings or small gatherings of up to twenty (20) people. The center's main hall is used for parties, banquets, and other large events. These events typically occur in the evening on weekends.

## B. PROPOSED ACTION

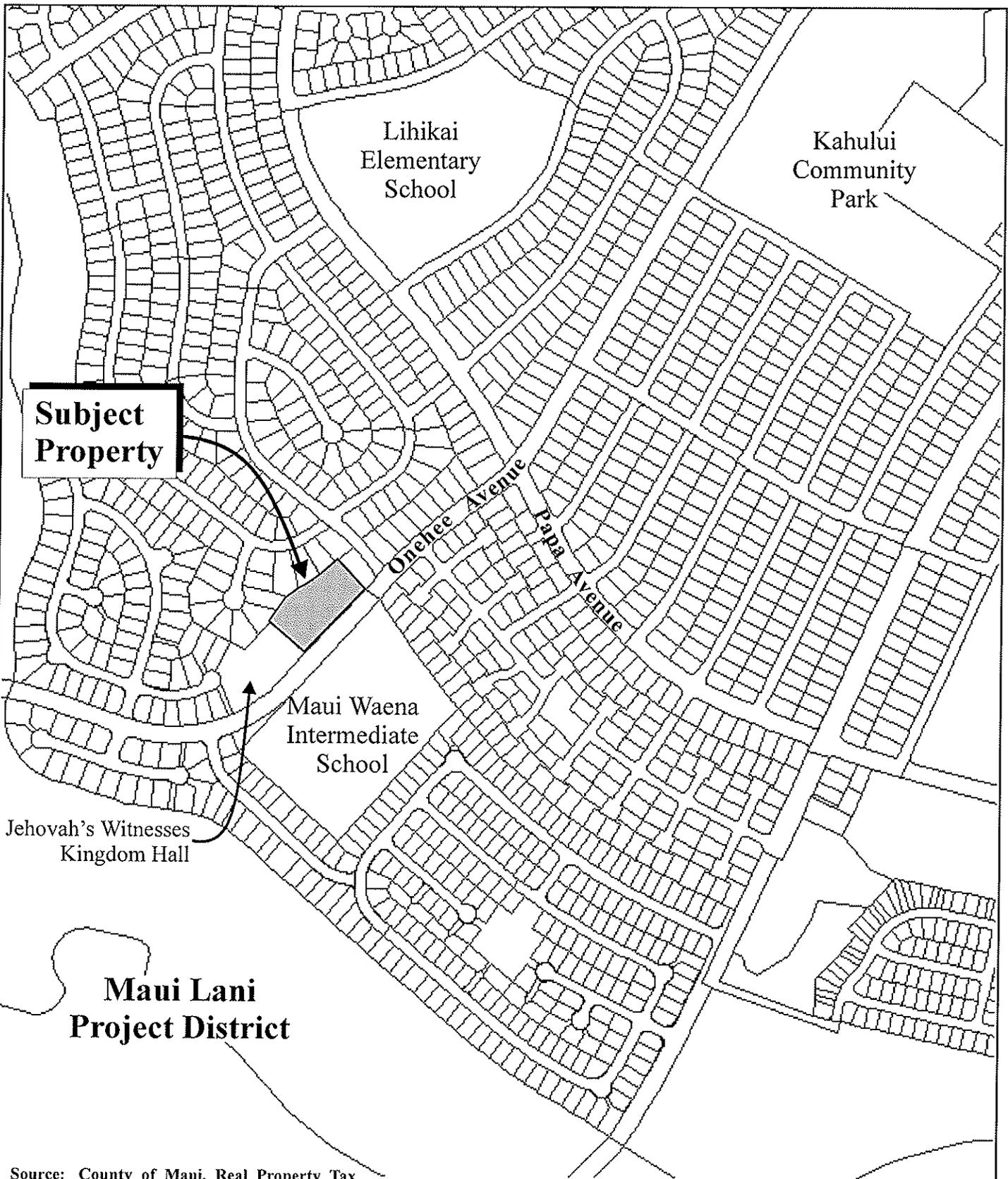
In response to a growing demand for recreation and meeting facilities, the Binhi At Ani initiated an expansion and improvement project in November 2006. See **Figure 5**, **Figure 6**, and **Figure 7**. The total cost of the project, using both privately sourced funds as well as State funding, is estimated at \$950,000.00.



**Figure 1 Proposed Binhi At Ani Filipino Community Center Expansion Regional Location Map**

NOT TO SCALE



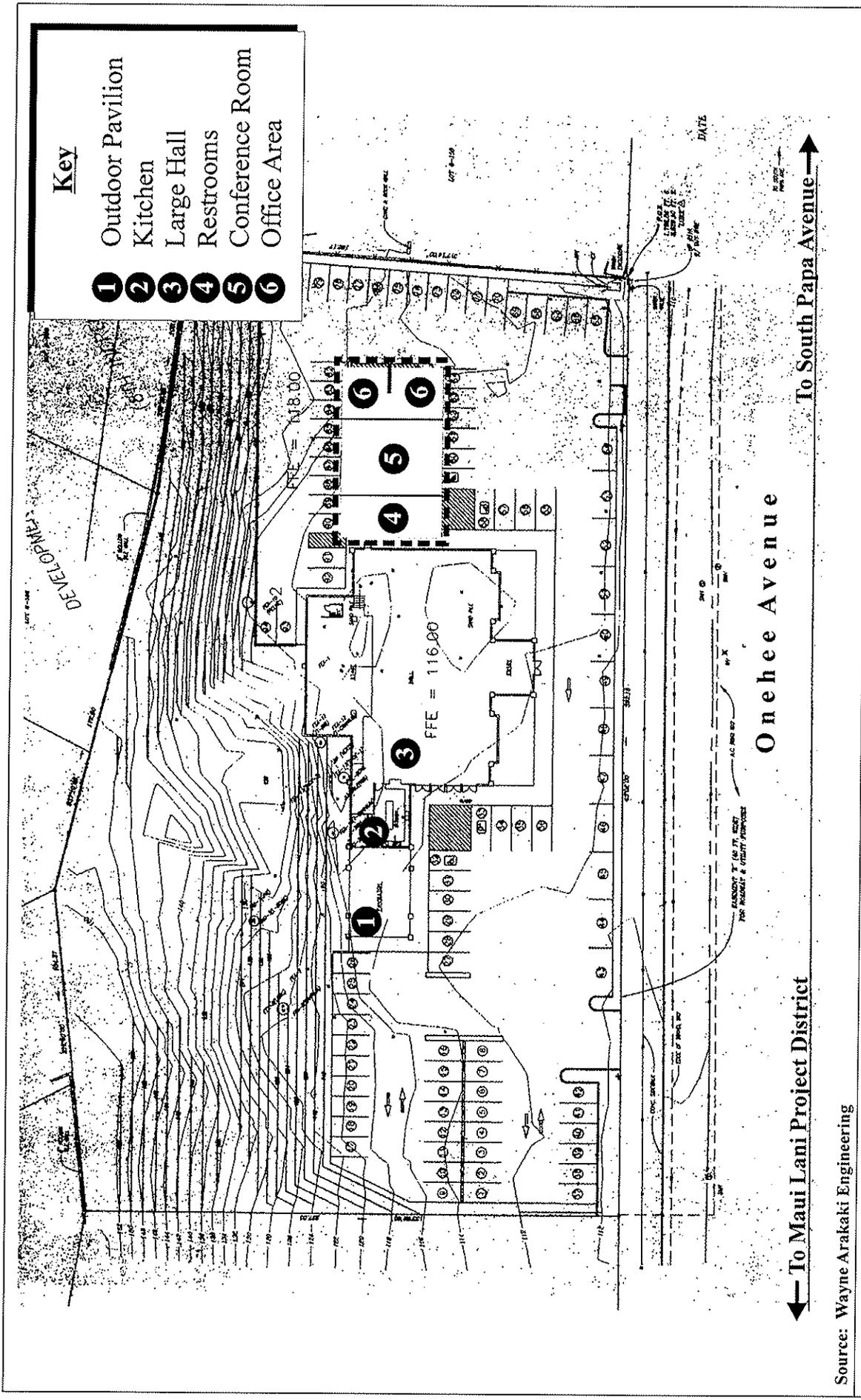


Source: County of Maui, Real Property Tax

**Figure 2** Proposed Binhi At Ani Filipino Community Center Expansion Site Location Map

NOT TO SCALE





- Key**
- 1 Outdoor Pavilion
  - 2 Kitchen
  - 3 Large Hall
  - 4 Restrooms
  - 5 Conference Room
  - 6 Office Area

Source: Wayne Arakaki Engineering

Figure 3



Proposed Binhi at Ani Filipino  
Community Center Expansion  
Existing Site Plan

NOT TO SCALE

Prepared for: Binhi at Ani



MUNEKIYO & HIRAGA, INC.

BinhiAtAni/CommCtrAdd/siteplan/HUDEA



**Binhi At Ani Community Center Facing Maui Waena Intermediate School**

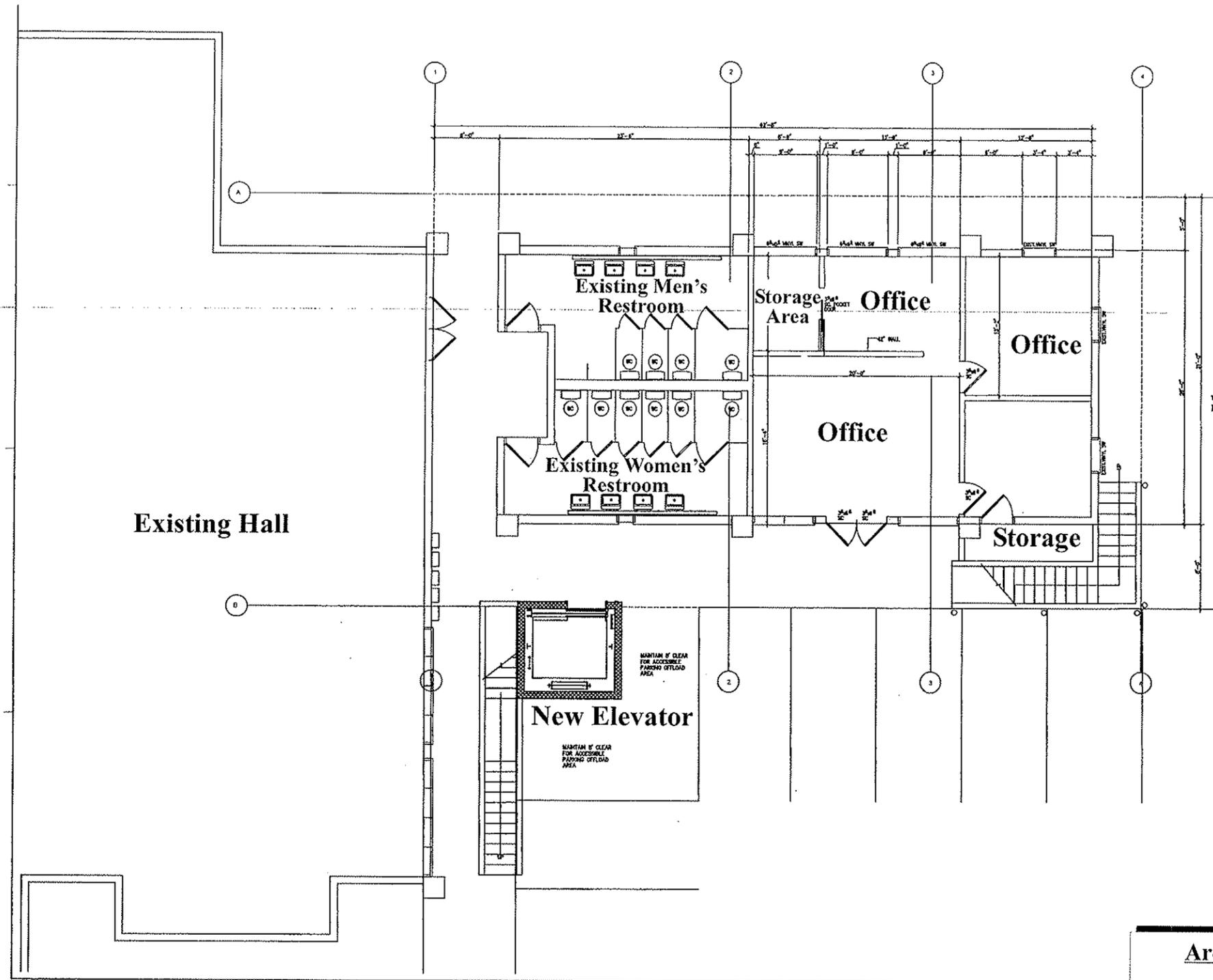


**Location of Proposed Second Story Addition**

Source: Rowena Dagdag

**Figure 4** Proposed Binhi At Ani Filipino  
Community Center Expansion  
Site Photographs

NOT TO SCALE

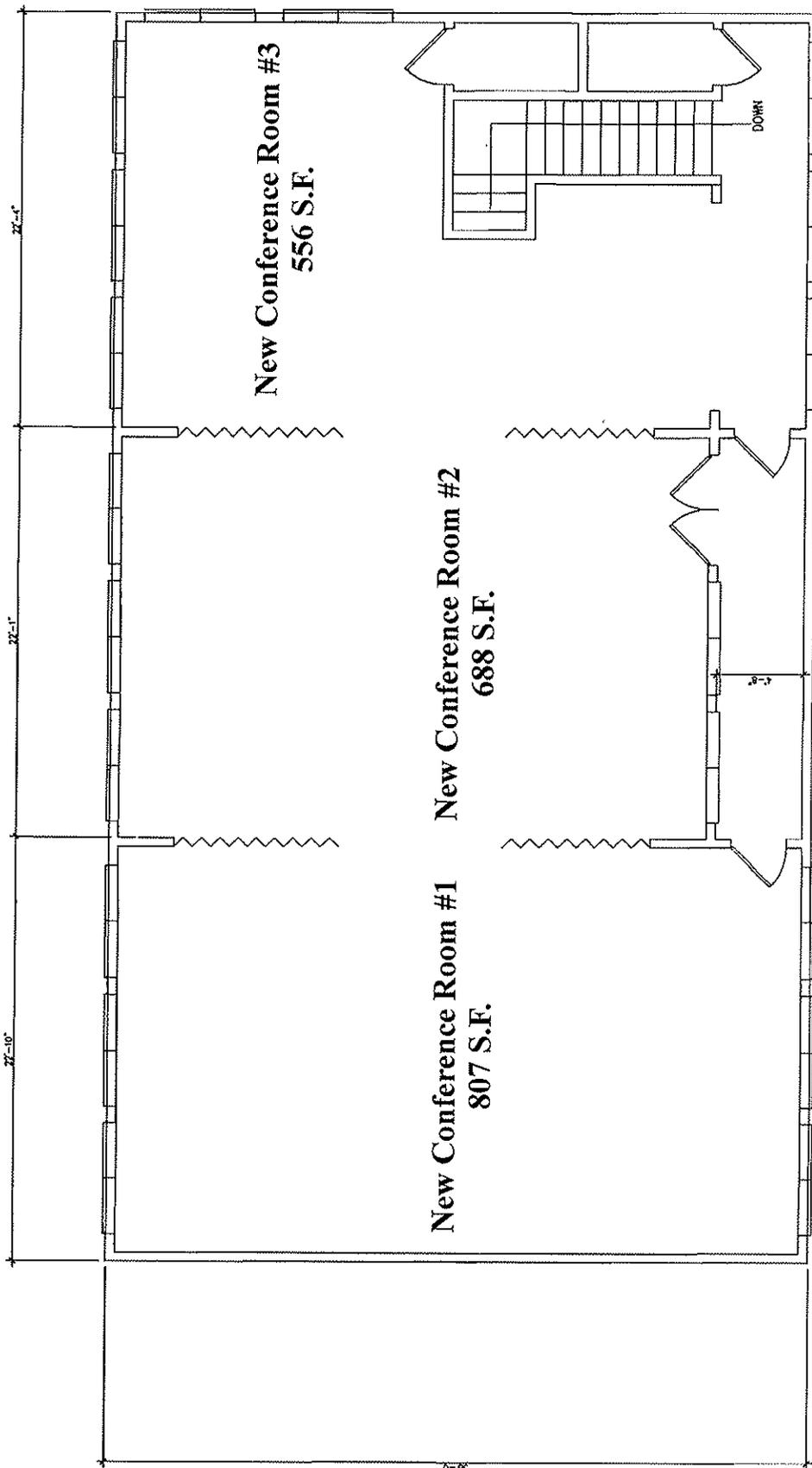


Area Summary	
First Floor	1,054 SF

Source: Pacific Rim Architecture, LLC

Figure 5 Proposed Binhi At Ani Filipino Community Center Expansion  
Proposed Floor Plan - First Floor

NOT TO SCALE



**NEW ADDITION AT UPPER LEVEL**

Source: W. Corpuz Drafting Service

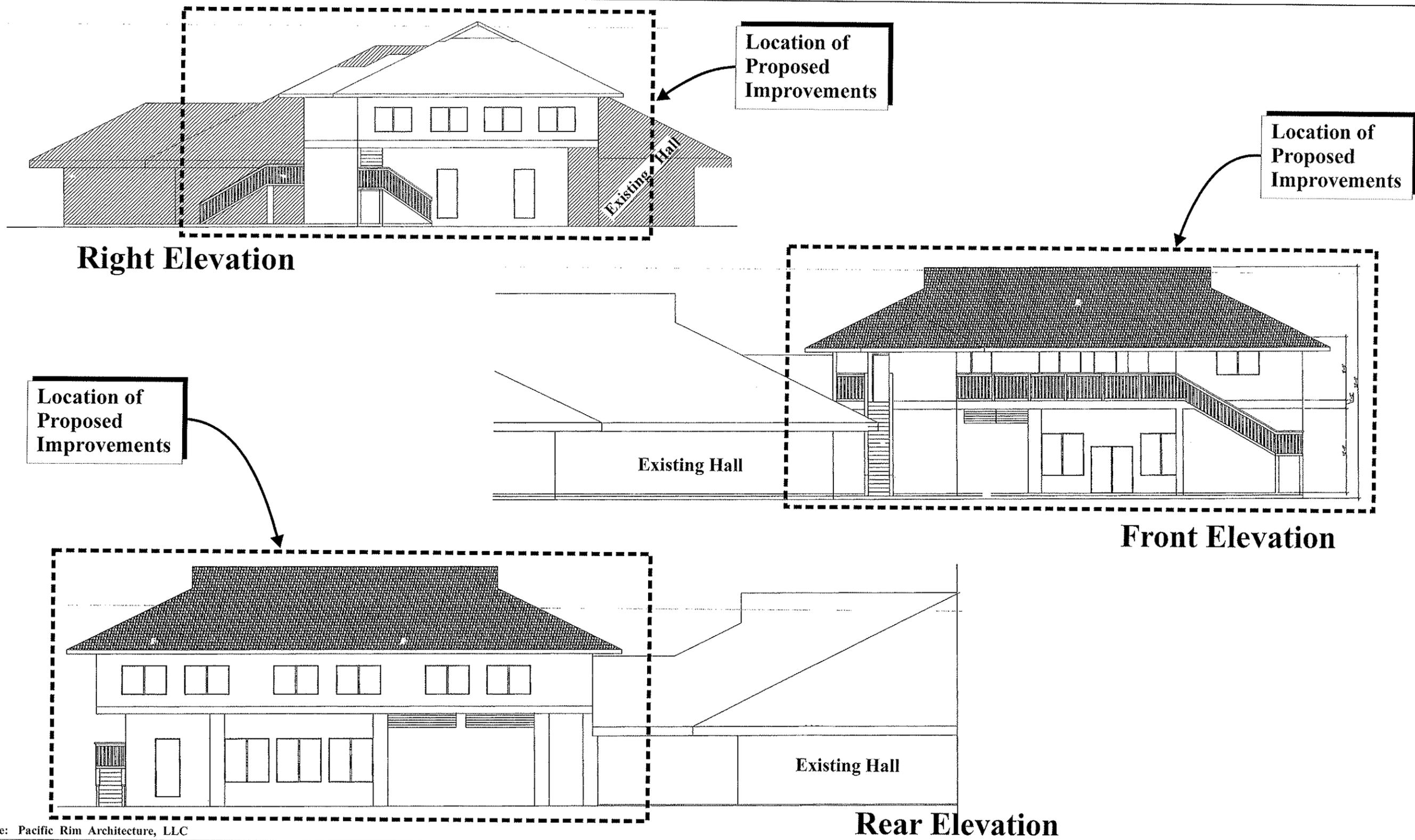
**Figure 6**

**Proposed Binhi At Ani Filipino  
Community Center Expansion  
Proposed Floor Plan - Second Floor**

NOT TO SCALE



Prepared for: Binhi At Ani



Source: Pacific Rim Architecture, LLC

Figure 7

Proposed Binhi At Ani Filipino Community Center Expansion  
Building Elevations

NOT TO SCALE

The expansion and improvement project includes the following project components:

1. Construction of a second story conference hall approximately 2,011 square feet (sq. ft.) located on the eastern wing of the facility accommodating approximately 134 persons. Related improvements involve the installation of an elevator for persons with disabilities.
2. Modification of the existing first floor conference room and office space to support the addition of a second story conference room.
3. Construction of new storage rooms for supplies on the first and second floors.

The purpose of this environmental assessment is to specifically address the new second floor conference room as State funding will be utilized for the implementation of this proposed action.

The proposed conference room will be predominantly utilized as an assembly area and will provide recreational space for activities at the Binhi At Ani Filipino Community Center (BAFCC). Hours of operation for the conference room are between 8:00 a.m. to 5:00 p.m. Schematic architectural plans for the proposed conference room and downstairs renovation have been included in this EA. There will be no parking lost as a result of the expansion project. The center will maintain the existing 94 on-site parking stalls. See **Appendix "A"**.

### **C. PROJECT NEED**

The BAFCC has limited hours of operation, from 7:00 a.m. to 1:00 p.m. for day events and 2:00 p.m. to 10:00 p.m. for evening events in the large hall and pavillion. Groups utilizing the center sign an agreement which includes a policy on sound levels. The facility renters are required to keep noise at a reasonable level and to end any amplified sound at 10:00 p.m.

The demand for community centers and meeting spaces in Central Maui is currently increasing due to demographic influences. The BAFCC helps alleviate this growing public demand for community centers for meetings, gatherings, and recreation uses in Central Maui.

The Binhi At Ani is now seeking to expand and improve its facilities through the implementation of the proposed action so that it can effectively develop the operating capacity to meet existing and future levels of demand.

**D. APPROVALS REQUIRED**

Inasmuch as State funds will be used for the proposed action, this environmental assessment will be prepared and processed in accordance with Chapter 343, Hawai'i Revised Statutes (HRS). Similarly, since Federal funds will also be used for the proposed action, a U.S. Department of Housing and Urban Development (HUD) EA will be prepared and processed in accordance with the National Environmental Policy Act (NEPA). The County of Maui has determined that its Department of Parks and Recreation will be the approving and determination agency for the Chapter 343, HRS EA.

## **II. DESCRIPTION OF THE EXISTING ENVIRONMENT, AND IMPACT AND MITIGATION CONSIDERATIONS**

## **II. DESCRIPTION OF THE EXISTING ENVIRONMENT, AND IMPACT AND MITIGATION CONSIDERATIONS**

### **A. PHYSICAL SETTING**

#### **1. Surrounding Land Uses**

##### **a. Existing Conditions**

The subject property is located in the midst of the Kahului urban fabric, along Onehe`e Avenue, and is surrounded by single-family residences and within the vicinity of other public/quasi-public uses. Directly across from the Binhi At Ani Center is Maui Waena Intermediate School. The Jehovah's Witnesses Kingdom Hall neighbors the subject property to the south. The Kahului Community Center and Park, Hale Mahaolu Senior Housing, Queen Ka`ahumanu Shopping Center, Maui Land and Pineapple Cannery, and small commercial outlets and offices are located northeast of the project site. The Binhi At Ani is used for family and recreational gatherings, classes, and meetings.

##### **b. Potential Impacts and Mitigation Measures**

The proposed action will increase the opportunity for recreational and meeting space in the Central Maui area. The project is compatible with existing land uses in the area, including public/quasi-public uses. No adverse impacts to surrounding land uses are anticipated as a result of project implementation. It is noted that groups utilizing the facility are required to end their events at 10:00 p.m. The outdoor lights are programmed to turn off at 11:00 p.m. to prevent facility users from extending their stay at the center.

## 2. Climate

### a. Existing Conditions

Like most areas of Hawai'i, Maui's climate is relatively uniform year round. Characteristic of Hawai'i's climate, the project site experiences mild and uniform temperatures year round, moderate humidity and a relatively consistent northeasterly tradewind. Variation in climate on the island is largely left to local terrain.

Average temperatures at the project site (based on temperatures recorded at Kahului Airport) range from lows in the 60's to highs in the 80's. August is historically the warmest month, while January and February are the coolest. Rainfall at the project site averages approximately 20 inches per year. Winds in the Kahului region are predominantly out of the north-northeast and northeast.

### b. Potential Impacts and Mitigation Measures

The proposed project will not affect climatic conditions in the area. The proposed structure and improvements have a low profile and are not anticipated to alter wind patterns.

## 3. Topography and Soils

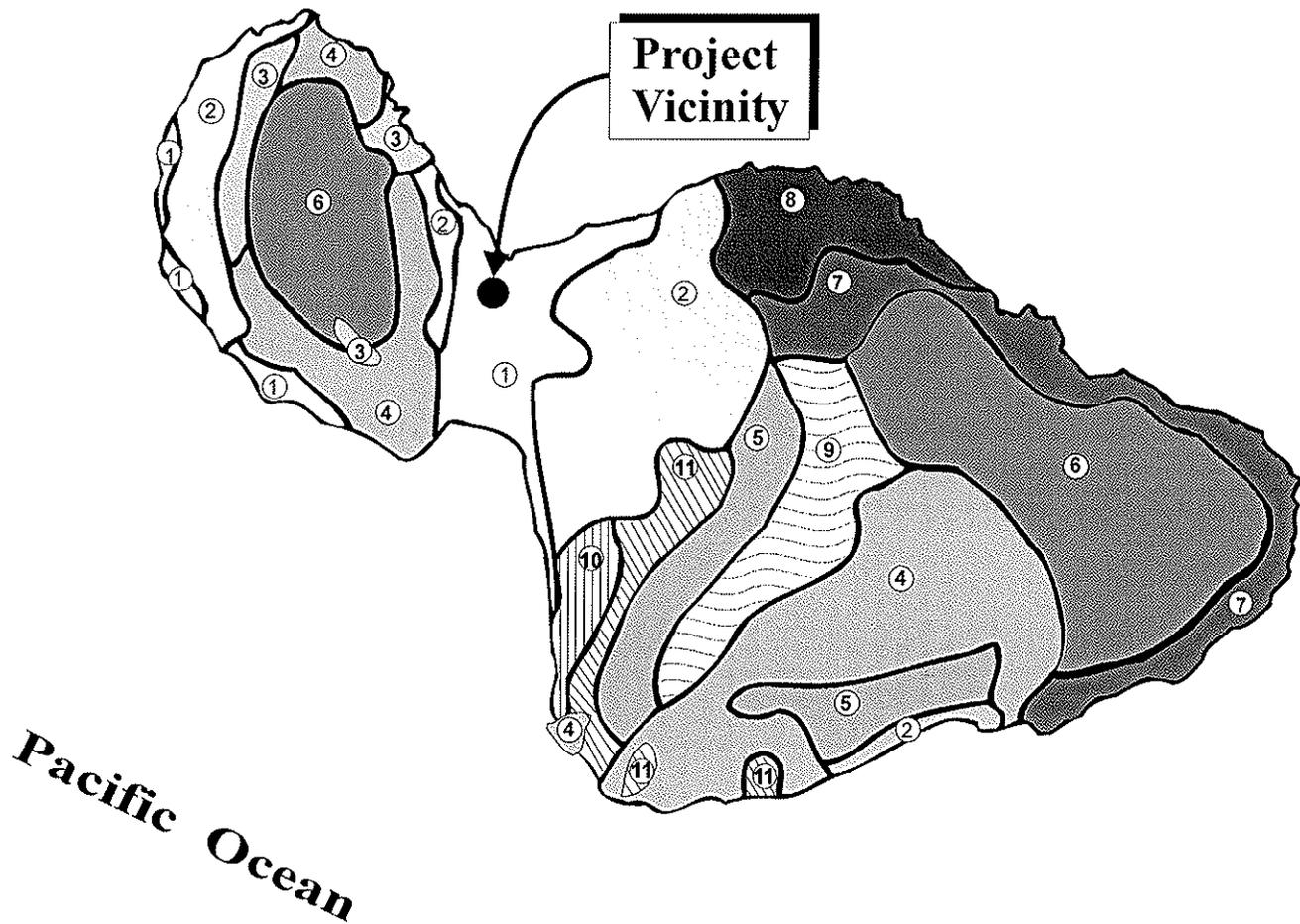
### a. Existing Conditions

The site is located on Maui's flat central isthmus. The property ranges in elevations for 6 feet to 8 feet above mean sea level (amsl). Underlying the site and surrounding lands is soil belonging to the Pulehu-Ewa-Jaucas association which is characterized as having deep, nearly level to moderate slope, with well drained soils that have moderately fine to coarse texture. See **Figure 8**. The soil types specific to the project site is Puuone Sand (PZUE). See **Figure 9**. PZUE soils predominate in the Kahului region and are typified by a sandy surface layer underlain by cemented sand (Soil Conservation Service, 1972).

The project site is currently developed and slopes in an east to west direction ranging in elevation from approximately 112 feet above mean sea level

# LEGEND

- |  |                                     |
|--|-------------------------------------|
| ① Pulchu-Ewa-Jaucas association                | ⑦ Hana-Makaala-Kailua association   |
| ② Waiakoa-Keahua-Molokai association           | ⑧ Pauwela-Haiku association         |
| ③ Honolua-Olelo association                    | ⑨ Laumaia-Kaipoi-Olinda association |
| ④ Rock land-Rough mountainous land association | ⑩ Keawakapu-Makena association      |
| ⑤ Puu Pa-Kula-Pane association                 | ⑪ Kamaole-Oanapuka association      |
| ⑥ Hydrandepts-Tropaquods association           |                                     |

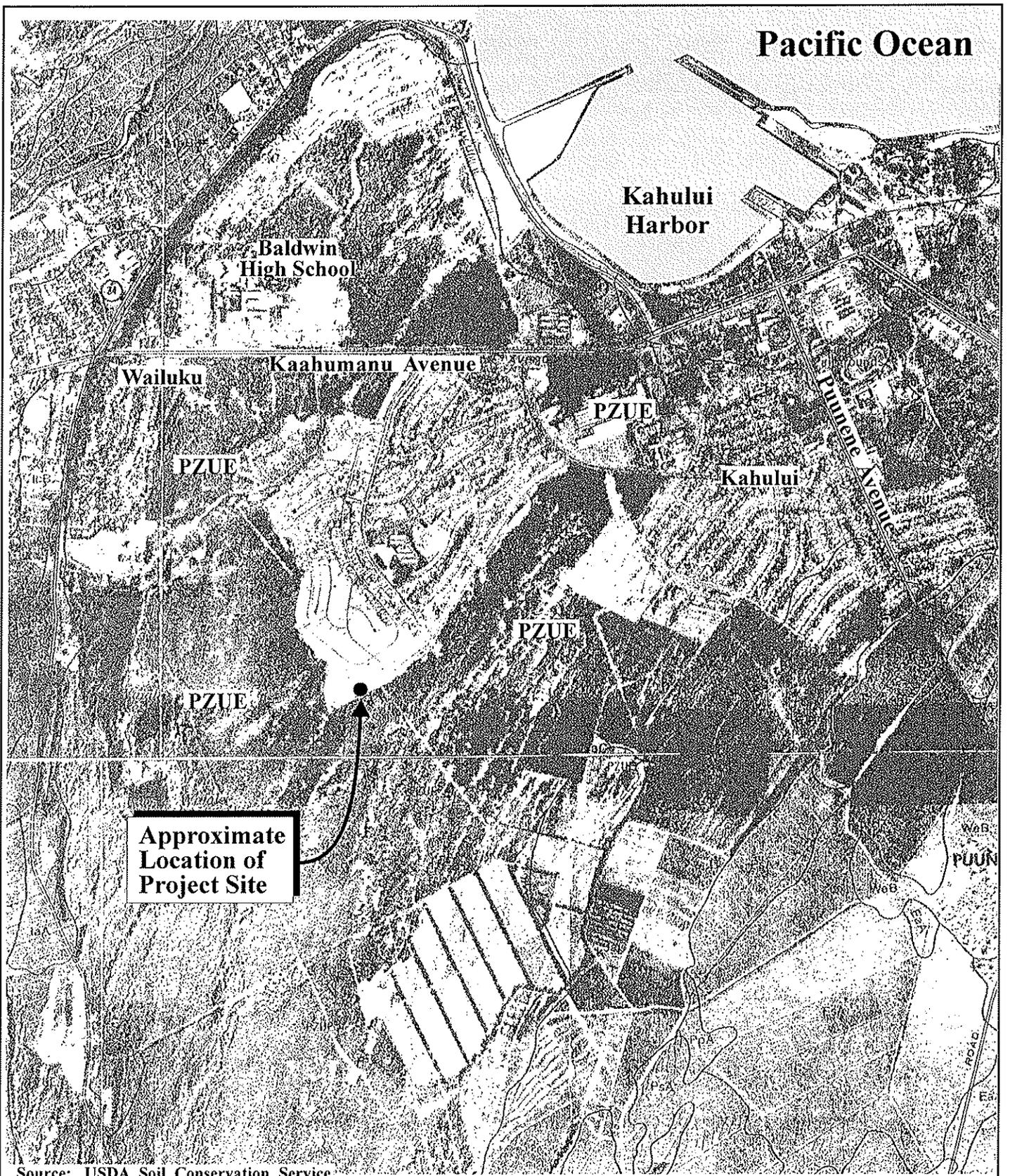


Map Source: USDA Soil Conservation Service

**Figure 8** Proposed Binhi At Ani Filipino Community Center Expansion Soil Association Map

NOT TO SCALE





**Figure 9** Proposed Binhi At Ani Filipino Community Center Expansion **NOT TO SCALE**  
**Soil Classification Map**



**MUNEKIYO & HIRAGA, INC.**

(amsl) at the southwest corner of the property to 140 feet amsl at the northeast corner.

The Land Study Bureau's Detailed Land Classification Map and the State Agricultural Lands of Importance Map designate the subject property for "Urban" use.

**b. Potential Impacts and Mitigation Measures**

The proposed project is not anticipated to adversely affect topography and soil characteristics. The site is already established for urban and public/quasi-public uses and, therefore, will not adversely impact soil suitability and characteristics related to agricultural resources. No additional site grading is required for the second story addition.

**4. Flood and Tsunami Hazard**

**a. Existing Conditions**

Lands underlying the subject property are located within Flood Zone C, areas of minimal flooding. See **Figure 10**.

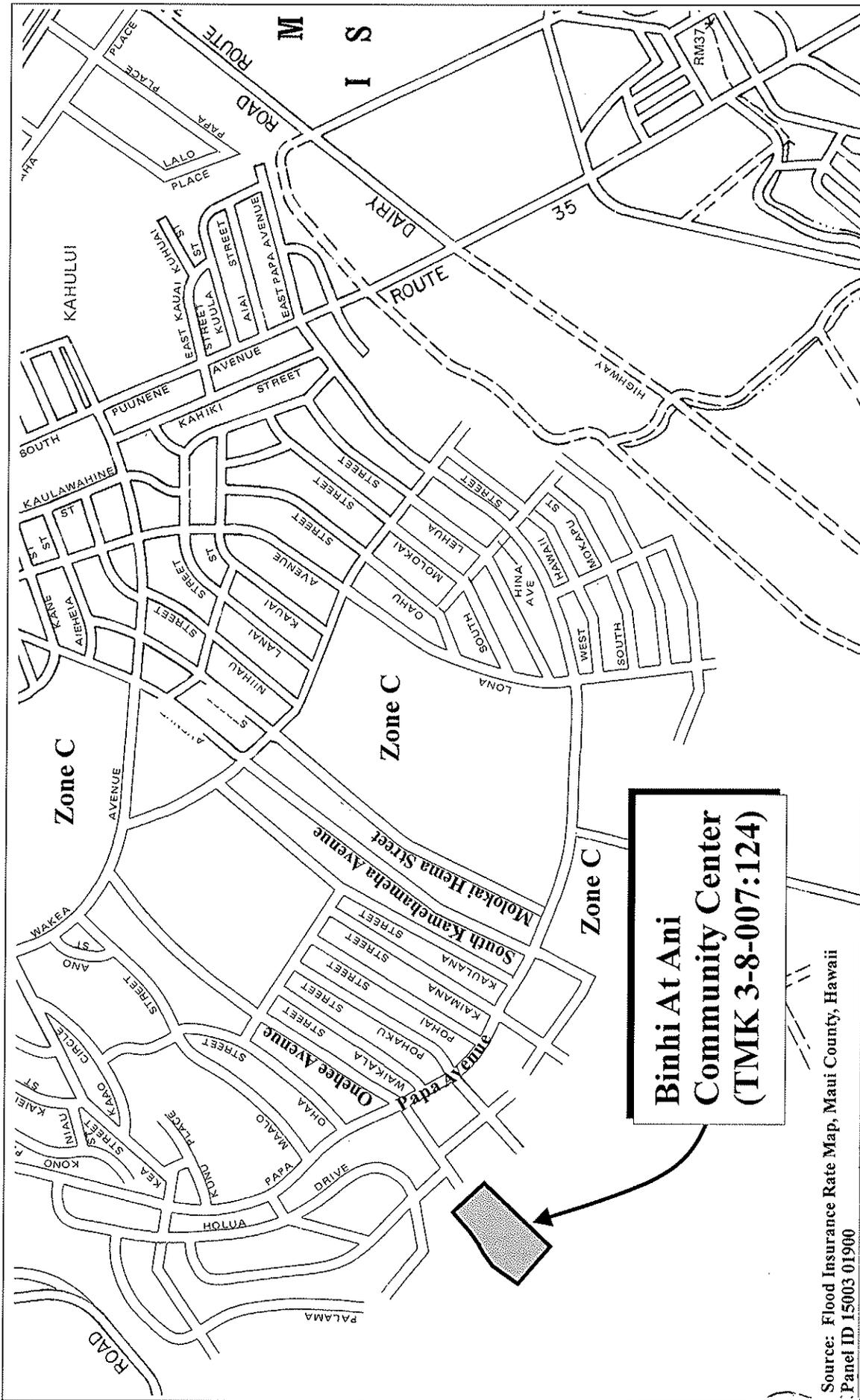
**b. Potential Impacts and Mitigation Measures**

The project site is not a shoreline property, nor is it situated near streams, wetland areas or other areas which may pose flooding concerns. The proposed second floor addition will not create adverse flooding impacts.

**5. Flora and Fauna**

**a. Existing Conditions**

The subject property is vegetated with introduced groundcover species and landscaped with crown flower trees, small shrubs, and flowerbeds. Surrounding the project site to the east, west, north and south are urbanized areas of Kahului. There are no known rare, endangered or threatened species of plants within the project site.



Source: Flood Insurance Rate Map, Maui County, Hawaii  
 Panel ID 15003 01960

Figure 10

# Proposed Binhi At Ani Filipino Community Center Expansion Flood Insurance Rate Map



Prepared for: Binhi At Ani



MUNEKIYO & HIRAGA, INC.

BinhiAtAniCommCtrAddvTRM

Fauna and avifauna are also characteristic of urban areas. Fauna typically found in the vicinity include mongoose, rats, dogs and cats. Avifauna include the Common Mynah, Spotted Dove, Barred Dove, Japanese White-Eye Cardinal, Red-Crested Cardinal, and House Sparrow. There are no known rare or endangered species of fauna or avifauna found at the project site.

**b. Potential Impacts and Mitigation Measures**

The proposed action will occur on a parcel which has been fully developed. The proposed project is not anticipated to affect any rare, endangered or threatened species of flora or fauna. There are no streams, wetlands, or other potentially sensitive habitat areas in the project vicinity.

**6. Archaeological Resources**

**a. Existing Conditions**

The subject property was cleared and graded in connection with previous site development work. Archaeological monitoring of the subject property was carried out by Archaeological Services Hawaii (ASH) during the construction of the community center facility in 2001 to 2004.

During the archaeological monitoring program, numerous burial features and scatters of human remains were identified. Due to the findings at the project site, the layout of the community center building, retaining walls, and parking stalls were redesigned to accommodate preservation in place for the primary burial features that were identified during the monitoring.

The proposed construction plan for the community center expansion calls for the installation of three (3) footings ranging from 4.0 ft. to 5.0 ft. deep and an addition to the second floor. The footings will be placed within the northeast parking lot adjacent to the existing office. The excavations will be situated within an area that has been previously graded and where no historic properties were identified during construction.

**b. Potential Impacts and Mitigation Measures**

The subject property had been altered by construction and development of the existing community center. The proposed construction will occur within the

limits of the existing community center facility. Minimal ground altering activities will be executed as part of construction. As such, archaeological monitoring has been recommended to be carried out during the installation of ground footings.

The applicant's archaeology consultant has prepared an archaeological monitoring plan and submitted it to the State Historic Preservation Division (SHPD) for review and approval. See **Appendix "B"**.

The proposed second story addition requires minimal excavations for three (3) footings that are situated within the northeast parking lot. No human skeletal remains were identified in this area during the initial construction of the community center building. However, due to the previous identification and documentation of subsurface features at the project site, additional burial features may be present within the project area. It is recommended that all future ground disturbing activities in the parcel continue to be monitored. Should any archaeological remains or cultural materials be encountered during construction and excavation activities, work in the vicinity of the find will be stopped and the SHPD will be contacted to establish appropriate mitigation measures in accordance with Chapter 6E, Hawai'i Revised Statutes.

## **7. Cultural Resources**

### **a. Existing Conditions**

The project area is located in the Wailuku ahupua`a, a traditional land division extending from the mountain to the sea. Wailuku, which means "water of killing" (Pukui and Curtis, 1974), was the political and military power on Maui during the seventeenth and eighteen centuries. Wailuku was considered to be one of the most fertile areas for agriculture and became an economically important district during the pre-historic and protohistoric period. The Iao Valley had extensive agricultural development in the upper reaches and large agricultural terraces were also developed in the lower river basins. Permanent settlements were established around the agricultural areas, as well as near Kahului Harbor and surrounding coastal areas.

During the Mahele of 1848, which divided the lands among government, royalty, and commoners, Wailuku ahupua`a was declared Crown Land, and awarded to Princess Ruth Ke`elikolani (LCA 7713, Apana 23). Princess Ke`elikolani, great-granddaughter of Kamehameha and Victoria Kamamalu, was the last of the royal descendants to own this land (Pantaleo and Sinoto, 1995). By 1865, Wailuku Sugar Company began leasing Crown Lands in the Wailuku ahupua`a in the vicinity of Lower Main Street and the Iao Stream to grow sugar cane. In 1882, the eastern portion of the Wailuku ahupua`a was awarded to Claus Spreckels as Grant 3343, totaling 24,000 acres to grow sugar cane. Only a southern portion of the Wailuku ahupua`a, south of Kamehameha Avenue, was cultivated in sugar cane (Pantaleo and Sinoto, 1995). Sugar cane was never cultivated in major portions of the Wailuku Sand Hills, surrounding the project site.

The results from archaeological studies conducted in the vicinity of the project site by Barrera (1976), Neller (1984), Rotunno and Cleghorn (1990), and Rotunno-Hazuka et al, (1994), indicate a general absence of evidence of traditional Hawaiian cultural activities other than for burial purposes. Surface structural remains have been non-existent and the occurrence of midden and artifacts have been limited to the fringe areas, just beyond the project district boundaries, in the transition zone between the Wailuku Sand Hills and the surrounding areas (Sinoto, 1995).

An interview was conducted with Mrs. Felisita “Fely” Dumayas during the preparation of the Draft EA to obtain a broader range of cultural resource perspectives in and around the proposed project area.

#### **Felisita Dumayas**

The interview with Felisita Dumayas was carried out on June 12, 2007 in Kahului.

Mrs. Dumayas was born in Pahala, Ka`u on the Big Island in 1943 and given the name Felisita Cera by her parents Mariano Cera and Elizabeth Palau Cera. She currently works as an office assistant at the Binhi At Ani Filipino Community Center.

Mrs. Dumayas is of Filipino and Native Hawaiian ancestry. Her father was born and raised in the Philippines and immigrated to Hawai'i when he was 17 years old to work as a laborer in the sugar cane plantations on Maui and the Big Island. He was a coffee picker in Kona before moving to Oahu to harvest pineapple.

Mrs. Dumayas' mother was Native Hawaiian and is originally from Waipahu, Oahu. Although she spent most of her early years on Oahu, she eventually moved to Kona, Hawai'i to work as a nurse maid for a doctor. Mrs. Dumayas' mother and father met in Kona.

Mrs. Dumayas moved to Maui in 1963 with her husband and children. When asked about why her family moved to Maui, she stated that the island offered the type of lifestyle that she and her husband wanted for their family. Mrs. Dumayas has lived in the Kahului area since 1965. Her first home in Kahului, on Pohaku Street, is located approximately 2,500 feet from the Binhi At Ani Filipino Community Center.

Mrs. Dumayas reported that the Kahului area was a relatively flat area in the 1960's. She remembers that during the construction of her family's home, construction workers would unearth large, smooth rocks that resembled river rocks. Mrs. Dumayas felt that the name of her street "Pohaku" exemplified the findings of the large rocks. The Hawaiian word pohaku is translated as rock in English. Mrs. Dumayas also stated that at times, and most especially at night, she could hear running water under the property and felt that perhaps the Iao River flowed through Kahului at one point in time.

Mrs. Dumayas said that many of her neighbors were of Japanese, Chinese and Filipino ancestry. She also stated that at one point, Onehee Street stopped at the intersection of Lalani Circle. Anything beyond Lalani Circle was covered with Kiawe trees.

Throughout the 60's, the 70's and the 80's, Mrs. Dumayas and her husband were actively involved in the Kahului Filipino Community Association (KFCA). Mrs. Dumayas noted that the KFCA membership was comprised of Kahului residents from the 6<sup>th</sup> to the 11<sup>th</sup> increments. She stated that the organization coordinated many Filipino events, such as the annual Barrio Fiesta celebration on Memorial Day weekend, the Miss Sampaguita

Coronation, and Rizal Day celebration. Mrs. Dumayas added that the Miss Sampaguita Coronation was an annual fundraiser that raised funds for scholarships.

Mrs. Dumayas said that many of the KFCA functions were held at the Lihikai School Cafeteria since the facility was in the center of the community. According to Mrs. Dumayas, KFCA members dreamed of having their own Filipino community center and worked hard during fundraiser events to raise funds to buy land and construct a building of their own. They would save money every year to get this accomplished. The organization was young and vibrant, and sought help from members of the community and from local businesses. Mrs. Dumayas noted that while the cost of land got very expensive, the organization did not give up on their dream of having a Filipino community center.

Mrs. Dumayas stated that in the 1980's, some of the members of the KFCA became involved in a movement to develop a Filipino themed community center. Hence, the Binhi At Ani non-profit organization was established. A Binhi At Ani Filipino Community center task force was formed and its members were instrumental in seeking assistance from the community to find land for a community center. Land was eventually donated by Alexander and Baldwin, Inc., and groundbreaking for the center was done in 2000.

Mrs. Dumayas said that she was aware of the finding of cultural matter or `iwi at the property site during the initial grading of the property. She said that the finding of `iwi became more of a concern to her as she did more research on her Native Hawaiian background. Mrs. Dumayas said that she was not aware of any cultural practices or gathering on or near the site prior to the construction of the community center. The land had been previously impacted by the Maui Lani Residential development, Maui Waena Intermediate School, as well as the construction of the Binhi At Ani Filipino Community Center.

Since the center's opening, there have been many cultural classes offered to the community. The community center is a hub of activity with two (2) hula halau (hula schools) offering hula classes in the evenings, two (2) martial arts schools holding classes on the weekdays and weekend, and the offering of senior activities by the County of Maui during the weekdays. Mrs. Dumayas

also notes that the community center provides community groups and families with space to hold meetings or host large parties and gatherings.

One of Mrs. Dumayas' concerns about the area is the eroding of the sandy hill behind the center. She said that the sand is not stabilized because there's not enough grass or plant material to keep the sand from shifting. She is currently seeking assistance from Native Hawaiian groups who can provide input on the types of native plants that can thrive on this sandy area.

Mrs. Dumayas said that she would like to see a plaque placed somewhere near the outdoor pavilion that explains some of the area's cultural background. She hopes that the plaque could be a way to educate the center's visitors about how to treat the sand dune area and to show respect for the land that the center stands on. She said that children often climb the hill, and she hopes that there will be no climbing of the hill, only those who are cleaning it. She hopes that there are plans to make the hill beautiful and that the landscape plans incorporate native Hawaiian plants that are non-poisonous.

In closing, Mrs. Dumayas stated that she felt the Filipino community was fortunate to have been offered land to build a community center. She felt that the Filipinos got this because they are loving people who know how to take care of the environment.

**b. Potential Impacts and Mitigation Measures**

Based on the background research and findings of the archaeological assessment report, along with the interview with Mrs. Dumayas, it is anticipated that the proposed project will not have an impact on cultural resources.

In order to mitigate any unforeseen impacts on cultural resources, it is recommended that precautionary monitoring be required during the installation of ground footings.

## 8. Air Quality and Noise

### a. Existing Conditions

The Wailuku-Kahului region is not exposed to adverse air quality conditions. Point sources, such as the Maui Electric Power Plant and Hawaiian Commercial and Sugar Company's Pu`unene Mill and non-point sources such as automobile emissions, are not significant to generate high concentrations of pollutants. The relatively high quality of air can also be attributed to the region's exposure to tradewinds which quickly disperse concentrations of emissions. This rapid dispersion is evident during burning of sugar cane in fields located to the southeast of the Kahului residential core.

Existing background noise levels are primarily attributable to traffic noise along Onehe`e Avenue and aircraft noise from operations at Kahului Airport. Noise sources within the project area also include large events from the BAFCC.

### b. Potential Impacts and Mitigation Measures

Construction activities for the proposed action is limited to the second floor addition of the BAFCC. Construction noise and associated fugitive dust is expected during this phase of work. The scope of construction does not involve extraordinary construction methods such as pile driving or excavation which are more significant in terms of noise and dust generation.

Activities and gatherings in the existing hall are limited to hours between 7:00 a.m. to 10:00 p.m., with an additional hour for facility users to clean until 11:00 p.m. Conference room users will be allowed to use the room between the hours of 8:00 a.m. to 5:00 p.m. The effects of noise generated from events at the BAFCC will be brief and its effects temporary.

## 9. Visual Resources

### a. Existing Conditions

The subject property is located in the midst of Kahului's commercial core. Beyond the surrounding developed lands are the West Maui Mountains and

Haleakala. There are no significant view corridors in the vicinity of the subject property.

**b. Potential Impacts and Mitigation Measures**

As viewed from the subject property, Haleakala is visible to the east and Iao Valley and the West Maui Mountains to the west.

The second story addition will be architecturally designed to be compatible with the existing community center facility and surrounding environment.

The subject property is not part of a scenic corridor and will not affect views from inland vantage points. Accordingly, the proposed project is not anticipated to have an adverse impact upon the visual character of the surrounding area.

**B. SOCIO-ECONOMIC ENVIRONMENT**

**1. Population**

**a. Existing Conditions**

The population in the County of Maui has exhibited relatively steady growth over the last decade. The resident population of Maui County in 1990 was estimated at 100,504. The year 2000 population was estimated at 128,241, which is a 28 percent increase over 1990 (DBEDT, Hawai'i Census 2000). The resident population for the year 2010 is projected to be 151,300 (Maui County Planning Department, June 2006).

The estimated 1990 population of the Wailuku-Kahului region was 32,816. The region's population shows an increase to 41,503 in the year 2000 (Maui County Planning Department, June 2006). By the year 2010, population is anticipated to increase to 51,312 (Maui County Planning Department, June 2006).

**b. Potential Impacts and Mitigation Measures**

The proposed project is not considered a population generator and is not anticipated to have an adverse impact on population parameters.

## 2. Economy

### a. Existing Conditions

The Kahului region is the island's center of commerce. Combined with neighboring Wailuku, the region's economic character encompasses a broad range of commercial, service, and governmental activities. In addition, the region is surrounded by significant agricultural acreages primarily in sugar cane cultivation. The vast expanse of agricultural land, managed by Hawaiian Commercial & Sugar (HC&S), is considered a key component of the local economy.

### b. Potential Impacts and Mitigation Measures

The proposed action is anticipated to have a positive effect during the construction phase of development as expenditures for construction and related support services are made.

## C. PUBLIC SERVICES

### 1. Recreational Facilities

#### a. Existing Conditions

The Wailuku-Kahului region encompasses a full range of recreational opportunities, including shoreline and boating activities at the Kahului Harbor and adjoining beach parks, and individual and organized athletic activities offered at numerous County parks and the War Memorial Complex. The subject property is in close proximity to Kahului Community Center and the Kokua Swimming Pool. The Kahului Community Park features additional facilities, which include a baseball field, jogging path, gateball field, soccer field, tennis courts, and a playground. Other recreational facilities in the vicinity include Keopuolani Park, Kanaha Beach Park, Wailuku Community Center and Iao Valley State Park.

#### b. Potential Impacts and Mitigation Measures

The proposed project is not considered significant in terms of population generation. The proposed conference room's capacity is 134 persons. The proposed project will not place any new demands on recreational activities

in the project area. The proposed addition of a conference room will provide additional space for community members and organizations to hold meetings and small gatherings. It will serve as a benefit for the community and alleviate the growing demand for additional activity and meeting space in Central Maui.

**2. Police and Fire Protection**

**a. Existing Conditions**

Police protection for the Wailuku-Kahului region is provided by the County Police Department headquartered at the Wailuku Station, approximately a mile west of the subject property. The region is served by the Department's Central Maui patrol.

Fire prevention, suppression, and protection services for the Wailuku-Kahului region is provided by the County Department of Fire and Public Safety's Kahului Station which is located approximately one (1) mile south of the subject site. The Wailuku Station, located in Wailuku Town, is approximately 1.5 miles west of the site.

**b. Potential Impacts and Mitigation Measures**

Police and fire protection services are not expected to be adversely impacted by the proposed project. The proposed project will not affect the service capabilities for emergency services.

**3. Solid Waste**

**a. Existing Conditions**

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week or twice-a-week basis. Residential solid waste collected by County crews are disposed at the County's Central Maui Landfill, located four (4) miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

**b. Potential Impacts and Mitigation Measures**

As applicable, a solid waste management plan will be developed in coordination with the Solid Waste Division of the County Department of Public Works and Environmental Management (DPWEM) for the disposal of construction waste material generated by the project. The BAFCC is currently served by a private solid waste collection service, and is not expected to affect County services or infrastructure capacities for solid waste.

**4. Health Care**

**a. Existing Conditions**

Maui Memorial Medical Center, the only major medical facility on the island, services the Wailuku-Kahului region. Acute, general and emergency care services are provided by the 231-bed facility. In addition, numerous privately operated medical/dental clinics and offices, including the Kaiser Permanente facility within the Maui Lani Project District, are located in the area to serve the region's residents.

**b. Potential Impacts and Mitigation Measures**

The proposed project is not anticipated to increase the service demands placed upon emergency health care services.

**5. Education**

**a. Existing Conditions**

The Wailuku-Kahului region is served by the State Department of Education's public school system, as well as several privately operated schools accommodating elementary, intermediate and high school students. Department of Education facilities in the Kahului area include Lihikai and Kahului Schools (Grades K-5), Maui High School (Grades 9-12) and Pomaika'i Elementary School in Maui Lani expected to open in July, 2007. Existing facilities in the Wailuku area include Wailuku Elementary School (Grades K-5), Iao Intermediate School (Grades 6-8), and Baldwin High School (Grades 9-12). Maui Community College, a branch of the University of Hawai'i, serves as the island's principal institution of higher education. Maui Waena Intermediate School (Grades 6-8) is located directly across from

the BAFCC and provides additional parking for BAFCC events of over 200 guests in the evening or on the weekends. The school provides an additional 90 parking stalls for guests attending an event at the BAFCC.

**b. Potential Impacts and Mitigation Measures**

The proposed project is not considered significant in terms of population generation. As such, the proposed project will not adversely affect enrollments or locations of educational facilities. BAFCC renters wishing to utilize the Maui Waena Intermediate School parking area are required to complete an application form and agree to all rules and regulations set by the Department of Education. Parking on the street fronting the BAFCC and Maui Waena Intermediate School is prohibited, and center guests are required to utilize the stalls in the parking lots.

**D. INFRASTRUCTURE**

**1. Roadways, Wastewater, Electrical, Telephone and Cable Television Systems**

**a. Existing Conditions**

Access to the project site is provided via Onehe`e Avenue off of Papa Avenue. Onehe`e Avenue is a predominately two-way County of Maui roadway, oriented in the northeast direction that provides access to residential properties and Kahului Community Park located south of the project site. Onehe`e Avenue also provides access to Queen Ka`ahumanu Shopping Center, located immediately to the north. Papa Avenue intersects with Onehe`e Avenue. Papa Avenue is a two-way, two-lane roadway oriented in the west-east direction providing access to residential areas.

The County of Maui provides a wastewater collection system for the area. The collection system carries wastewater to the Wailuku-Kahului Wastewater Reclamation Facility located to the north of the project site on Amala Place.

The County of Maui, Department of Water Supply provides water service for the Kahului Town area. The water system includes reservoirs and a network of distribution lines. The main source of water for this system are the Iao and Waihee Aquifers, the Iao tunnel, and the Iao Waikapu ditch. Existing distribution lines adjoining the site include a 18-inch water main along

Onehee Avenue. The existing facility is serviced by a 1.5-inch water meter that has a capacity of 100 gallons per minute (gpm). Fire protection is provided by the two (2) fire hydrants across Onehee Avenue. Additionally, the building has a sprinkler system that is supplied by the 18-inch waterline via a 4-inch double check detector assembly and 4-inch waterline. Existing fire hydrants along both streets provide fire protection for the area.

Maui Electric Company, Hawaiian Telcom and Time Warner Oceanic Cable provide electrical, telephone, and cable television services, respectively, for the area.

**b. Potential Impacts and Mitigation Measures**

Given the limited scope of the project, adverse effects to the foregoing infrastructure systems are not anticipated.

There are no new water fixtures being added with the second floor addition. The water meter size requirement for the BAFCC will remain unchanged. Wastewater generation is not anticipated to increase substantially as a result of the proposed new conference room.

Traffic associated with the addition is similarly not anticipated to be significant, as use of the room will generally not coincide with peak hours of weekday traffic.

**2. Drainage**

**a. Existing Conditions**

There are underground storage chambers under the paved parking area which were installed during the construction of the existing facility. The existing drainage facility also includes catch basins (grated drain inlets) to collect onsite storm waters that will be conveyed to the storage chambers by underground pipes. The storage chambers were sized to retain the 50-year, 1-hour rainfall volume increase generated by the existing improvements over the original runoff volume. Retention of the volume increase is in conformance with the requirements of the Maui County Drainage Standards in order that the development will not cause adverse drainage effects on adjacent and downstream properties. See **Appendix “C”**.

**b. Potential Impacts and Mitigation Measures**

There is no recommended drainage improvement for the proposed project. The second floor addition will be built on top the west wing of the existing building. There will be no addition of impervious areas and no increase of storm runoff and change of drainage flow pattern. The proposed second floor addition will not have adverse drainage effects on adjacent and downstream properties. Existing onsite drainage conditions and flow patterns will not be altered.

**III. RELATIONSHIP TO  
GOVERNMENTAL PLANS,  
POLICIES AND  
CONTROLS**

### III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS

#### A. STATE LAND USE DISTRICTS

Chapter 205, Hawai'i Revised Statutes, relating to the Land Use Commission, establishes the four (4) major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The subject property is located within the "Urban" district. See **Figure 11**. The proposed use of the property is consistent with "Urban" district provisions.

#### B. MAUI COUNTY GENERAL PLAN

The Maui County General Plan (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter,

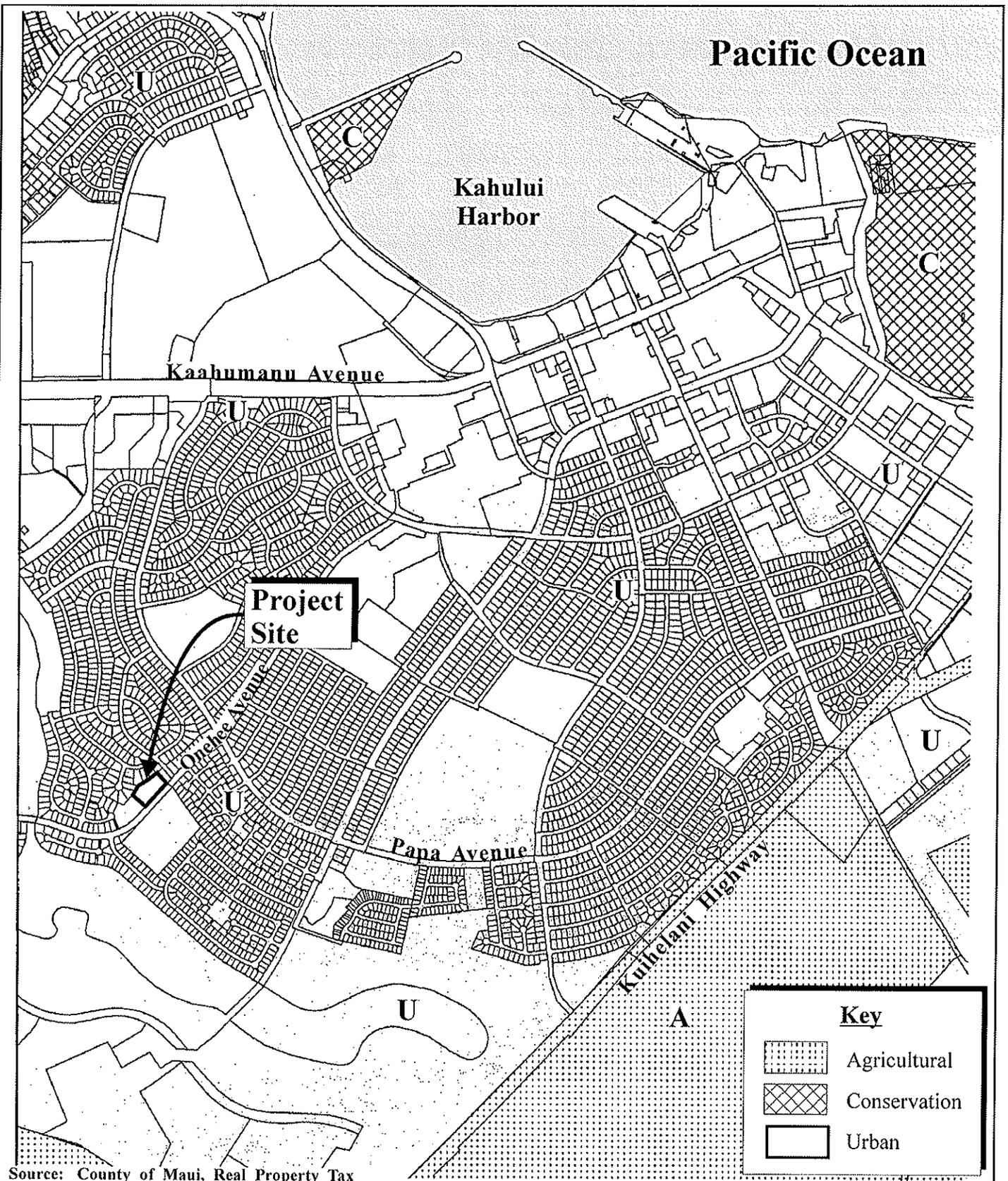
*The general plan shall indicate desired population and physical development patterns for each island and region within the county; shall address the unique problems and needs of each island and region; shall explain the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns, and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development.*

The proposed action is in keeping with the following General Plan objectives and policies:

#### CULTURAL RESOURCES

##### Objective:

To preserve for present and future generations the opportunity to know and experience the arts, culture and history of Maui County.



**Figure 11** Proposed Binhi At Ani Filipino Community Center Expansion State Land Use District Designations

NOT TO SCALE



**Policy:**

Expand the opportunity for large groups to experience and participate in the arts.

**PUBLIC UTILITIES AND FACILITIES**

**Objective:**

To improve the quality and availability of public facilities throughout Maui County.

**Policy:**

Encourage the design of multi-purpose public facilities accessible to all age groups and the handicapped.

Continue the development of community centers throughout the County.

Seek improvement in the maintenance and operation of public facilities.

**RECREATION AND OPEN SPACE**

**Objective:**

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

**Policy:**

Maintain and upgrade existing recreational facilities to meet community needs.

- Maintain recreational facilities for both active and passive pursuits
- Develop facilities that will meet the different recreational needs of the various communities
- Develop multi-purpose recreational facilities

**C. WAILUKU-KAHULUI COMMUNITY PLAN**

The subject parcel is located in the Wailuku-Kahului Community Plan region which is one (1) of nine (9) Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the Maui County General Plan. Each Community Plan contains recommendations and

standards which guide the sequencing, patterns and characteristics of future development in the region.

The Wailuku-Kahului Community Plan was adopted by the County of Maui through Ordinance No. 3061 which took effect on May 30, 2002.

Land use guidelines are set forth by the Wailuku-Kahului Community Plan Land Use Map. See **Figure 12**. The subject property is designated “Public-Quasi/Public” by the Community Plan.

The proposed project is also consistent with the following policy recommendations in the Wailuku-Kahului Community Plan.

### **SOCIAL INFRASTRUCTURE**

#### **Goal**

- Develop and maintain an efficient and responsive system of public services which promotes a safe, healthy and enjoyable lifestyle, accommodates the needs of young, elderly, disabled and disadvantaged persons, and offers opportunities for self improvement and community well being.

### **RECREATION**

#### **Objectives and Policies**

- Provide park and recreation areas as an integral part of project district specifications which will accommodate the needs of population growth.
- Provide for a major regional multi-purpose center for the planning district to accommodate resident needs for banquet and meeting facilities with adequate parking.

## **D. COUNTY ZONING**

The subject property is designated “P-1, Public/Quasi-Public District” by Maui County zoning. The existing use of the property for a community center is in accordance with permitted uses listed under the P-1, Public/Quasi-Public District” zoning. The proposed second story addition to allow for needed recreational areas is permitted under County zoning.

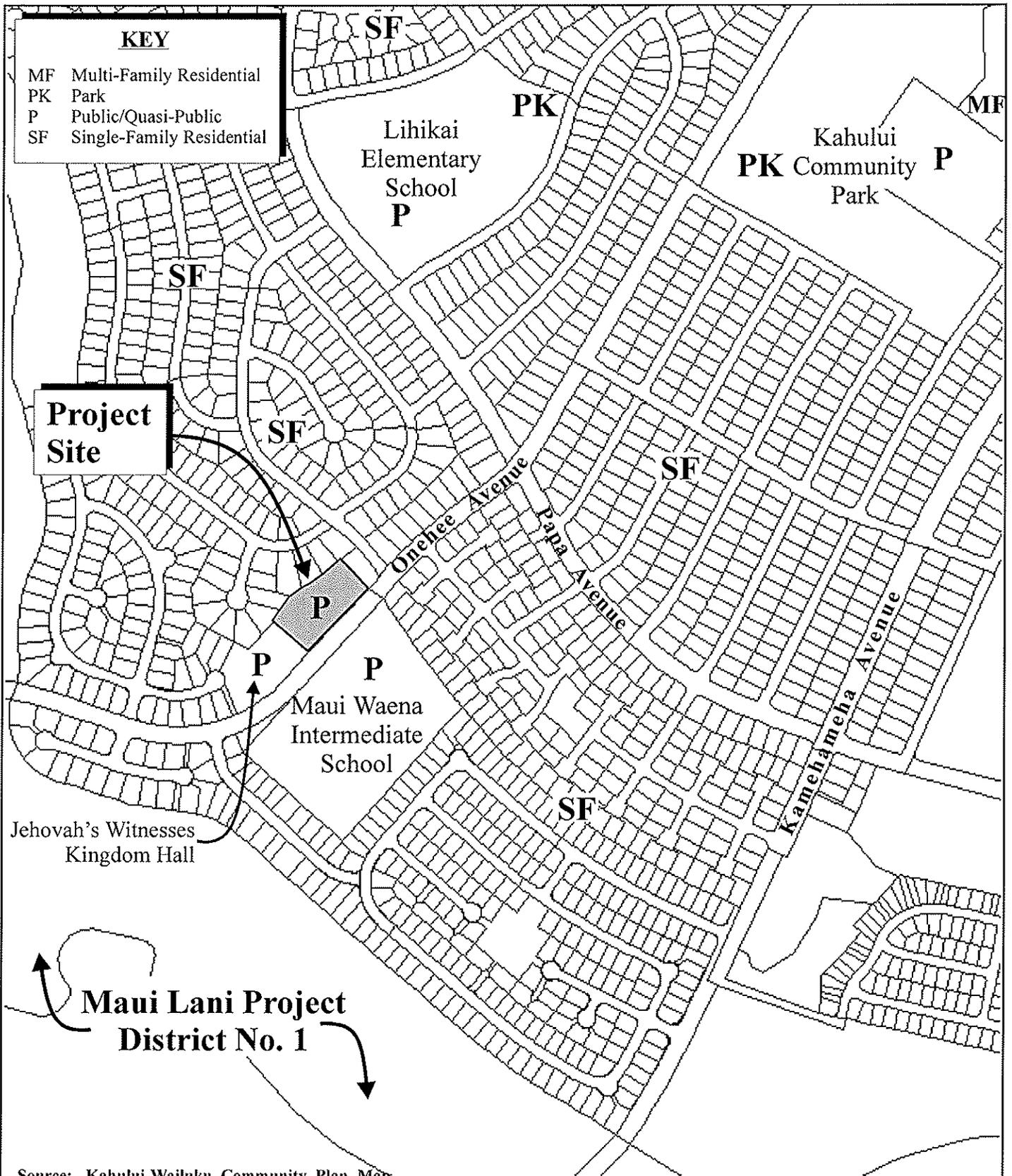


Figure 12 Proposed Binhi At Ani Filipino Community Center Expansion Community Plan Map

NOT TO SCALE



## **E. COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES**

Pursuant to Chapter 205A, Hawai'i Revised Statutes, projects are evaluated with respect to Coastal Zone Management (CZM) objectives, policies and guidelines. It is noted that while the subject property is not located within the County of Maui's Special Management Area, the project's relationship to applicable coastal zone management considerations have been reviewed and assessed.

### **(1) Recreational Resources**

#### **Objective:**

Provide coastal recreational opportunities accessible to the public.

#### **Policies:**

- (A) Improve coordination and funding of coastal recreational planning and management; and
- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
  - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
  - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
  - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
  - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
  - (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;

- (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
- (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
- (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

**Response:** The proposed project is not located near the shoreline and is not anticipated to adversely impact existing coastal or inland recreational resources.

(2) **Historic Resources**

**Objective:**

Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

**Policies:**

- (A) Identify and analyze significant archeological resources;
- (B) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- (C) Support state goals for protection, restoration, interpretation, and display of historic resources.

**Response:** The project site has been previously disturbed in connection with the development of the existing BAFCC. As previously noted, excavation of footings will be needed to structurally support the construction of the second floor addition. Archaeological monitoring will be implemented during the footing excavation phase of work. Should any archaeological remains or cultural materials be encountered during construction and excavation activities, work in the vicinity of the find will be stopped and the SHPD will be contacted to establish appropriate mitigation measures in accordance with Chapter 6E, Hawai'i Revised Statutes.

(3) **Scenic and Open Space Resources**

**Objective:**

Protect, preserve and, where desirable, restore or improve the quality of coastal scenic and open space resources.

**Policies:**

- (A) Identify valued scenic resources in the coastal zone management area;
- (B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- (C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- (D) Encourage those developments which are not coastal dependent to locate in inland areas.

**Response:** The proposed project will not adversely impact the region's scenic or open space resources. Proposed architectural and landscape design parameters for the second story addition and related improvements will be compatible with the surrounding architecture and character of the Kahului region.

(4) **Coastal Ecosystems**

**Objective:**

Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

**Policies:**

- (A) Improve the technical basis for natural resource management;
- (B) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;

- (C) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- (D) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

**Response:** The proposed improvements are not expected to adversely impact coastal ecosystems. The project will comply with applicable County drainage provisions.

(5) **Economic Uses**

**Objective:**

Provide public or private facilities and improvements important to the State's economy in suitable locations.

**Policies:**

- (A) Concentrate coastal dependent development in appropriate areas;
- (B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and
- (C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
  - (i) Use of presently designated locations is not feasible;
  - (ii) Adverse environmental effects are minimized; and
  - (iii) The development is important to the State's economy.

**Response:** The proposed project is designed to provide additional conference room and meeting space for residents. The proposed project is not anticipated to generate adverse economic impacts. The project is not coastal dependent and is located approximately one (1) mile from Kahului Harbor.

(6) **Coastal Hazards**

**Objective:**

Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.

**Policies:**

- (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;
- (C) Ensure that developments comply with requirements of the Federal Flood Insurance Program;
- (D) Prevent coastal flooding from inland projects; and
- (E) Develop a coastal point and nonpoint source pollution control program.

**Response:** The location of the proposed second story addition falls within Zone C, an area of minimal flooding. No significant adverse drainage impacts to downstream properties will result from the proposed project.

(7) **Managing Development**

**Objective:**

Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

**Policies:**

- (A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- (B) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and

- (C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

**Response:** Applicable State and County requirements will be adhered to during the design and construction of the proposed project. Communication and public participation will be promoted through the Chapter 343, HRS processes.

(8) **Public Participation**

**Objective:**

Stimulate public awareness, education, and participation in coastal management.

**Policies:**

- (A) Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
- (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
- (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

**Response:** Opportunities for agency and public review of the proposed action are provided through the notification, review and comment processes of the EA requirements of Chapter 343, HRS.

(9) **Beach Protection**

**Objective:**

Protect beaches for public use and recreation.

**Policies:**

- (A) Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- (C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

**Response:** The proposed project will not involve construction in the vicinity of shoreline areas. The proposed project is not anticipated to have an adverse effect on local beach environments.

(10) **Marine Resources**

**Objective:**

Implement the State's ocean resources management plan.

**Policies:**

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- (D) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (E) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and

- (F) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

**Response:** The proposed project is not located adjacent to any beach or shoreline. The proposed project, therefore, is not anticipated to have adverse effects upon marine and coastal resources in the project vicinity.

In addition to the foregoing objectives and policies, SMA permit review criteria pursuant to Act 224 (2005) provides that:

*No special management area use permit or special management area minor permit shall be granted for structures that allow artificial light from floodlights, uplights, or spotlights used for decorative or aesthetic purposes when the light:*

- (1) Directly illuminates the shoreline and ocean waters;  
or*
- (2) Is directed to travel across property boundaries toward the shoreline and ocean waters.*

**Response:** The proposed project is not located on or near the shoreline. Lighting for the project will be shielded, down lighting.

**IV. SUMMARY OF  
ADVERSE  
ENVIRONMENTAL  
EFFECTS WHICH  
CANNOT BE AVOIDED**

## **IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED**

The proposed second story addition and related improvements will result in some construction-related impacts as described in Chapter II, Description of the Existing Environment and Impact and Mitigation Considerations. Potential effects include noise generated impacts occurring from construction activities. In addition, there may be temporary air quality impacts associated with dust generated from construction activities, and exhaust emissions discharged by construction equipment. However, these impacts are anticipated to be temporary and will be mitigated through the use of appropriate BMPs. Implementation of the proposed project is not anticipated to create long-term adverse environmental effects.

## **V. ALTERNATIVES TO THE PROPOSED ACTION**

## **V. ALTERNATIVES TO THE PROPOSED ACTION**

### **A. NO ACTION ALTERNATIVE**

The “no action” alternative would require the Binhi At Ani to continue operating with less than adequate recreational/assembly space. This alternative is not deemed a viable option and has not been considered, as it would effectively limit Binhi At Ani’s ability to meet the community’s growing need for meeting spaces.

### **B. DEFERRED ACTION ALTERNATIVE**

A deferred action alternative would have similar consequences to the “no action” alternative in terms of not being able to meet the community’s growing need for more recreational/assembly space. This alternative could result in potentially higher development costs due to increases in labor and material costs.

### **C. ALTERNATIVE DESIGNS**

Alternative locations for an additional conference room at the project site were considered but discounted due to site spatial constraints. Additionally, the use of a chair-lift was considered as a means of accommodating persons with disabilities and to comply with the Americans with Disabilities Act (ADA). This alternative was not deemed as a viable option due to the configuration of the proposed stairwell. As such, the installation of an elevator is proposed to meet requirements of the ADA and to enable persons with disabilities access to the second floor. The proposed action represents the preferred alternative.

# **VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES**

## **VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES**

The proposed action would involve a commitment of fuel, labor, funding and material resources. The use of these resources when weighed against the expected benefit to be derived from the project, is not considered an adverse commitment.

# **VII. SIGNIFICANCE CRITERIA ASSESSMENT**

## VII. SIGNIFICANCE CRITERIA ASSESSMENT

The "Significance Criteria", Section 12 of the Administrative Rules, Title 11, Chapter 200, "Environmental Impact Statement Rules", were reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment. The following criteria and preliminary analysis are provided. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource.

1. **No irrevocable commitment to loss or destruction of any natural or cultural resource.**

The project will not result in any adverse environmental impacts. There are no known, rare threatened, or endangered species of flora, fauna or avifauna located within the project site. The project site has been previously disturbed in connection with the development of the existing BAFCC. As previously noted, excavation of footings will be needed to structurally support the construction of the second floor addition. Archaeological monitoring will be implemented during the footing excavation phase of work. Should any archaeological remains or cultural materials be encountered during construction and excavation activities, work in the vicinity of the find will be stopped and the SHPD will be contacted to establish appropriate mitigation measures in accordance with Chapter 6E, Hawai`i Revised Statutes.

2. **Curtails the range of beneficial uses of the environment.**

The proposed project and the commitment of land resources is not anticipated to curtail the range of beneficial uses of the environment. The current use of the site as a community center is compatible with surrounding urbanized uses. Environmental impacts associated with the proposed action are not deemed adverse.

3. **Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.**

The State's Environmental Policy and Guidelines are set forth in Chapter 344, Hawai`i Revised Statutes. The proposed action does not contravene provisions of Chapter 344, Hawai`i Revised Statutes.

4. **Substantially affects the economic welfare, social welfare, and cultural practices of the community or State.**

The proposed project will have a beneficial impact on the local economy during construction. The primary social welfare benefit is the addition of multi-purpose activity and meeting space in the Central Maui area.

5. **Substantially affects public health.**

No adverse impacts to the public's health and welfare are anticipated as a result of the proposed project. The proposed action will benefit public welfare by accommodating resident needs for additional activity and meeting space.

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

No significant population changes are anticipated as a result of the proposed project.

From a land use standpoint, the proposed project is in keeping with the objectives, policies, and implementing actions of the Wailuku-Kahului Community Plan. The proposed project complements and is compatible with surrounding land uses.

No adverse impacts to water and wastewater capacities and facilities are anticipated.

7. **Involves a substantial degradation of environmental quality.**

During the construction phase of the project, there will be short-term air quality and noise impacts as a result of the project. In the long term, effects upon air quality and ambient noise levels should be minimal. The project is not anticipated to significantly affect the open space and scenic character of the area.

No substantial degradation of environmental quality resulting from the project is anticipated.

8. **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions.**

The proposed action does not represent a commitment to larger actions. In addition, the proposed action is not expected to result in cumulative impacts that would adversely affect the environment.

9. **Substantially affects a rare, threatened, or endangered species, or its habitat.**

There are no rare, threatened or endangered species of flora, fauna or avifauna that will be adversely affected by the proposed action.

10. **Detrimentially affects air or water quality or ambient noise levels.**

Construction activities will result in short-term air quality and noise impacts. Noise impacts will occur primarily from construction-related activities. It is anticipated that construction will be limited to daylight working hours. Water quality is not expected to be affected.

In the long term, the project is not anticipated to have a significant impact on air and water quality.

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

The project is not located within and would not affect environmentally sensitive areas. The project site is not subject to flooding or tsunami inundation according to the Flood Insurance Rate Maps. Soils underlying the project site are not considered to be erosion-prone. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the project site.

12. **Substantially affects scenic vistas and viewplanes identified in county or state plans or studies.**

The project site is not identified as a scenic vista or viewplane. The proposed project will not affect scenic corridors and coastal scenic and open space resources.

13. **Requires substantial energy consumption.**

The proposed project will involve the short-term commitment of fuel for equipment, vehicles, and machinery during construction activities. However, this use is not anticipated to result in a substantial consumption of energy resources. In the long term, the project will create some additional demand for electricity. However, this demand is not deemed substantial or excessive within the context of the region's overall energy consumption.

Based on the foregoing findings, it is anticipated that the proposed action will result in a Finding of No Significant Impact (FONSI).

# **VIII. LIST OF PERMITS AND APPROVALS**

## VIII. LIST OF PERMITS AND APPROVALS

The following permits and approvals will be required prior to the implementation of the project.

### **County of Maui**

1. Building permit

### **State of Hawai'i**

1. Finding of No Significant Impact (FONSI) Determination pursuant to Chapter 343, HRS.

### **Federal**

1. U.S. Department of Housing and Urban Development (HUD) Environmental Assessment

**IX. AGENCIES  
CONSULTED DURING THE  
PREPARATION OF THE  
DRAFT ENVIRONMENTAL  
ASSESSMENT; LETTERS  
RECEIVED AND  
RESPONSES TO  
SUBSTANTIVE  
COMMENTS**

# IX. AGENCIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS

The following agencies were consulted during the preparation of the Draft Environmental Assessment. Agency comments received during the early consultation phase, as well as responses to substantive comments are included in this section.

- |  |   |
|--|---|
| <p>1. Ranae Ganske-Cerizo, Soil Conservationist<br/>Natural Resources Conservation Service<br/>U.S. Department of Agriculture<br/>210 Imi Kala Street, Suite 209<br/>Wailuku, Hawai'i 96793-2100</p>   | <p>6. Theodore E. Liu, Director<br/>State of Hawai'i<br/>Department of Business, Economic Development<br/>&amp; Tourism<br/>P.O. Box 2359<br/>Honolulu, Hawai'i 96804</p> |
| <p>2. George Young<br/>Chief, Regulatory Branch<br/>U.S. Department of the Army<br/>U.S. Army Engineer District, Honolulu<br/>Regulatory Branch<br/>Building 230<br/>Fort Shafter, Hawai'i 96858-5440</p>                                      | <p>7. Patricia Hamamoto, Superintendent<br/>State of Hawai'i<br/>Department of Education<br/>P.O. Box 2360<br/>Honolulu, Hawai'i 96804</p>                                |
| <p>3. Gordon Furutani, Field Office Director<br/>U. S. Department of Housing and Urban<br/>Development<br/>500 Ala Moana Boulevard, Suite 3A<br/>Honolulu, Hawai'i 96813-4918</p>  | <p>8. Heidi Mecker<br/>Planning Section<br/>Office of Business Services<br/>Department of Education<br/>809 Eighth Avenue<br/>Honolulu, Hawai'i 96816</p>                 |
| <p>4. Patrick Leonard<br/>Field Supervisor<br/>U. S. Fish and Wildlife Service<br/>300 Ala Moana Blvd., Rm. 3-122<br/>Box 50088<br/>Honolulu, Hawai'i 96813</p>  | <p>cc: Ken Nomura, Complex Area<br/>Superintendent (Central/Upcountry Maui)</p>   |
| <p>5. Patricia Port<br/>U. S. Department of Interior<br/>Regional Environmental Officer<br/>Environmental Policy and Compliance<br/>Oakland Region<br/>Jackson Center One<br/>1111 Jackson Street, Suite 520<br/>Oakland, California 94607</p> | <p>9. Micah Kane, Chairman<br/>Department of Hawaiian Home Lands<br/>P. O. Box 1879<br/>Honolulu, Hawai'i 96805</p>   |
|  | <p>10. Chiyome Fukino, M.D., Director<br/>State of Hawai'i<br/>Department of Health<br/>919 Ala Moana Blvd., Room 300<br/>Honolulu, Hawai'i 96814</p>                     |

11. Alec Wong, P.E., Acting Chief  
Clean Water Branch  
State of Hawai'i  
Department of Health  
919 Ala Moana Blvd., Room 300  
Honolulu, Hawai'i 96814
12. Herbert Matsubayashi  
District Environmental Health  
Program Chief  
State of Hawai'i  
Department of Health  
54 High Street  
Wailuku, Hawai'i 96793
13. Peter Young, Chairperson  
State of Hawai'i  
Department of Land and Natural  
Resources  
P. O. Box 621  
Honolulu, Hawai'i 96809
14. Melanie Chinen, Administrator  
State of Hawai'i  
Department of Land and Natural  
Resources  
State Historic Preservation Division  
601 Kamokila Blvd., Room 555  
Kapolei, Hawai'i 96707
15. Barry Fukunaga, Director  
State of Hawai'i  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawai'i 96813  
  
cc: Fred Cajigal
16. Genevieve Salmonson, Director  
Office Of Environmental Quality Control  
235 S. Beretania Street, Suite 702  
Honolulu, Hawai'i 96813
17. Clyde Namu'o, Administrator  
Office of Hawaiian Affairs  
711 Kapiolani Boulevard, Suite 500  
Honolulu, Hawai'i 96813
18. Laura Thielen, Director  
State of Hawai'i  
Office of Planning  
P.O. Box 2359  
Honolulu, Hawai'i 96804
19. Gen Inuma, Administrator  
Maui Civil Defense Agency  
200 South High Street  
Wailuku, Hawai'i 96793
20. Carl Kaupololo, Chief  
County of Maui  
Department of Fire  
and Public Safety  
200 Dairy Road  
Kahului, Hawai'i 96732
21. Vanessa A. Medeiros, Director  
County of Maui  
Department of Housing and  
Human Concerns  
200 South High Street  
Wailuku, Hawai'i 96793
22. Tamara Horcajo, Director  
County of Maui  
Department of Parks and Recreation  
700 Halia Nakoia Street, Unit 2  
Wailuku, Hawai'i 96793
23. Jeffrey Hunt, Director  
County of Maui  
Department of Planning  
250 South High Street  
Wailuku, Hawai'i 96793
24. Thomas Phillips, Chief  
County of Maui  
Police Department  
55 Mahalani Street  
Wailuku, Hawai'i 96793
25. Milton Arakawa, Director  
County of Maui  
Department of Public Works  
and Environmental Management  
200 South High Street  
Wailuku, Hawai'i 96793
26. Donald Medeiros, Director  
County of Maui  
Department of Transportation  
200 South High Street  
Wailuku, Hawai'i 96793

27. Jeffrey Eng, Director  
County of Maui  
Department of Water Supply  
200 South High Street  
Wailuku, Hawai'i 96793
28. Hawaiian Telcom  
60 South Church Street  
Wailuku, Hawai'i 96793
29. Neal Shinyama, Manager – Engineering  
Maui Electric Company, Ltd.  
P.O. Box 398  
Kahului, Hawai'i 96733

APR 24 2007



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

REPLY TO  
ATTENTION OF

April 23, 2007

Regulatory Branch

File No. **POH-2007-155**

Munekiyo & Hiraga, Inc.  
Attn: Ms. Rowena M. Dagdag  
Myounghee Noh & Associates, LLC  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Ms. Dagdag:

This responds to your Pre-Assessment Consultation letter dated April 10, 2007, for the proposed Improvements to the Binhi At Ani Community Center, Kahului, Maui, Hawaii (TMK 2-3-8-7:124). We have reviewed the project information you provided with respect to the Corps' authority to issue Department of the Army (DA) permits pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and Section 404 of the Clean Water Act (33 USC 1344).

All work or structures in or affecting the course, condition, location or capacity of navigable waters, including tidal wetlands, require DA authorization pursuant to Section 10. In addition, activities involving the discharge of dredged or fill material into waters of the United States, including adjacent wetlands, require a DA permit pursuant to Section 404.

Your letter, site plan, site photographs, and other available site information indicate that the project area consists entirely of uplands. Based on this understanding, I have determined that the project would not involve any activity in areas subject to the regulatory authority of the Corps; therefore, a DA permit will not be required.

Should you have questions concerning this determination, please contact Mr. Peter Galloway via e-mail ([peter.c.galloway@usace.army.mil](mailto:peter.c.galloway@usace.army.mil)); by telephone at (808) 438-8416; or by fax at (808) 438-4060. Written inquiries should cite the file number above and be sent to: Regulatory Branch (CEPOH-EC-R/P. Galloway); U.S. Army Engineer District, Honolulu; Building 230; Fort Shafter, Hawaii 96858-5440.

Sincerely,

A handwritten signature in black ink, appearing to read "George P. Young".

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



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P.O. BOX 2360  
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

May 1, 2007

Mr. Rowena Dagdag, Planner  
Munekiyo & Hiraga Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Ms. Dagdag:

Subject: Early Consultation on Improvements to the Binhi  
At Ani Community Center, Kahului, Maui

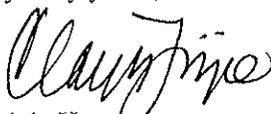
The Department of Education (DOE) will be interested in the Environmental Assessment (EA) of the Binhi At Ani Community Center (Center) as it is located directly across Onehee Street from Maui Waena Intermediate School.

We expect that the EA will describe the activities of the Community Center including estimated numbers of people gathering, the activities that will take place at the center, and the times these activities will take place. We would like to know if the expansion involves more activities on the site during school hours. We would also like to know if there is presently sufficient parking for the Center activities and how the expansion might affect parking.

Finally, please describe any traffic changes being considered. Any traffic studies conducted for the EA should take into consideration school-related traffic including students on foot or bicycle coming from, or going to, school.

We would appreciate information on these and any other possible impact the Center's expansion might have on the school. Thank you for the opportunity to raise these early considerations. If you have any questions, please call Heidi Meeker of the Facilities Development Branch at (808) 733-4862.

Very truly yours,

  
Patricia Hamamoto  
Superintendent

PH:jmb

c: Randolph Moore, Assistant Superintendent, OBS  
Duane Kashiwai, Public Works Administrator, FDB  
Ken Nomura, Baldwin/Kekaulike/Maui Complex Areas



MICHAEL T. MUNEKIYO  
GWEN OHASHI HIRAGA  
MITSURU "MICH" HIRANO  
KARLYNN FUKUDA

MARK ALEXANDER ROY  
KYLE GINZA

June 19, 2008

Patricia Hamamoto, Superintendent  
State of Hawai'i  
Department of Education  
P.O. Box 2360  
Honolulu, Hawai'i 96804

SUBJECT: Proposed Expansion at Binhi At Ani Filipino Community Center,  
TMK (2) 3-8-007:124, Kahului, Maui

Dear Ms. Hamamoto:

Thank you for your letter dated May 1, 2007 commenting on the subject project. On behalf of the applicant, Binhi At Ani, we wish to provide the following information in response to your comments in the order presented in the memorandum.

1. The Draft Environmental Assessment (EA) will describe the activities of the Binhi At Ani Filipino Community Center (BAFCC) and will include an estimate of the number of people who utilize the center during weekday and weekend events.
2. The proposed second story expansion to the BAFCC will offer much needed conference room space for small groups and organizations. The operations at the BAFCC during school hours are expected to remain the same.

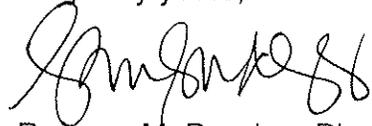
Parking is presently sufficient for BAFCC activities. Scheduling of meetings and activities at the BAFCC will be monitored to ensure that parking will be sufficient for the number of people gathered at the center. In some instances, however, additional parking is accommodated by the Maui Waena Intermediate School parking lot for activities that occur in the evenings or on the weekends when school is not in session. Those wishing to utilize the school's parking lot are required to complete an application form with the school and agree to all rules and regulations set by the Department of Education. On-street parking fronting the Binhi At Ani and Maui Waena Intermediate School is prohibited.

3. Operations at the BAFCC are expected to remain the same. Given the limited scope of the project, adverse effects to traffic are not anticipated.

Patricia Hamamoto, Superintendent  
June 19, 2008  
Page 2

A copy of the Draft Environmental Assessment will be provided to your office for review and comment. If there are any questions, please do not hesitate to call me at (808) 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rowena M. Dagdag". The signature is fluid and cursive, with a large initial "R" and "D".

Rowena M. Dagdag, Planner

RMD:tn

cc: Norma Barroga, Binhi At Ani

F:\DATA\BinhiAtAniCommCtrAdd\DOEdearep.ltr.wpd

APR 23 2007

LINDA LINGLE  
GOVERNOR  
STATE OF HAWAII



MICAH A. KANE  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

BEN HENDERSON  
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK  
EXECUTIVE ASSISTANT

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879

HONOLULU, HAWAII 96805

April 19, 2007

Ms. Rowena M. Dagdag, Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Ms. Dagdag:

Thank you for the opportunity to participate in the pre-assessment consultation phase of an environmental assessment for improvement renovations proposed by the Binhi at Ani organization on an existing community center in Kahului, Maui. The Department of Hawaiian Home Lands has no comments and future consultation on this project is not necessary.

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

*fu*



MAY 15 2007

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

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

In reply, please refer to:  
EMD / CWB

05035PKP.07

May 11, 2007

Ms. Rowena Dagdag  
Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Ms. Dagdag:

**Subject: Pre-Assessment Consultation Request for the Proposed Improvements to the Binhi At Ani Community Center, Kahului, Maui, Hawaii**

The Department of Health, Clean Water Branch (CWB), has reviewed the subject document and offers these comments on your project. Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at

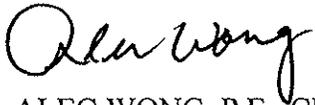
<http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>.

1. Although it appears that National Pollutant Discharge Elimination System permit coverage is not required for this project, storm water discharges to State waters must comply with the State's Water Quality Standards.
2. Process wastewater discharges, including concrete and paint wash water, are strictly prohibited.
3. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Ms. Rowena Dagdag  
May 11, 2007  
Page 2

If you have any questions, please visit our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

A handwritten signature in black ink that reads "Alec Wong". The signature is written in a cursive, flowing style.

ALEC WONG, P.E., CHIEF  
Clean Water Branch

KP:np



MICHAEL T. MUNEKIYO  
GWEN OHASHI HIRAGA  
MITSURU "MICH" HIRANO  
KARLYNN FUKUDA

MARK ALEXANDER ROY  
KYLE GINOZA  
June 19, 2008

Alec Wong, P.E., Chief  
State of Hawai'i  
Clean Water Branch  
Department of Health  
P.O. Box 3378  
Honolulu, Hawai'i 96801-3378

SUBJECT: Proposed Expansion at Binhi At Ani Filipino Community Center,  
TMK (2) 3-8-007:124, Kahului, Maui

Dear Mr. Wong:

Thank you for your letter of May 11, 2007 responding to our request for early consultation comments for the proposed Binhi At Ani Filipino Community Center improvements at TMK (2) 3-8-007:124, Kahului, Maui. On behalf of the applicant, Binhi At Ani, we would like to provide the following information in response to your comments

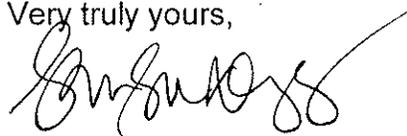
1. The applicant acknowledges that National Pollutant Discharge Elimination System (NPDES) permit coverage is not required for this project, but will comply with the requirements of the State's Water Quality Standards relating to storm water discharges.
2. The applicant notes your comment relating to the prohibition of process water discharges. Your comment letter will be forwarded to the project architect for their information in the planning of the proposed expansion.
3. The applicant understands and will comply with the requirements of Hawaii Administrative Rules (HAR), Sections 11-54 and 11-55.

Thank you again for your input. A copy of the Draft Environmental Assessment will be provided to your office for review and comments.

Alec Wong, P.E., Chief  
June 19, 2008  
Page 2

Please feel free to contact me, should you have any comments or questions at (808) 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Rowena M. Dagdag', with a long, sweeping flourish extending to the right.

Rowena M. Dagdag, Planner

RMD:tn

cc: Norma Barroga, Binhi At Ani

F:\DATA\Binhi\AniCommClrAdd\DOHCWBdearesp.ltr.wpd

MAY 08 2007

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

May 7, 2007

Ms. Rowena Dagdag  
Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawai'i 96793

Dear Ms. Dagdag:

Subject: **Pre-Assessment Consultation Request for Improvements to  
the Binhi At Ani Community Center  
TMK: (2) 3-8-007: 124**

Thank you for the opportunity to comment on the proposed improvements to the Binhi At Ani Community Center. 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.

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



MICHAEL T. MUNEKIYO  
GWEN OHASHI HIRAGA  
MITSURU "MICH" HIRANO  
KARLYNN FUKUDA

MARK ALEXANDER ROY  
KYLE GINZA

June 19, 2008

Herbert S. Matsubayashi, Chief  
District Environmental Health Program  
State of Hawai'i  
**Maui District Office**  
54 High Street  
Wailuku, Hawai'i 96793

SUBJECT: Proposed Expansion at Binhi At Ani Filipino Community Center  
TMK (2) 3-8-007:124, Kahului, Maui

Dear Mr. Matsubayashi:

Thank you for your letter of May 7, 2007 responding to our request for early consultation comments for the proposed expansion of the Binhi At Ani Filipino Community Center at TMK (2) 3-8-007:124, Kahului, Maui. On behalf of the applicant, Binhi At Ani, we would like to provide the following information in response to your comments.

1. The applicant acknowledges your comment regarding the possible need for a noise permit during construction. The Binhi At Ani will ensure that applicable permits are secured, prior to the start of construction.
2. The applicant acknowledges your comment in regards to maximum sound levels for stationary equipment. Your comment has been forwarded to the architect for their information in the planning and design of the proposed second story addition to the Binhi At Ani Filipino Community Center.

A copy of the Draft Environmental Assessment will be provided to your office for review and comment during the 30-day public review period.

Herbert S. Matsubayashi, Chief  
June 19, 2008  
Page 2

Please feel free to contact me should you have any comments or questions at 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Rowena M. Dagdag', written in a cursive style.

Rowena M. Dagdag, Planner

RMD:tn

cc: Norma Barroga, Binhi At Ani

F:\DATA\BinhiAtAni\CommCtrAdd\DOHdearesp.ltr.wpd

APR 17 2007

LINDA LINGLE  
GOVERNOR OF HAWAII



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

ROBERT K. MASUDA  
DEPUTY DIRECTOR

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



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

April 13, 2007

Munekiyo & Hiraga, Inc.  
305 High Street Suite 104  
Wailuku, Hawaii 96793

Attention: Ms. Rowena M. Dagdag

Gentlemen:

Subject: Pre-Assessment Consultation Request for the Proposed Improvements to the Binhi At Ani Community Center, Kahului, Maui, Tax Map Key; (2) 3-8-7:124

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources has no comment to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji  
Administrator

LINDA LINGLE  
GOVERNOR



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

MAY 03 2007  
BARRY FUKUNAGA  
INTERIM DIRECTOR

Deputy Directors  
FRANCIS PAUL KEENO  
BRENNON T. MORIOKA  
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

STP 8.2470

April 30, 2007

Ms. Rowena M. Dagdag, Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Ms. Dagdag:

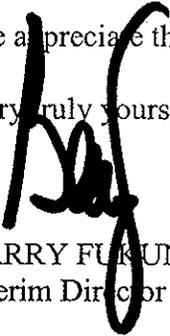
Subject: Binhi At Ani Community Center  
Pre-Assessment Consultation for Proposed Improvements  
TMK: (2) 3-8-007: 124

Thank you for your notification on the renovation plans for the subject community center.

The proposed renovation is not anticipated to affect our State highway facilities.

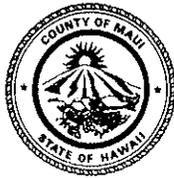
We appreciate the opportunity to provide comments.

Very truly yours,

  
BARRY FUKUNAGA  
Interim Director of Transportation

APR 17 2007

CHARMAINE TAVARES  
MAYOR



CARL M. KAUPALOLO  
CHIEF

NEAL A. BAL  
DEPUTY CHIEF

**COUNTY OF MAUI**  
**DEPARTMENT OF FIRE AND PUBLIC SAFETY**  
**FIRE PREVENTION BUREAU**

780 ALUA STREET  
WAILUKU, HAWAII 96793  
(808) 244-9161  
FAX (808) 244-1363

April 14, 2007

Munekiyo & Hiraga, Inc.  
Attention: Ms. Rowena M. Dagdag  
305 High Street, Suite 104  
Wailuku, HI 96793

**Subject: Pre-Assessment Consultation Request for Binhi At Ani Community Center**  
**(2)3-8-007:124 Onehee Avenue, Kahului, Maui**

Dear Ms. Dagdag,

At this time, our office does not have any particular concerns regarding the future plans to expand the facility. Our office will look at the detailed plans during the building permit process.

We will be contacting the facility soon to schedule a regular fire inspection as required every two years. Please feel free to contact Lt. Scott English at 244-9161 if there are any questions or concerns regarding the future expansion.

Sincerely,

A handwritten signature in black ink, appearing to read "Valeriano F. Martin".

Valeriano F. Martin  
Captain  
Fire Prevention Bureau



MICHAEL T. MUNEKIYO  
GWEN OHASHI HIRAGA  
MITSURU "MICH" HIRANO  
KARLYNN FUKUDA

MARK ALEXANDER ROY  
KYLE GINZA  
June 19, 2008

Captain Valeriano F. Martin  
County of Maui  
Department of Fire and Public Safety  
Fire Prevention Bureau  
780 Alua Street  
Wailuku, Hawai'i 96793

SUBJECT: Proposed Expansion at Binhi At Ani Filipino Community Center,  
TMK (2) 3-8-007:124, Kahului, Maui

Dear Captain Martin:

Thank you for your letter dated April 14, 2007, commenting on the proposed expansion of the Binhi At Ani Filipino Community Center in Kahului Maui. The applicant acknowledges that your office will conduct a review of the project plans during the building permit process.

We will forward your letter to the Binhi At Ani Board of Directors who will coordinate the scheduling of a regular fire inspection at the center with your office.

Thank you again for your input. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Please feel free to contact me, should you have any comments or questions at 244-2015.

Very truly yours,

Rowena M. Dagdag, Planner

RMD:tn

cc: Norma Barroga, Binhi At Ani

F:\DATA\BinhiAtAni\CommCtrAdd\MFDdearep.11r.wpd

MAY 02 2007

TAMARA HORCAJO  
Director

ZACHARY Z. HELM  
Deputy Director

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

CHARMAINE TAVARES  
Mayor



**DEPARTMENT OF PARKS & RECREATION**

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

April 20, 2007

Ms. Rowena M. Dagdag  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, HI 96793

Dear Ms. Dagdag:

**SUBJECT: Pre-Assessment Consultation Request for the Proposed Improvements to the Binhi At Ani Community Center, TMK: 3-8-007:124, Kahului**

We have no objections to the proposed actions and are in support of the project.

Thank you for the opportunity to review and comment. Please contact me or Mr. Patrick Matsui, Chief of Planning and Development, at 270-7387 if there are any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Tamara Horcajo", is written over a large, stylized, light-colored scribble.

TAMARA HORCAJO  
Director of Parks and Recreation

Xc: Patrick Matsui, Chief of Planning and Development

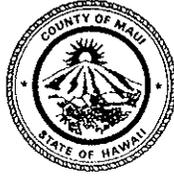
TH:PM:do

CHARMAINE TAVARES  
Mayor

JEFFREY S. HUNT  
Director

COLLEEN M. SUYAMA  
Deputy Director

MAY 18 2007



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

May 18, 2007

Ms. Rowena M. Dagdag  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Ms. Dagdag:

RE: Pre-Assessment Consultation Comments in Preparation of a Draft Environmental Assessment for the Proposed Improvements to the Binhi At Ani Community Center, Located at TMK: 3-8-007:124, Kahului, Island of Maui, Hawaii (EAC 2007/0011)

The Maui Planning Department (Department) is in receipt of your request for pre-consultation comments regarding the proposed construction of a 2,150 square feet, second floor addition which will be utilized for a conference room and related amenities, as well as renovations to the existing first floor conference room and office areas.

Based on the foregoing, the Department provides the following comments:

1. The subject parcel has a State Land Use District designation of Urban, Community Plan designation of Public/Quasi-Public, and a Zoning District designation of P-1 Public/Quasi-Public;
2. The Maui Department of Parks and Recreation should be the accepting authority for Chapter 343, HRS compliance;
3. Discuss the existing parking capacity for the Community Center, and what impacts are foreseen in relation to on-site parking capacity with the second-floor addition.; and
4. Discuss what measures will be taken to mitigate construction-related impacts on the residential lots which abut the subject parcel to the north and west.

Ms. Rowena Dagdag  
May 18, 2007  
Page 2

Thank you for the opportunity to comment. Please include the Department on the distribution list for the Draft EA. Should you require further clarification, please contact Dan Shupack, Staff Planner at [dan.shupack@mauicounty.gov](mailto:dan.shupack@mauicounty.gov) or at 270-5517.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey S. Hunt". The signature is fluid and cursive, with the first name "Jeffrey" and last name "Hunt" clearly legible.

JEFFREY S. HUNT, AICP  
Planning Director

JSH:DBS:bg

c: Colleen M. Suyama, Deputy Planning Director  
Clayton I. Yoshida, AICP, Planning Program Administrator  
Dan Shupack, Staff Planner  
Project File  
General File  
K:\WP\_DOCS\PLANNING\EAC\2007\0011\_BinhiAtAni\_Improvements\PreConsultComments.wpd



MICHAEL T. MUNEKIYO  
GWEN OHASHI HIRAGA  
MITSURU "MICH" HIRANO  
KARLYNN FUKUDA

MARK ALEXANDER ROY  
KYLE GINDZA

June 19, 2008

Jeffrey Hunt, Director  
County of Maui  
Department of Planning  
250 South High Street  
Wailuku, Hawai'i 96793

SUBJECT: Proposed Expansion at Binhi At Ani Filipino Community Center,  
TMK (2) 3-8-007:124, Kahului, Maui

Dear Mr. Hunt:

Thank you for your letter dated May 18, 2007 commenting on the subject project. On behalf of the applicant, West Maui Improvement Foundation, we wish to provide the following information in response to your comments in the order presented in the memorandum.

1. We acknowledge the land use designations and zoning for the subject parcel.
2. We have also acknowledged that the County of Maui, Department of Parks and Recreation will be the accepting authority for Chapter 343, HRS compliance;
3. The Binhi At Ani Filipino Community Center (BAFCC) currently provides 94 paved on-site parking stalls. The addition of a second floor conference room would require five (5) additional parking spaces. Maui Waena Intermediate School provides additional parking for BAFCC events of over 200 guests in the evening or on weekends.

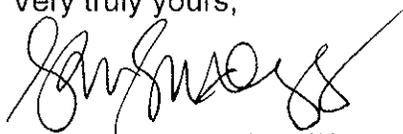
A discussion regarding the existing parking capacity for the community center and impacts in relation to the second floor addition will be included in the Draft Environmental Assessment (EA).

4. Construction activities for the proposed action are limited to the second floor addition of the Binhi At Ani Filipino Community Center. Construction noise and associated fugitive dust are expected during this phase of work. Construction-related impacts on neighboring residential lots and mitigation measures regarding air quality and noise will be discussed and assessed in the Draft EA, as requested.

Jeffrey Hunt, Director  
June 19, 2008  
Page 2

Please feel free to contact me should you have any comments or questions at 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Rowena M. Dagdag', with a long, sweeping flourish extending to the right.

Rowena M. Dagdag, Planner

RMD:tn

cc: Norma Barroga, Binhi At Ani

F:\DATA\BinhiAtAniCommCtrAdd\PlanningDEAresp.ltr.wpd

TO : THOMAS PHILLIPS, CHIEF OF POLICE, COUNTY OF MAUI  
VIA : CHANNELS  
FROM : SCOTT Y. MIGITA, ADMINISTRATIVE SERGEANT, WAILUKU PATROL  
SUBJECT : PRE-ASSESSMENT CONSULTATION REQUEST FOR THE PROPOSED IMPROVEMENTS TO THE BINHI AT ANI COMMUNITY CENTER: TMK (2)3-8-007:124, KAHULUI, MAUI, HAWAII

CONCUR WITH SGT. MIGITA CONCERNS.  
AC Wayne [Signature]  
04/26/07

Sir, this transmittal is being submitted regarding a pre-assessment consultation comments in preparation of a Draft EA for the construction of a new second level addition and related floor renovations at the existing Binhi At Ani Community Center in Kahului. The existing community center building consists of approximately 11,063 square feet. The proposed project involves the construction of an approximately 2,150 square foot second floor addition used for a conference room and related amenities. This addition will require renovations to the existing first floor conference room and office areas.

The issue of traffic and safety of the construction phase of this project would need to be addressed. A short term impact regarding an increase in traffic which involves transporting and lifting materials and equipment would need to be addressed along with the construction noise resulting from this project. In addition, the issue of parking of construction vehicles would need to take place as to create a minimum impact and not obstruct the flow of traffic on the main roadway. Construction noise and debris generated would also need to be considered as pedestrian and vehicular safety measures would need to be in place.

Another area which would need to be addressed once renovation is completed is adequate security and lighting. In addition, the issue of sound resulting from the use of the community center for gatherings which may affect the surrounding residential area must also be considered.

Submitted for your information and perusal.

Respectfully submitted,



Sgt. Scott Migita, E-1122  
Administrative Sergeant, Wailuku Patrol  
04/23/07 - 1800 hours

RECOMMENDATIONS MADE BY  
SGT. MIGITA SHOULD BE  
CONSIDERED.  
A/CAPL. [Signature] KCC  
4.26.07



MICHAEL T. MUNEKIYO  
GWEN OHSUMI HIRAGA  
MITSURU HIRAGA  
KARLYNN FUKUDA

MARK ALFONSO REY  
KYLE BONILLA

June 19, 2008

Thomas M. Phillips  
Chief of Police  
County of Maui  
Police Department  
55 Mahalani Street  
Wailuku, Hawai'i 96793

SUBJECT: Proposed Expansion at Binhi At Ani Filipino Community Center,  
TMK (2) 3-8-007:124, Kahului, Maui

Dear Chief Phillips:

Thank you for your letter of April 23, 2007 responding to our request for early consultation comments for the proposed expansion of the Binhi At Ani Filipino Community Center at TMK (2) 3-8-007:124, Kahului, Maui. On behalf of the applicant, Binhi At Ani, we would like to provide the following information in response to your comments.

1. The applicant acknowledges your comment regarding traffic and safety during the construction phase of this project. Construction activities for the project, which involve the lifting and transporting of materials and equipment, will be addressed in the Draft EA. Adequate on-site parking is provided for construction vehicles and no parking will be allowed on the main roadway.
2. Safety issues will be considered and planning consideration will be given to the issue of adequate security and lighting during evening activities. A copy of your comment letter will be forwarded to the officers and board of directors of the Binhi At Ani.
3. The applicant acknowledges your comment regarding sound resulting from the use of the community center. The proposed expansion will provide for an additional conference room that will be used for small gatherings and group meetings that do not require amplified sound. The proposed expansion is not anticipated to generate additional sound within the neighborhood.

A copy of the Draft Environmental Assessment will be provided to your office for review and comment during the 30-day public review period.

Thomas M. Phillips  
June 19, 2008  
Page 2

Please feel free to contact me, should you have any comments or questions at 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Rowena M. Dagdag', written in a cursive style.

Rowena M. Dagdag, Planner

RMD:tn

cc: Norma Barroga, Binhi At Ani

F:\DATA\BinhiAtAniCommCtrAdd\MPDdearesp.ltr.wpd

MAY 18 2007

CHARMAINE TAVARES  
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

May 14, 2007

Ms. Rowena M. Dagdag  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Maui, Hawaii 96793

Dear Ms. Dagdag:

**SUBJECT: PRE-ASSESSMENT CONSULTATION FOR DRAFT  
ENVIRONMENTAL ASSESSMENT FOR BINHI AT ANI  
COMMUNITY CENTER; TMK: (2) 3-8-007:124**

We reviewed the subject application and have the following comments:

1. Although wastewater system capacity is currently available as of April 23, 2007, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
2. Wastewater contribution calculations are required before building permit is issued.
3. Developer shall pay assessment fees for treatment plant expansion costs in accordance with ordinance setting forth such fees.
4. Plans should show the location of the existing sewer lateral and cleanout for the subject property.
5. Non-contact cooling water, condensate, etc. should not drain to the wastewater system.
6. Address construction waste recycling disposal.

Ms. Rowena M. Dagdag  
May 14, 2007  
Page 2

7. Road frontage improvements will be analyzed upon submittal of construction plans.

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

Sincerely,



MILTON M. ARAKAWA, A.I.C.P.  
Director of Public Works and  
Environmental Management

MMA:MMM:jso  
S:\LUCA\CZM\Binhi\_at\_ani\_draft\_ea\_38007124\_ls.wpd



MICHAEL T. MUNEKIYO  
EVAN DANAHIR HIRAGA  
MITSURU "MIGUY" HIRANO  
KAROLYN PEREDA

MARK ALEXANDER REED  
KYLE GREENE

June 19, 2008

Milton Arakawa, Director  
Department of Public Works  
County of Maui  
200 South High Street  
Wailuku, Hawai'i 96793

SUBJECT: Proposed Expansion at Binhi At Ani Filipino Community Center  
TMK (2) 3-8-007:124, Kahului, Maui

Dear Mr. Arakawa:

Thank you for your memorandum of May 14, 2007 commenting on the subject project. On behalf of the applicant, Binhi At Ani, we wish to provide the following information in response to your comments in the order presented in your memorandum.

1. The applicant confirms wastewater system capacity cannot be ensured until the issuance of the building permit.
2. The applicant confirms wastewater calculations for the proposed project will be carried out by a licensed civil engineer and shall be submitted with the building permit application.
3. The applicant acknowledges and confirms the project will comply with the assessment fees for wastewater treatment plant expansion in accordance with the ordinance setting forth fees for the Kahului assessment area.
4. The applicant confirms that the construction plans will show the location of the existing sewer lateral and cleanout for the subject property.
5. The applicant confirms non-contact cooling water, condensate, etc. will not drain into the wastewater system.
6. The applicant acknowledges your comment regarding construction waste disposal and will coordinate with your department to develop a solid waste management plan for the disposal of construction waste generated by the project.

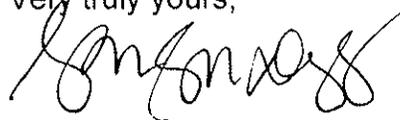
environment  
planning

Milton Arakawa, Director  
June 19, 2008  
Page 2

7. The applicant confirms that the construction plans will show all road frontage improvements.
8. The applicant confirms that a detailed and final drainage report and Best Management Practices (BMP) Plan will be submitted with the grading plans for review and approval prior to the issuance of grading permits. The plans will comply with the provisions of the "Rules and Design of Storm Drainage Facilities in the County of Maui".

Thank you for your comments. A copy of the Draft Environmental Assessment will be provided to your office for review and comment during the 30-day public review period. Please feel free to contact me should you have any comments or questions at 244-2015.

Very truly yours,



Rowena M. Dagdag, Planner

RMD:tn

cc: Norma Barroga, Binhi At Ani  
Cheryl Okuma, Department of Environmental Management

F:\DATA\BinhiAtAni\CommCtrAdd\DPWdearesp.ltr.wpd

## Rowena Dagdag

---

**From:** Wayne Boteilho [Wayne.Boteilho@co.maui.hi.us]  
**Sent:** Wednesday, April 18, 2007 2:29 PM  
**To:** Rowena Dagdag  
**Cc:** Don Medeiros  
**Subject:** BINHI AT ANI

Thank you for consulting with the County Department of Transportation (DOT) seeking preliminary comment on the environmental assessment for the Binhi At Ani improvements.

At this time, the County DOT has no comments.

Again, thank you for the opportunity.

Wayne Boteilho, Deputy Director  
Department of Transportation  
County of Maui  
200 S. High Street  
Wailuku, HI 96793

Phone: (808) 270-5563  
Fax: (808) 270-7505

MAY 1 2007

CHARMAINE TAVARES  
MAYOR



JEFFREY K. ENG  
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  
Telephone (808) 270-7816 • Fax (808) 270-7833

May 9, 2007

Ms. Rowena M. Dagdag, Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Maui, Hawaii 96793

Subject: Pre-Assessment Consultation Request for the Proposed Improvements to the Binhi at Ani Community Center, TMK: 3-8-007:124

Dear Ms. Dagdag:

This is in response to your letter of April 10, 2007. We have the following comments:

**Source Availability and Consumption**

The project area is served by the Central Maui System. The Community Center is served by a 1 ½ inch water meter. The Environmental Assessment (EA) should include the potable and non-potable demand for the proposed expansion. Domestic calculations will be required in building permit process to determine meter adequacy. There is currently no restriction on obtaining meters in Central Maui. However, larger meter, if needed, may not be available until new sources are on-line.

**System Infrastructure**

The property is fronted by an 18-inch waterline and two fire hydrants. Fire flow calculations will be required in the building permit process.

**Conservation**

A conservation checklist for commercial buildings is enclosed for the applicant's reference. We recommend that the following conservation measures be included in the project design and implemented to alleviate demand on the Central Maui system:

Use brackish and/or reclaimed water sources for irrigation and all non-potable water uses where 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

*By Water All Things Find Life*

Rowena M. Dagdag  
Page 2

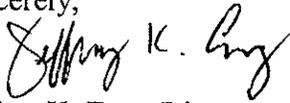
manufactured into some models of air conditioners, freezers, and commercial refrigerators.

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.

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

Sincerely,



Jeffrey K. Eng, Director  
emb

c: engineering division

attachment:

A Checklist of Water Conservation Ideas for Commercial Buildings

C:\WPdocs\EA EIS SLUD\Binhi At Ani Community Center Pre EA.wpd

# A Checklist of Water Conservation Ideas For

# Commercial Buildings

This checklist provides water conservation tips successfully implemented by industrial and commercial users. This list has been revised from the original copy first published and distributed by the Los Angeles Department of Water and Power.

## General suggestions

Increase employee awareness of water conservation.

Install signs encouraging water conservation in employee and customer restrooms.

When cleaning with water is necessary, use budgeted amounts.

Determine the quantity and purpose of water being used.

Read water meter weekly to monitor success of water conservation efforts.

Assign an employee to monitor water use and waste.

Seek employee suggestions on water conservation; put suggestion boxes in prominent areas.

Determine other methods of water conservation.

## Building maintenance

Check water supply for leaks.

Turn off any unnecessary flows.

Repair dripping faucets and showers and continuously running or leaking toilets.

Install faucet aerators where possible.

Reduce toilet water use by adjusting flush valves or installing dams and flapper mechanisms.

As appliances or fixtures wear out, replace them with water-saving models.

Shut off water supply to equipment rooms not in use.

Minimize the water used in cooling equipment in accordance with manufacturers recommendations. Shut off cooling units when not needed.

## Cafeteria area

Turn off continuous flow used to clean the drain trays.

Turn off dishwasher when not in use. Wash full loads only.

Use water from steam tables to wash down cooking area.

Do not use running water to melt ice or frozen foods.

Use water-conserving ice makers.



MICHAEL T. MUNEKIYO  
GWEN OHASHI HIRAGA  
MISURE "MIKE" HIRANO  
KARLYNE HIRADA

MARK ALEXANDER ROY  
LYLE BERGZA

June 19, 2008

Jeffrey Eng, Director  
County of Maui  
Department of Water Supply  
200 South High Street  
Wailuku, Hawai'i 96793

SUBJECT: Proposed Expansion at Binhi At Ani Filipino Community Center,  
TMK (2) 3-8-007:124, Kahului, Maui

Dear Mr. Eng:

Thank you for your letter dated May 9, 2007 commenting on the subject project. On behalf of the applicant, Binhi At Ani, we wish to provide the following information in response to your comments.

The applicant, Binhi At Ani, confirms that the proposed expansion will not include the installation of additional water fixtures. An update to the engineering report will be prepared by a certified engineer and will include water use calculations. Your letter will be forwarded to the applicant for review and possible incorporation of water conservation measures into project design and construction plans.

A copy of the Draft Environmental Assessment will be provided to your office for review and comment. If there are any questions, please do not hesitate to call me at 244-2015.

Very truly yours,

Rowena M. Dagdag, Planner

RMD:tn

cc: Norma Barroga, Binhi At Ani

F:\DATA\BinhiAtAni\CommCtrAdd\DWSD\earesp.ltr.wpd

environment  
planning

Hawaiian Telcom ●

April 17, 2007

Munekiyo & Hiraga, Inc.  
305 South High Street Suite 104  
Wailuku, Maui, Hawaii 96793

ATTN: Ms. Rowena M. Dagdag

SUBJECT: Pre- Assessment Binhi Ani Community Center Station

Dear Ms. Dagdag;

Thank you for the opportunity to comment on the proposed Binhi Ani Community Center Renovation.

Hawaiian Telcom Inc. has no comment on this project at this time, but would like to remind your client that there are working telephone facilities contained within the first floor of this building that must be protected from damage. Please call 643-4411 if you need to have these lines disconnected or relocated.

If there are any questions, please call me at (808) 242-5107.

Sincerely,



Tom Hutchison  
Engineer, IP – OSP Engineering

C: BICS; 0704-028 File



MICHAEL T. MUNEKIYO  
GWEN CHERRY HIRAGA  
MITSURU HIRAGA  
KAROLYN HIRAGA

MARK ALEXANDER NEY  
KYLE BENZON

June 19, 2008

Tom Hutchison  
Hawaiian Telcom  
60 Church Street  
Wailuku, Hawai'i 96793

SUBJECT: Proposed Expansion at Binhi At Ani Filipino Community Center,  
TMK (2) 3-8-007:124, Kahului, Maui

Dear Mr. Hutchison:

Thank you for your letter dated April 17, 2007 commenting on the proposed expansion of the Binhi At Ani Filipino Community Center in Kahului, Maui. We will be forwarding your letter to the project engineer who will coordinate with your office to verify the need to disconnect or relocate the telephone facilities located in the building.

Thank you again for your input. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Should you have any questions, please do not hesitate to call me at 244-2015.

Very truly yours,

Rowena M. Dagdag, Planner

RMD:tn

cc: Norma Barroga, Binhi At Ani

F:\DATA\BinhiAtAniCommCtrAdd\HawnTelcomDEAresp.ltr.wpd

MAY 01 2007

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



April 30, 2007

Munekiyo & Hiraga, Inc.  
Attn: Ms. Rowena M. Dagdag  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Ms. Dagdag,

Subject: Pre-Assessment Consultation Request for the Proposed Improvements to the  
Binhi at Ani Community Center  
Kahului, Maui, Hawaii  
TMK: (2) 3-8-007:124

Thank you for allowing us to comment on the Pre-Assessment Consultation Request for the subject project.

In reviewing our records and the information received, Maui Electric Company (MECO) has no objection to the project at this time. However, we highly encourage the customer's electrical consultant to submit the electrical demand requirements and project time schedule as soon as practical so that any upgrade of electrical service can be provided on a timely basis.

Should you have any other questions or concerns, please call Ray Okazaki at 871-2340.

Sincerely,

A handwritten signature in black ink, appearing to read "Neal Shinyama". The signature is fluid and cursive, written in a professional style.

Neal Shinyama  
Manager, Engineering

NS/ro:lh



MICHAEL T. MUNEKIYO  
GWEN OHASHI HIRAGA  
MITSURU "MICH" HIRANO  
KARLYNN FUKUDA

MARK ALEXANDER ROY  
KYLE BINOZA

June 19, 2008

Greg Kauhi, Manager  
Customer Operations  
Maui Electric Company  
210 West Kamehameha Avenue  
Kahului, Hawai'i 96733

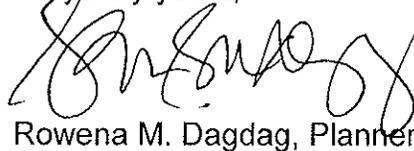
SUBJECT: Proposed Expansion at Binhi At Ani Filipino Community Center  
TMK (2) 3-8-007:124, Kahului, Maui

Dear Mr. Kauhi:

Thank you for your letter dated April 30, 2007 commenting on the proposed expansion of the Binhi At Ani Filipino Community Center in Kahului, Maui. We will be forwarding your letter to the project's electrical engineer who will coordinate with your office to verify the electrical demand requirements and project's time schedule in preparation for any potential upgrade of electrical service.

Thank you again for your input. A copy of the Draft Environmental Assessment will be provided to your office for review and comment. Should you have any questions, please do not hesitate to call me at 244-2015.

Very truly yours,



Rowena M. Dagdag, Planner

RMD:tn

cc: Norma Barroga, Binhi At Ani

F:\DATA\BinhiAtAniCommCtrAddMECOdearesp.ltr.wpd

## **X. REFERENCES**

## X. REFERENCES

County of Maui, Charter, 2003 Edition.

County of Maui, The General Plan of the County of Maui, September 1990 Update.

County of Maui, Wailuku-Kahului Community Plan, December 2002.

County of Maui, Office of Economic Development, Maui County Data Book, June 2006.

Flood Insurance Rate Map, Panel No. 1500301900.

Maui County Planning Department, Socio-Economic Forecast: The Economic Projections for the Maui County General Plan 2030, June 2006.

Michael T. Munekiyo Consulting, Inc., Application for Special Management Area Permit - Maui Community College Buildings "J" and "S", January 1993.

Michael T. Munekiyo Consulting, Inc., Application for Special Management Area Permit - Maui Community College Building "J" Phase II, January 1994.

Munekiyo & Arakawa, Inc., Final Environmental Assessment - Maui Central Park, October 1996.

Munekiyo & Hiraga, Inc., Application for Special Management Area Permit - Maui Palms Hotel Development and Related Improvements, June 2001.

Munekiyo & Hiraga, Inc., Final Environmental Assessment - Central Maui Senior Housing and County Office Buildings Project, February 2005.

Munekiyo & Hiraga, Inc., Final Environmental Assessment - Maui Lani Elementary School, July 2002.

Munekiyo & Hiraga, Inc., Final Environmental Assessment in Support of Applications for District Boundary Amendment, Community Plan Amendment, Change in Zoning, Project District Phase I and Phase II Approvals Maui Lani Land Use Plan Update and Related Project District Amendments, February 2005.

Munekiyo, Arakawa & Hiraga, Inc., Final Environmental Assessment - Maui Community College Building "N" and Related Improvements, April 1998.

Munekiyo, Arakawa & Hiraga, Inc., Final Environmental Assessment - Maui Community College Building "P", December 1999.

State of Hawai`i, Department of Agriculture, Agricultural Lands of Importance to the State of Hawai`i, Island of Maui, January 1977.

State of Hawai`i, Department of Business, Economic Development and Tourism (DBEDT), Hawai`i Census 2000, Hawai`i State Data Center Report and Tables, <http://www.hawaii.gov/dbedt/census2k/hsdc-rt.html>.

University of Hawai`i, Land Study Bureau, Detailed Land Classification Island of Maui, May 1967.

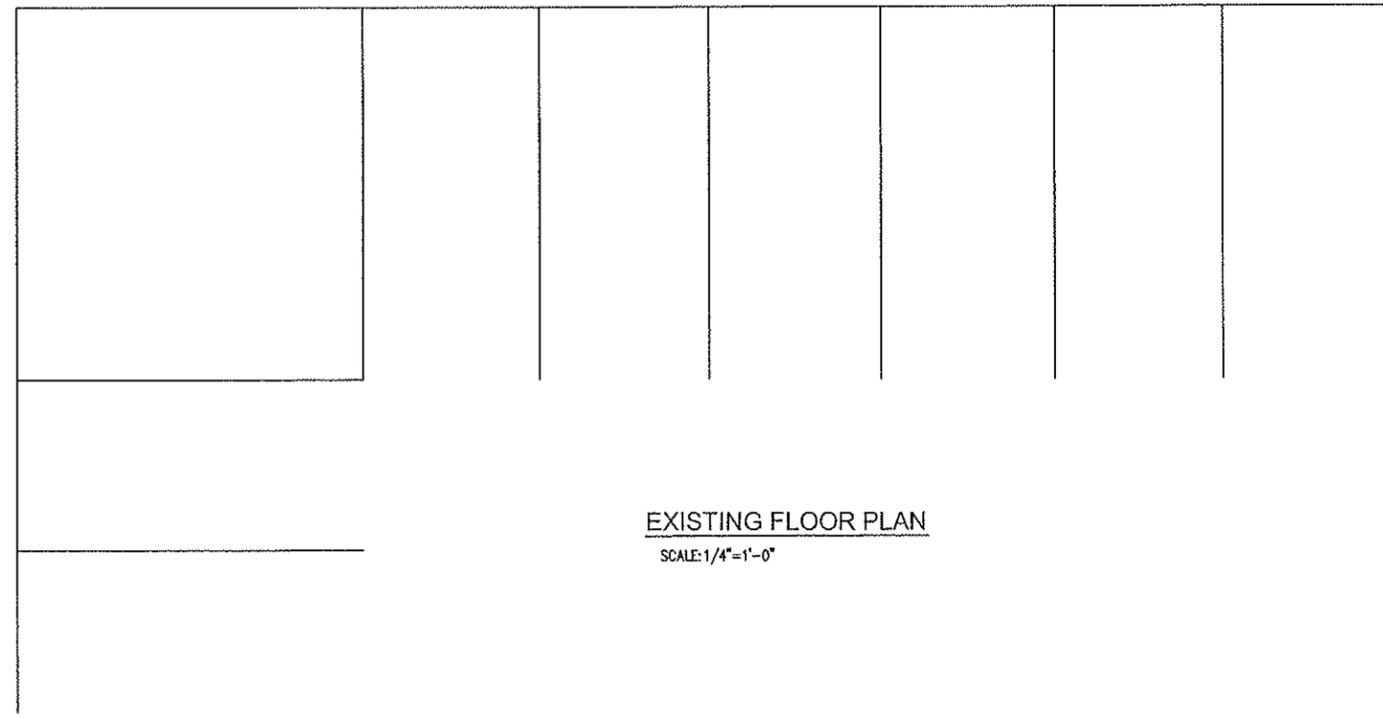
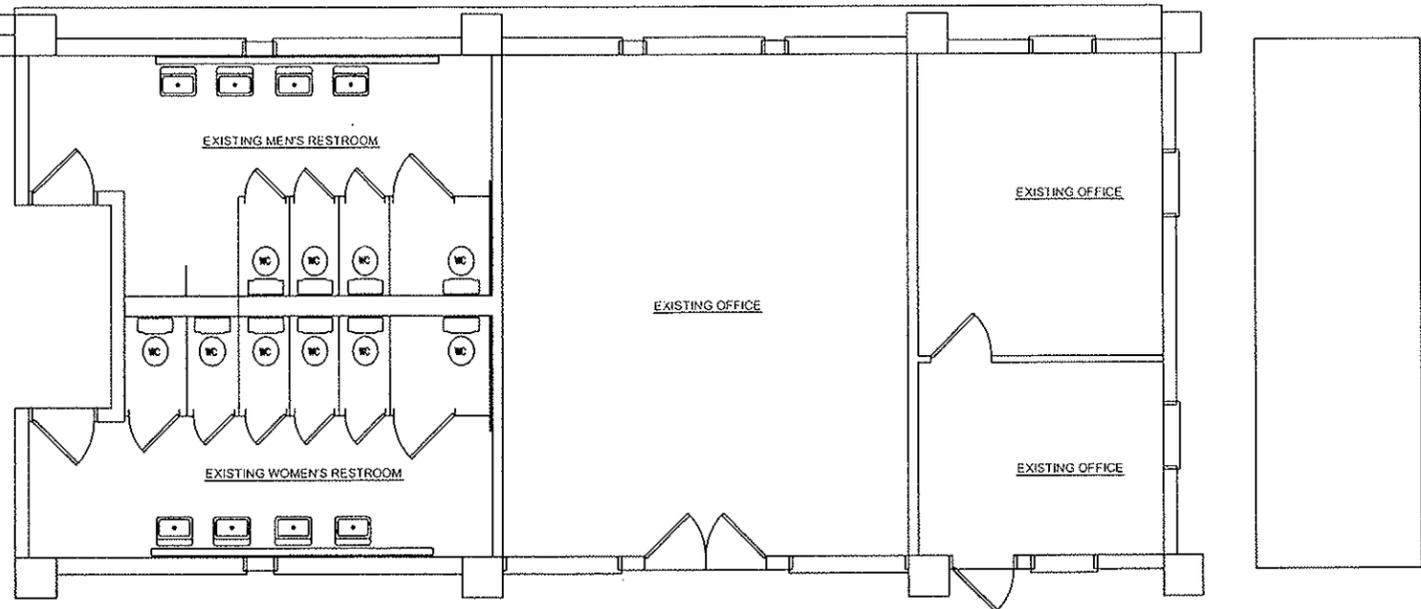
University of Hawai`i at Hilo, Department of Geography, Atlas of Hawai`i, Third Edition, 1998.

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kaua`i, O`ahu, Maui, Moloka`i and Lana`i, State of Hawai`i, August 1972.

# **APPENDIX A.**

## **Preliminary Development Plans**

EXISTING HALL



EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTES:  
1. REFER TO ALL OTHER CONTRACT DOCUMENTS.  
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS BEFORE COMMENCING WORK.  
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.  
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS AT ALL TIMES.

REVISIONS

- △
- △
- △
- △

Pacific Rim  
Architecture LLC  
P.O. BOX 200000  
PH 808 281-4190

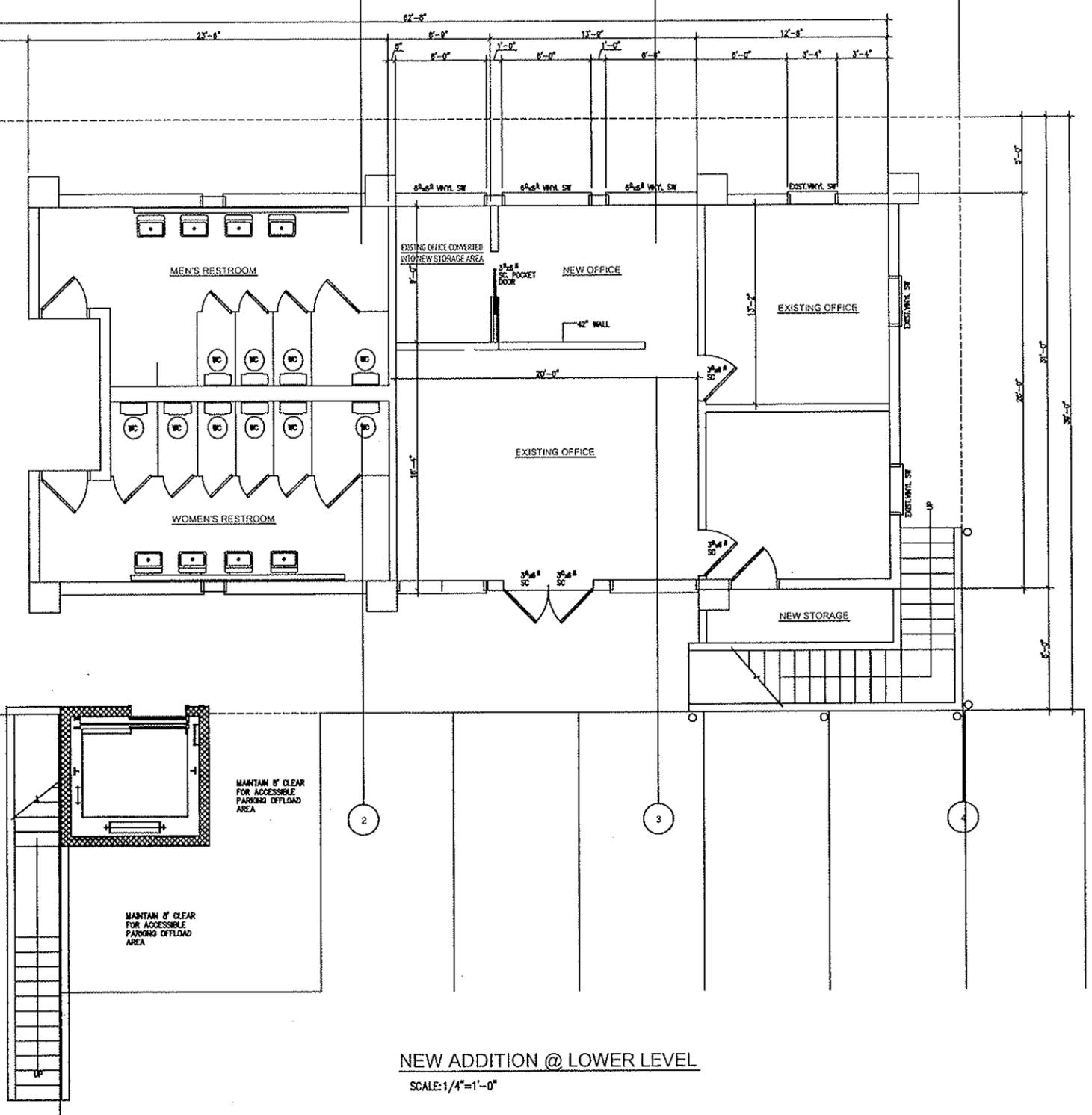


THIS SEAL IS PROVIDED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.

SCALE		DATE	
AS SHOWN			
DESIGNED		DATE	12/24/17
CHECKED		DATE	
ISSUED FOR		DATE	
		REVISION	

BINHI AT ANI  
FILIPINO  
COMMUNITY  
CENTER

EXISTING HALL



NEW ADDITION @ LOWER LEVEL  
SCALE: 1/4"=1'-0"

**NOTES**  
 READ IN CONNECTION WITH OTHER CONTRACT DOCUMENTS  
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES BEFORE COMMENCING WORK.  
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND APPROVALS THROUGHOUT THE PROJECT.  
 ALL REVISIONS SHALL BE MADE THROUGH THE REVISION TABLE AND SHALL BE REFERENCED TO THE CORRECT DRAWING SHEET.

**REVISIONS**

1	
2	
3	
4	

**Pacific Rim Architecture LLC**  
 P.O. BOX 2811, MAUNALOA, HI 96761  
 PH: 808-281-4190

**WILLIAM G. WATERS**  
 LICENSED PROFESSIONAL ARCHITECT  
 License No. 4-20-10  
 No. 10020  
 HAWAII, U.S.A.

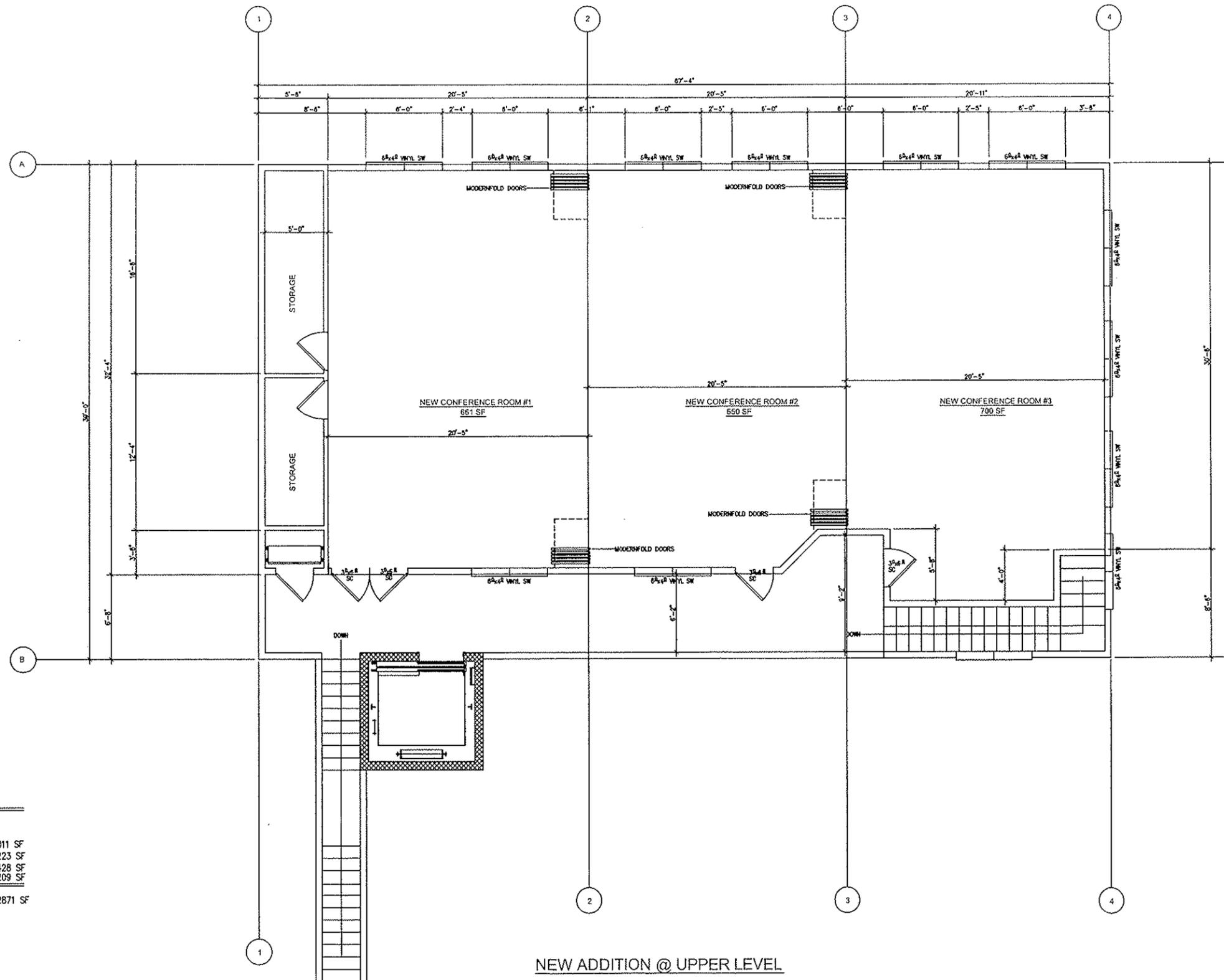
THIS SEAL WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT WILL BE MADE BY ME OR UNDER MY SUPERVISION.

SCALE AS SHOWN

DESIGNED	DATE
DRAWN	10/04/17
CHECKED	
ISSUED FOR	DATE

DO NOT SCALE FROM DRAWING.  
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.  
 REVISIONS TO BE MADE THROUGH THE REVISION TABLE.

BINHI AT ANI  
 FILIPINO  
 COMMUNITY  
 CENTER  
 A-2



**AREA SUMMARY**

CONFERENCE ROOMS	2011 SF
STORAGE	223 SF
HALLWAY & ELEVATOR	428 SF
STAIRWAY	209 SF
<b>GRAND TOTAL</b>	<b>2871 SF</b>

**NEW ADDITION @ UPPER LEVEL**  
SCALE: 1/4" = 1'-0"

**NOTES:**  
 1. REFER TO CONTRACT DOCUMENTS FOR ALL NOTES.  
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK PRIOR TO CONSTRUCTION.  
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.  
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES.

**REVISIONS:**

1	
2	
3	
4	

**Pacific Rim**  
 Architecture LLC  
 72 KONOHI, HAWAII  
 PH 808 281-4190



THIS SEAL IS PROVIDED BY ME TO BE USED IN CONNECTION WITH THE PROJECT AND IS NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT.

**SCALE:**  
AS SHOWN

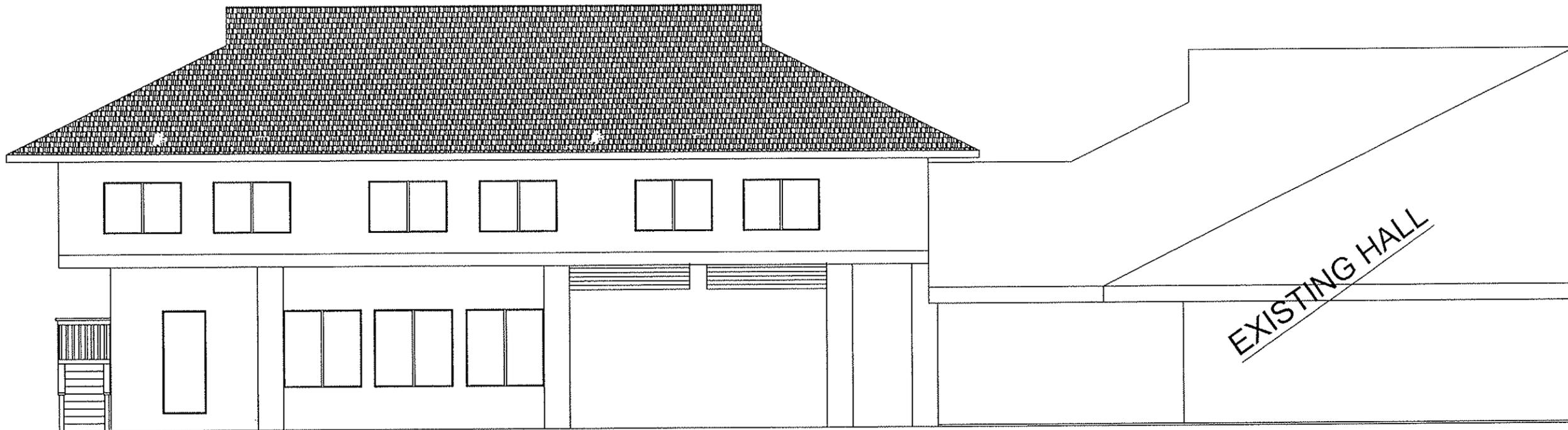
DESIGNED	DATE
DRAWN	1/20/07
CHECKED	DATE
ISSUED FOR:	DATE
	REVISION

**BINH AT ANI**  
**FILIPINO**  
**COMMUNITY**  
**CENTER**









REAR ELEVATION

SCALE: 1/4" = 1'-0"

NOTES  
 READ CONTRACT WITH OTHER RELATED DRAWINGS  
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES BEFORE COMMENCING CONSTRUCTION.  
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES BEFORE COMMENCING CONSTRUCTION.  
 ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES BEFORE COMMENCING CONSTRUCTION.

REVISIONS

- △
- △
- △
- △

Pacific Rim  
 Architecture LLC  
 PH 808 281-4190



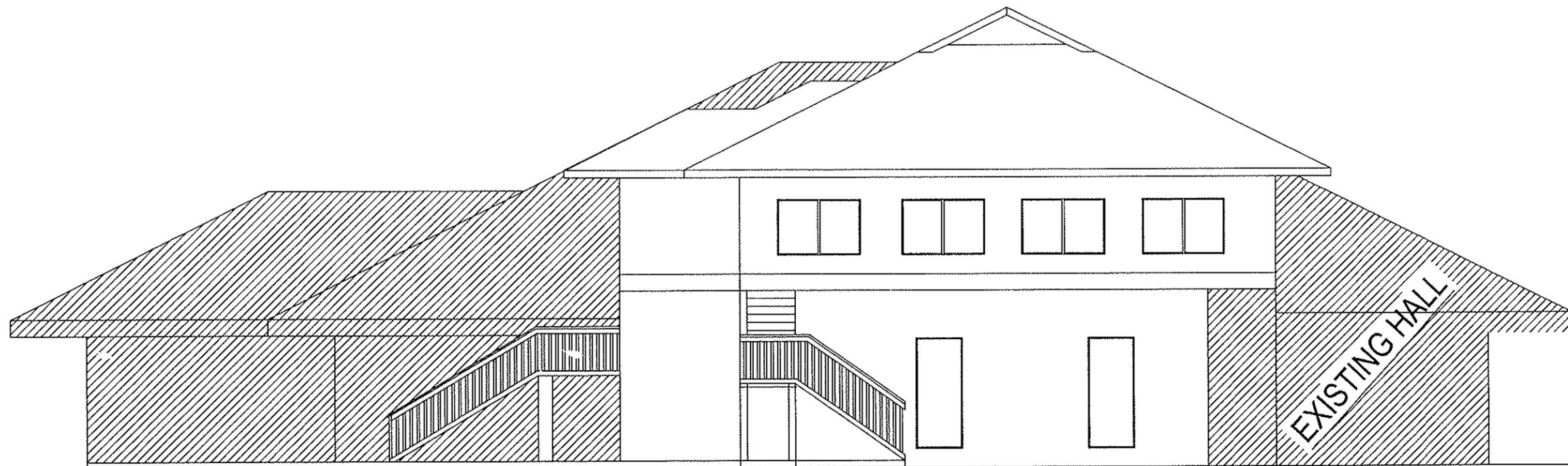
THIS DRAWING IS THE PROPERTY OF PACIFIC RIM ARCHITECTURE LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PACIFIC RIM ARCHITECTURE LLC.

SCALE		DATE	
AS SHOWN		ISSUED	REVISION
DESIGNED			
DRAWN			
CHECKED			
ISSUED FOR:			

DO NOT SCALE FROM DRAWING.  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.  
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES BEFORE COMMENCING CONSTRUCTION.

BINHI AT ANI  
 FILIPINO  
 COMMUNITY  
 CENTER

A-7

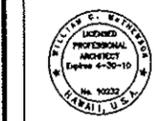


RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

NOTES  
READ IN CONNECTION WITH OTHER CONTRACT DOCUMENTS  
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HONOLULU AND THE STATE OF HAWAII.  
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HONOLULU AND THE STATE OF HAWAII.  
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HONOLULU AND THE STATE OF HAWAII.  
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HONOLULU AND THE STATE OF HAWAII.  
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HONOLULU AND THE STATE OF HAWAII.

REVISIONS  
 ▲  
 ▲  
 ▲  
 ▲

Pacific Rim  
Architecture LLC  
70 KOLEHE, HONOLULU, HI  
PH 808 281-4190



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL AND THE PROJECT WILL BE UNDER MY CONTROL.

SCALE AS SHOWN	
DESIGNED	DATE
DRAWN	10/6/07
CHECKED	DATE
ISSUED FOR:	DATE
	REVISION

DO NOT SCALE FROM DRAWING  
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE  
BEFORE COMMENCING WORK  
COPYRIGHT RESERVED

BINHI AT ANI  
FILIPINO  
COMMUNITY  
CENTER

# **APPENDIX B.**

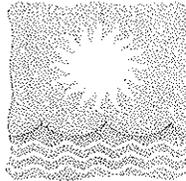
## **Archaeological Monitoring Plan**

**ARCHAEOLOGICAL MONITORING PLAN  
FOR THE PROPOSED ADDITION OF A SECOND FLOOR AT  
MAUI FILIPINO COMMUNITY CENTER LOCATED AT  
TMK 3-08-07: 124  
WAILUKU *AHUPUA'A*; WAILUKU DISTRICT  
ISLAND OF MAUI**

**FOR: Binhi at Ani**

**BY: Lisa J. Rotunno-Hazuka (B.A.)  
Jeffrey Pantaleo (M.A.)**

**APRIL 2008**



***ARCHAEOLOGICAL SERVICES HAWAII, LLC.***  
1930 A Vineyard Street  
Wailuku, HI 96793

***“Protecting, Preserving, Interpreting the Past, While Planning the Future”***

## INTRODUCTION

Under contract to Binhi at Ani, Archaeological Services Hawaii, (ASH) proposes to undertake archaeological monitoring of all ground disturbing activities associated with the proposed 2<sup>nd</sup> story addition to the Maui Filipino Community Center located in Kahului adjacent to Onehee Avenue, Wailuku *ahupua`a* and District, TMK 3-8-07:124 (Figures 1 and 2). A monitoring program was conducted intermittently at the aforementioned project area from 2001-2004 where Burial Site 50-50-04-5088 was identified. Site 5088 is comprised of displaced human skeletal remains from 12 individuals (Features 1a-c, 5, 6, 9a-d, 11, and 22a-b), the *in situ* or partial *in situ* burial features of 11 individuals (Features 7, 8, 10, 12, 14, 15a, 16a-b, 20, 21 and 23), and several possible burial pits (Features 13, 15b, 17-19, 21, and 24-25) were identified.

The proposed improvements consist of the excavation of three footings within the extant parking lot on the east side of the building. No burials were identified in this area during the previous monitoring program.

## PROJECT AREA DESCRIPTION

The project area is located within the inland sand dunes of Central Maui along Onehee Drive just south of the intersection of Onehee and Papa Avenue (TMK 3-8-07: 124). It is an improved 2.0 acre parcel across from Maui Waena Middle School, and north of the Maui Lani Development. The subject parcel contains one large building, parking lots, a covered pavilion area, retaining walls and associated underground utilities. Burial Sites have been preserved within the extant dune behind (west) of the existing building and retaining wall. Several additional burial sites have been found in close proximity to the project area. Burials were identified by Ms. Dee Frederickson during the development of Maui Waena School. One burial site was identified and preserved in place at the Kingdom Hall adjacent and south of the subject parcel. Several burial features (Site 4794) have been identified within The Fairways subdivision of Maui Lani Development.

## EXPECTABILITY OF SUBSURFACE SITES

Based on the foregoing data, remnant subsurface features may be present below the parking lot, thus all ground disturbing activities shall be monitored.

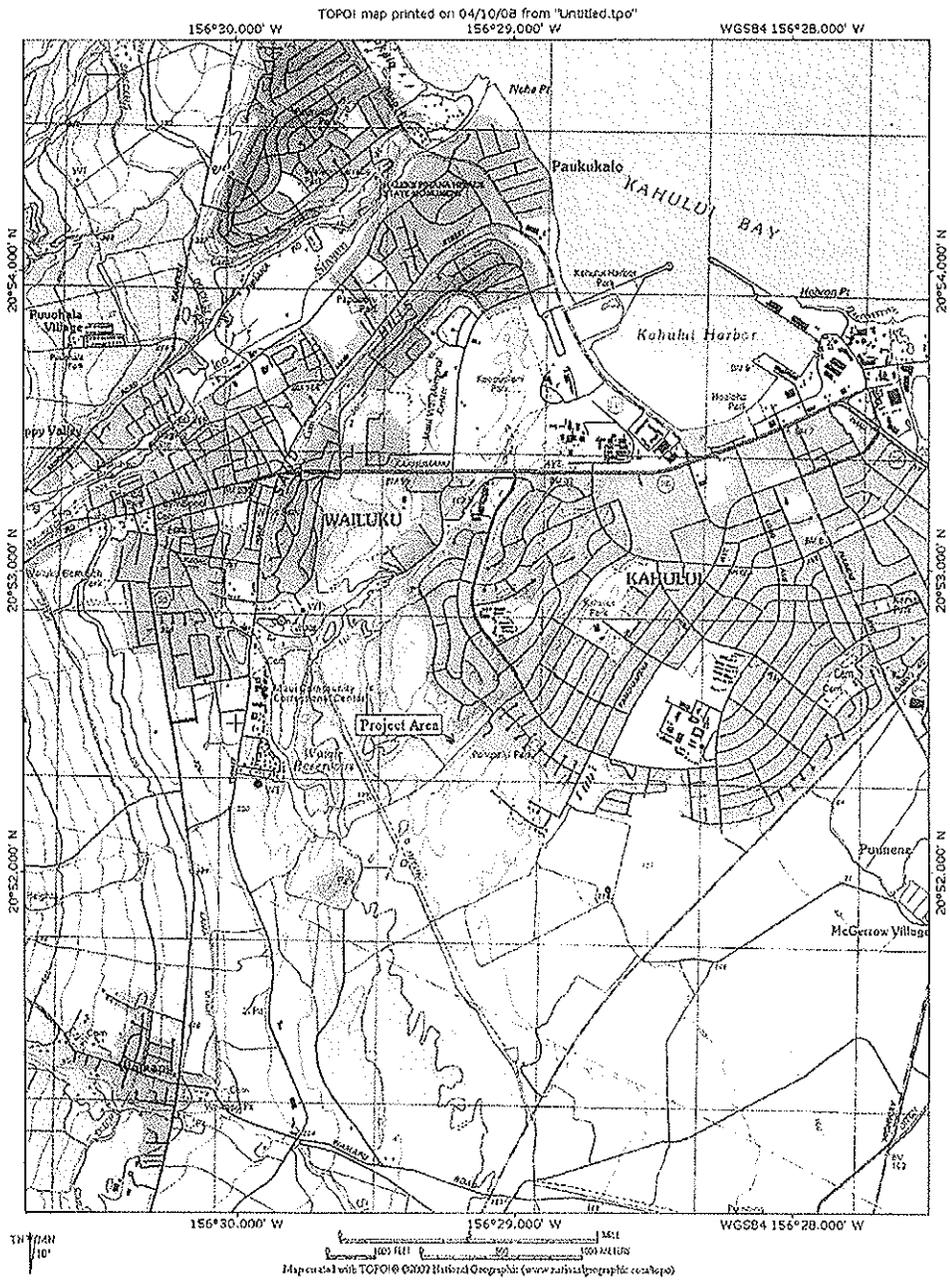


Figure 1. Location of Project Area on USGS Quadrangle



## **MONITORING PLAN**

The construction plans call for excavations of three footings which range from 4.0-5.0 ft. deep. Full-time monitoring will be the protocol for this project. In the event that rock, sterile fill deposits and or the water table is encountered, monitoring procedures may need to be adjusted; however no changes may be made without consultation and approval by SHPD via telephone and in writing. SHPD will also be notified of the onset and completion of the proposed undertaking.

One archaeological monitor per piece of ground disturbing equipment is the protocol for this monitoring project. Dependent on availability, Maui resident archaeologists will be assigned to this project. Prior to the commencement of construction, all pertinent parties including but not limited to construction and archaeological personnel will be informed of the monitoring procedures as stipulated in the monitoring plan, as well as the monitors' authority to halt work in the vicinity of a find. In the event that subsurface sites are exposed during construction, ground-disturbing activities in the immediate area will temporarily halt and project activities may shift to other areas of the project. Once the archaeologist makes an assessment, they will then consult with SHPD to determine the appropriate mitigation measures for the find. The area around the site shall be protected by erecting orange fencing or yellow caution tape. The site will be recorded utilizing all standard archaeological methods and procedures. Stratigraphic profiles will be drawn, photographs will be taken, and soil samples collected not only from the subsurface site, but from selected locations within the project area. If nighttime work is performed, the general contractor must notify the consulting archaeologist at least 3 days in advance. The archaeological monitor has sole discretion to determine if lighting is adequate to perform visual inspections of the soil.

If historic bottles are found they are to be collected by the archaeologist. No bottles may be collected or taken by any construction worker.

In the event that human remains are inadvertently exposed during this undertaking, the aforementioned procedures of halting and securing the site will be performed. After an initial assessment is made by Mr. Hinano Rodrigues of SHPD, and members of the Maui/Lana'i Islands Burial Council-MLIBC (if the remains are believed to be Native Hawaiian), procedures for documenting the burial find shall be undertaken. These

mitigation measures may include mapping and collecting displaced human skeletal remains, however no human skeletal remains will be collected without authorization from SHPD. Additional documentation will include, raking and screening of the area to collect all displaced human remains, and excavations to ascertain the context (*in situ* or displaced) and number of individuals represented by the skeletal remains.

## **PROCEDURES FOR DISPLACED HUMAN SKELETAL REMAINS**

The procedures for exposed skeletal remains and possible burial pit outlines is presented below.

1. Upon identification of displaced human remains, a possible burial pit outline, or basalt and coral manuports all construction activities in the immediate area of the find is temporarily halted.
2. SHPD and the MLIBC shall be notified.
3. Mark the perimeter of the avoidance area with yellow caution tape, and or orange construction fencing and cover the remains to protect them from the elements
4. Extend a baseline through the center of the dispersal area.
5. After notification and concurrence with SHPD, mark all displaced remains with pin flags and produce a plan view map. Locate and identify displaced remains and only collect the displaced remains if authorized by SHPD personnel.
6. If a concentration is identified, map the concentration and leave in place for determination of disposition and controlled manual excavations, as warranted.
7. Manually rake bulldozed or other mechanically produced tailings and screen push piles to collect all displaced and fragmented remains.
8. If no concentration was identified and raking is complete, skip to blade testing on item #13 after notification and concurrence with SHPD.
9. Complete an osteological inventory of the collected remains to determine the components that may be left *in situ* or missing.
10. If a concentration or possible burial pit was identified, notify SHPD of the possible burial feature and ask for written authorization to test the possible burial feature. Once authorization for testing has been received by SHPD, place a 2.0 by 2.0 meter controlled test unit, centrally locating the concentration within the test unit. Clean the surface with a trowel to determine if a pit outline is present. Map pit outline.
11. If SHPD has provided written authorization to test an *in situ* burial, excavate the *in situ* portion to identify any articulation, document the articulated portion

within the pit outline, and collect all clearly displaced remains. Articulated remains and those in an anatomically correct position, shall be left in place until a disposition determination can be made by SHPD in consultation with the MLIBC.

12. Fill out all test excavation and burial forms and draw a plan view map of the *in situ* remains. Then cover remains with a thin layer of sand (if SHPD and MLIBC have seen the feature) and or tarp.
13. After notification and concurrence with SHPD, conduct mechanical blade testing in potential areas of further discoveries. Blade testing is conducted by removing shallow (2-6") lifts over a predetermined area.

After consultation with the owner, SHPD and the MLIBC (if the remains are believed to be Native Hawaiian), a burial treatment plan will be prepared.

Upon completion of the fieldwork, all necessary lab procedures including but not limited to processing, cataloguing and analyses of artifacts and photographs; analyses of soil samples as warranted and submitting of charcoal samples for radiocarbon dating will be performed. All analyses will be synthesized into a final monitoring report, and the report shall be submitted within 180 days of the completion of fieldwork. Copies of this report will be sent to the State Historic Preservation Division offices on Oahu and Maui for their review and comments.

All notes, photographs and artifacts will be archived at the offices of Archaeological Services Hawaii, LLC at 1930 A Vineyard Street, Wailuku, HI 96793.

## **APPENDIX C.**

# **Preliminary Civil Engineering and Drainage and Soil Erosion Control Study**

**PRELIMINARY  
CIVIL ENGINEERING  
AND  
DRAINAGE AND SOIL EROSION CONTROL STUDY  
FOR  
PROPOSED BINHI AT ANI  
COMMUNITY CENTER IMPROVEMENTS  
KAHULUI, MAUI, HAWAII  
TAX MAP KEY: (2) 3-8-07:124**

**PREPARED FOR:**

**BINHI AT ANI  
780 ONEHEE AVENUE  
KAHULUI, HAWAII - 96732**

**PREPARED BY:**



**CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT & INSPECTIONAL SERVICES**

**871 KOLU STREET, SUITE 201  
WAILUKU, MAUI, HAWAII - 96793  
JOB 08-002**

**FEBRUARY 12, 2008**

## TABLE OF CONTENTS

- I. INTRODUCTION
- II. PROPOSED PROJECT
- III. WATER SYSTEM
  - A. EXISTING
  - B. WATER IMPROVEMENTS
- IV. WASTEWATER SYSTEM
- V. DRAINAGE SYSTEM
  - A. SOIL
  - B. FLOOD HAZARD
  - C. DRAINAGE FACILITIES
  - D. DRAINAGE PLAN
  - E. CONCLUSION
- VI. GRADING AND SOIL EROSION CONTROL
  - A. GRADING REQUIREMENTS
  - B. BEST MANAGEMENT PRACTICES
- VII. CONSTRUCTION PLAN APPROVALS AND PERMITS
- VIII. REFERENCES
- IX. EXHIBIT A - PRELIMINARY CALCULATIONS  
EXISTING DOMESTIC WATER CONSUMPTION
- X. FIGURES
  - FIGURE 1 - LOCATION MAP
  - FIGURE 2 - VICINITY MAP
  - FIGURE 3 - SITE PLAN
  - FIGURE 4 - NEW ADDITION AT LOWER LEVEL

**I. INTRODUCTION:**

The purpose of this preliminary report is to investigate the anticipated improvements such as water, wastewater and drainage systems for the proposed expansion of the Binhi at Ani Community Center as required by appropriate governmental agencies. It will also present a brief description of existing conditions; probable grading requirements; and proposed measures to control soil erosion during site construction.

The Binhi at Ani Community Center site, which encompasses a 2 acre parcel, is located at the southwest rim of the Kahului Residential suburbs. It lies on the northern side of Onehee Avenue across the Maui Waena Intermediate School. Refer to Figures 1 and 2.

The site plan of the existing facilities is shown on Figure 3.

**II. PROPOSED PROJECT:**

The proposed project will consist of the construction of a second floor addition to the east wing of the existing Binhi at Ani Community Center building. Refer to Figure 3. The proposed second floor addition will be substantially used as conference rooms. The planned improvements will also include needed renovations of the existing first floor to support the second floor addition. Refer to Figures 4 and 5 for conceptual floor plans.

There are no major site surface improvements included in this project since the second floor addition will be built over the existing structure.

### III. WATER SYSTEM:

#### A. EXISTING:

The existing County water system in the vicinity of the project site is shown on Figure 6. There is an 18-inch water main on Onehee Avenue fronting the project site. There are also existing fire hydrants (FH #612 and #613) across the street.

The existing facility is serviced by a 1½" water meter that has a capacity of 100 gallons per minute (gpm). It also includes a 1½" reduced pressure backflow preventer. Based on the existing plumbing fixtures of the facility, the estimated domestic water demand is about 100 gpm. Refer to Exhibit A.

Fire Protection is provided by the two (2) fire hydrants across the street. Additionally, the building has a sprinkler system that is supplied by the 18-inch waterline via a 4-inch double check detector assembly and 4-inch water line. There is also a Fire Department connection apparatus in front of the existing building.

The onsite water system is shown on Figure 7.

#### B. WATER IMPROVEMENTS:

The proposed project does not involve the installation of additional plumbing facilities that would impact the existing water usage. Based on the preliminary calculation (Exhibit A), the existing domestic water demand is about 100 gallons per minute (gpm) which can be provided by the existing 1½" water meter.

The Community Center could fall under similar land use category as schools; hence, the needed fire flow for the facility is 2,000 gallons per minute (gpm) according to Table 100-19 - Fire Flow Requirements of the DWS Standards [3]. The existing 18-inch waterline on Onehee Avenue and the two (2) fire hydrants (FH #612 and #613) across the street will be sufficient to provide the required fire flow.

Based on this preliminary study, there is no anticipated water system improvements as a result of the proposed project.

#### **IV. WASTEWATER SYSTEM:**

Presently the existing center is served by a 6-inch sewer lateral that is connected to the existing 8-inch sewer pipe on Onehee Avenue. Refer to Figure 7. There is also an existing grease interceptor that serves the existing kitchen facilities.

Based on the proposed use of the building addition, there will be an increase of wastewater flow as determined in the following:

Conference Rooms	= 1,930 square feet (sf) (Refer to Figure 5)
Occupant Load Factor	= 15 sf/seat (Uniform Building Code)
No. of Seats	= 1,930/15
	= 129
Ave. Wastewater Flow	= 129 x 5 gpd/seat (similar to theater usage)
	= 645 gallons per day

The existing sewer facilities would be able to handle the additional flow as there will be no addition of plumbing fixtures such as urinals and water closets.

The proposed expansion, however, will be subject to a wastewater assessment fee for the expansion of the Wailuku/Kahului Wastewater Treatment Facility pursuant to Chapter 14.35 of the Maui County Code. The current assessment fee is \$4.57 per gallon per day. Hence, the estimated assessment fee for the proposed expansion is as follows:

$$\begin{aligned}\text{Estimated Assessment Fee} &= 645 \text{ gpd} \times \$4.57/\text{gal.} \\ &= \$2,947.65\end{aligned}$$

The final assessment fee will be determined by the Wastewater Reclamation Division (WRD) of the Department of Environmental Management during the processing of the building permit application. The WRD will compare the original calculation of wastewater flow discharge with current records of water usage of the property and if the originally estimated wastewater flow calculation is less than actual flow, an additional assessment fee will be levied. If the opposite is true, then WRD will refund part of the original fee.

**V. DRAINAGE SYSTEM:**

**A. SOIL:**

According to the Soils Survey of the Island of Kauai, Oahu, Maui, Molokai and Lanai [2], soils at the project site are classified as Puuone Sand, 7 to 30 percent slope (PZUE). Refer to Figure 8. It belongs to Puuone Soil Series that consist of somewhat excessively drained soils on low uplands on the island of Maui. These soils developed in material derived from coral and seashells.

PZUE is generally found on sandhills near the ocean. It is characterized by rapid permeability, slow runoff and moderate to severe wind erosion hazard.

B. FLOOD HAZARD:

The property is located within Flood Zone C, based on the Flood Insurance Rate Map (FIRM) dated March 16, 1995. Refer to Figure 9. Zone C is determined as area of minimal flooding.

C. DRAINAGE FACILITIES:

There are underground storage chambers under the paved parking area which were installed during the construction of the existing facility. A typical section of the storage chambers is shown on Figure 10 while the locations are shown on Figure 11. The existing drainage facility also includes catch basins (grated drain inlets) to collect onsite storm waters that will be conveyed to the storage chambers by underground pipes. According to the Drainage and Soil Erosion Control Report [5] of the existing facility, the storage chambers were sized to retain the 50-year, 1-hour rainfall volume increase generated by the existing improvements over the original runoff volume. Retention of the volume increase is in conformance with the requirements of the Maui County Drainage Standards [1] in order that the development will not cause adverse drainage effects on adjacent and downstream properties.

D. DRAINAGE PLAN:

There is no recommended drainage improvement for the proposed project. The planned second floor addition will be built on top the west wing of the existing building. Hence, there will be no addition of impervious areas; and

as a consequence there will be no increase of storm runoff and change of drainage flow pattern.

E. CONCLUSION:

Based on this preliminary drainage study, the proposed second floor addition will not have adverse drainage effects on adjacent and downstream properties. Existing onsite drainage conditions and flow patterns will not be altered.

VI. GRADING AND SOIL EROSION CONTROL:

A. GRADING REQUIREMENTS:

The proposed project will not involve site grading, since the planned second floor addition will be constructed on an existing structure.

B. BEST MANAGEMENT PRACTICES:

Temporary control of soil erosion and dust during construction is not required since there will be no ground disturbing activities. However, construction waste and vehicle fuel shall be managed in accordance with the following sections of the County's 2001 "Construction Best Management Practices (BMPs) for the County of Maui" [6]:

Section 6.91 Solid Waste Management

Section 6.92 Concrete Waste Management

Section 6.93 Vehicle Fuel & Maintenance Management

**IX. CONSTRUCTION PLAN APPROVALS AND PERMITS:**

The construction plans for the proposed project will be prepared in accordance with the applicable requirements and guidelines by the different government agencies involved for this type of development.

Approval of the planned improvements will have to be obtained from the following County agencies:

1. Department of Public Works;
2. Department of Environmental Management;
3. Department of Water Supply;
4. Fire Prevention Bureau; and
5. Department of Health, Wastewater Branch, State of Hawaii.

**X. REFERENCES:**

1. Rules for the Design of Storm Drainage Facilities in the County of Maui, Title MC-15, Department of Public Works and Waste Management, County of Maui, Chapter 4, adopted April 14, 1995.
2. 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.
3. Water System Standards, Department of Water Supply, County of Maui, 2002.
4. Wastewater Flow Standards, Wastewater Reclamation Division, Department of Public Works & Environmental Management, February 2, 2000.
5. Drainage and Soil Erosion Report, for Maui Filipino Community Center prepared by Wayne I. Arakaki, Engineer, December 1999.
6. Construction Best Management Practices (BMPs) for the County of Maui, Department of Public Works and Waste Management, County of Maui, May 2001.

**EXHIBIT A**

**PRELIMINARY CALCULATIONS  
EXISTING DOMESTIC WATER CONSUMPTION**

Existing Fixture		Quantity		Fixture Unit/ Fixture		Total
<b><u>Public Restrooms:</u></b>						
Toilet (Flush Valve)	Public	10	x	5.6	=	56
Lavatory	Public	10	x	1.2	=	12
Urinal (Flush Valve)	Public	2	x	2.8	=	5.6
Service Sink	Public	1	x	3.2	=	3.2
Hose Bibb	Private	2	x	3	=	6
 <b><u>Kitchen:</u></b>						
2 Compartment Sink	Public	1	x	3.2	=	3.2
3 Compartment Sink (2 faucet)	Public	1	x	6.4	=	6.4
Service Sink	Public	1	x	3.2	=	3.2
Exterior Hose Bibbs	Private	3	x	3	=	<u>9</u>
				Total F.U.	=	104.6

Domestic: Based on Chart A-3, 104.6 Fixture units results in a flow of: 68 gpm

Irrigation: Irrigation flow is the largest flow developed during irrigation,  
which is: 32 gpm\*

Total Flow = 100 gpm

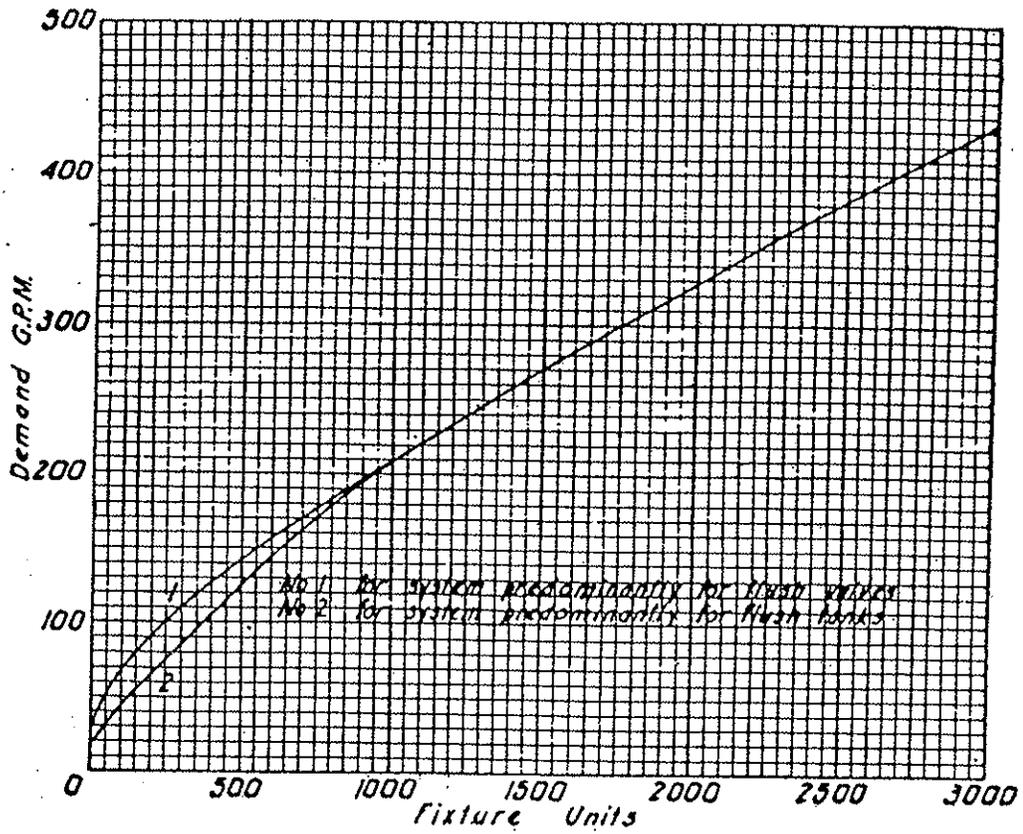
Required Water Meter: 1½" Meter

Existing Water Meter: 1½" Meter (Capacity: 100 gpm)

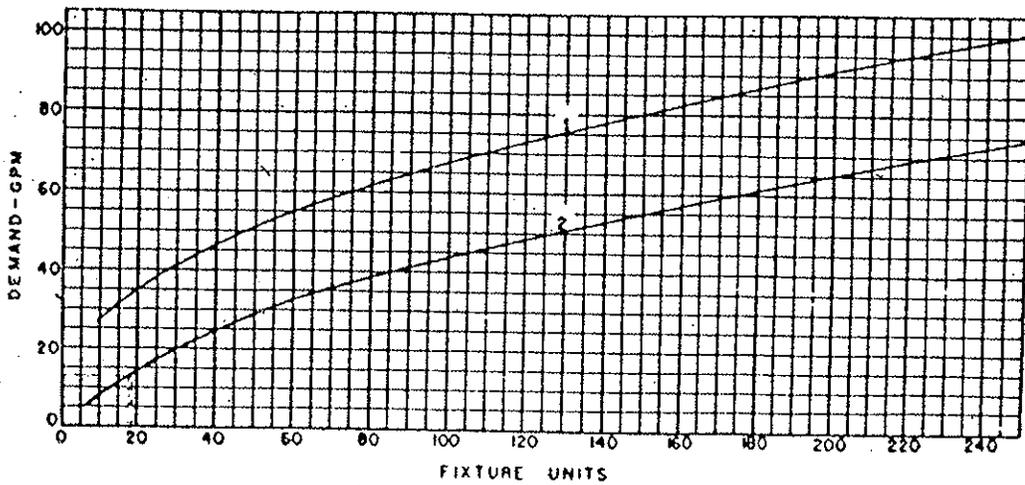
Therefore, based on this calculation, the existing water meter is adequate.

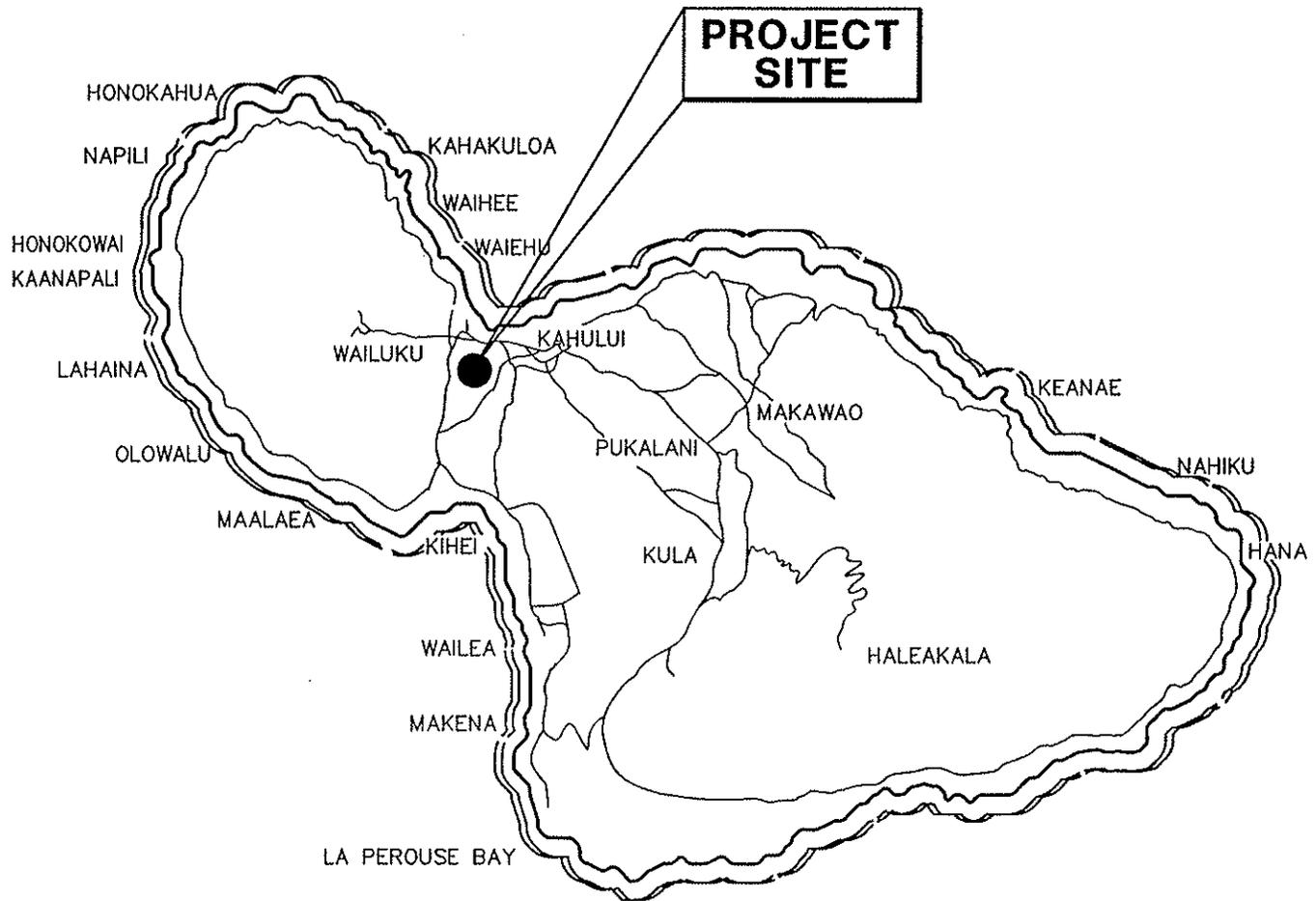
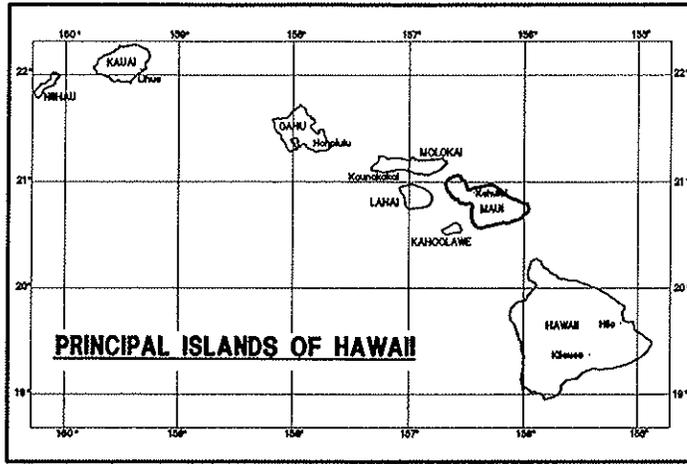
\*Source: Domestic and Fire Flow Calculation  
Maui Filipino Community Center  
Prepared by Engineering Dynamics Corp.  
July 18, 2000

**CHART A-2**  
**Estimate Curves for Demand Load**



**CHART A-3**  
**Enlarged Scale Demand Load**





LOCATION MAP  
**ISLAND OF MAUI**

**FIGURE 1**

JOB No. 08-002  
BAC Location & Vicinity Map.dwg 18-JAN-2008 2:38 PM J.E.  
\*FILE: LOCATION MAP\*

JANUARY 18, 2008  
JOB NO. 08-002



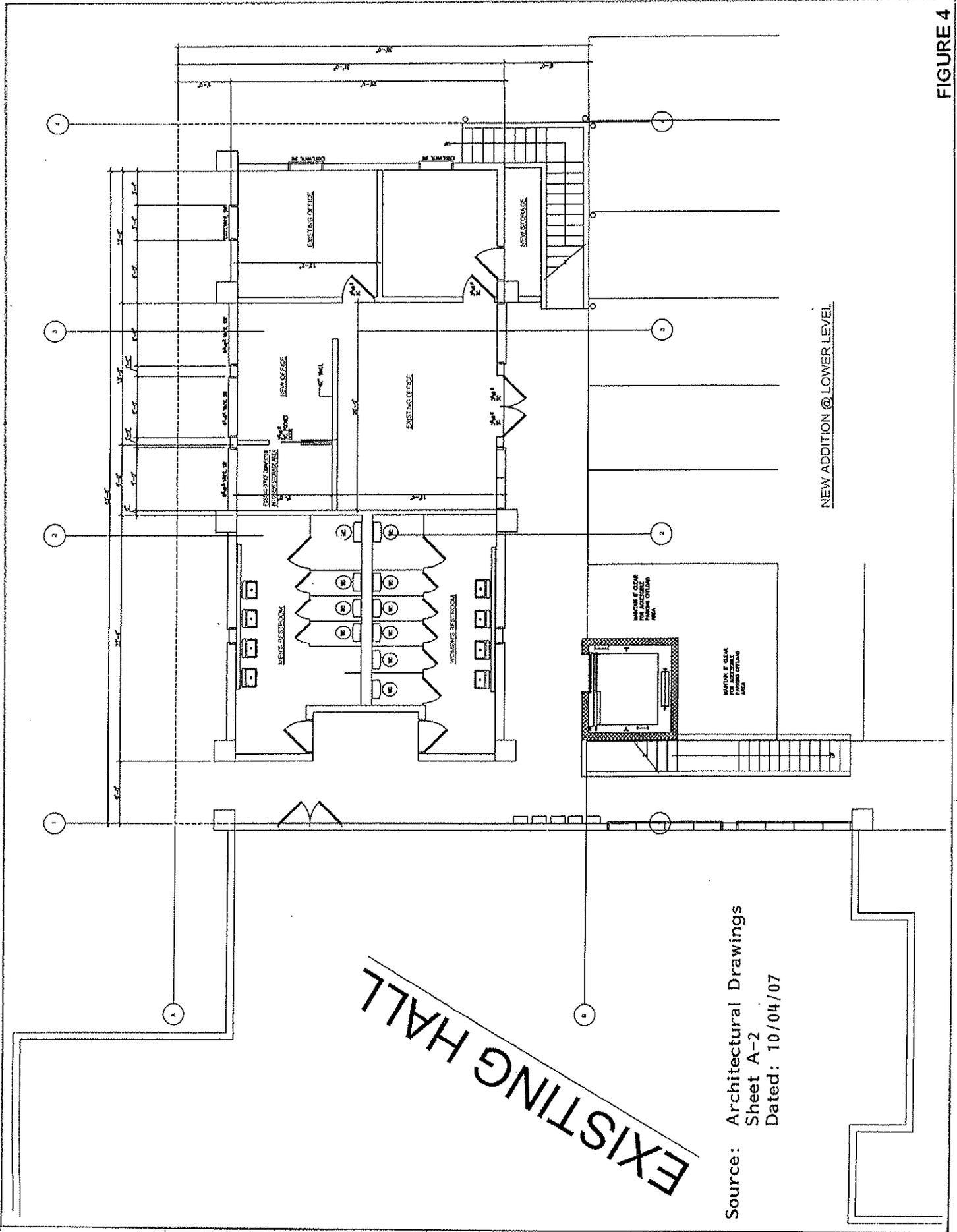


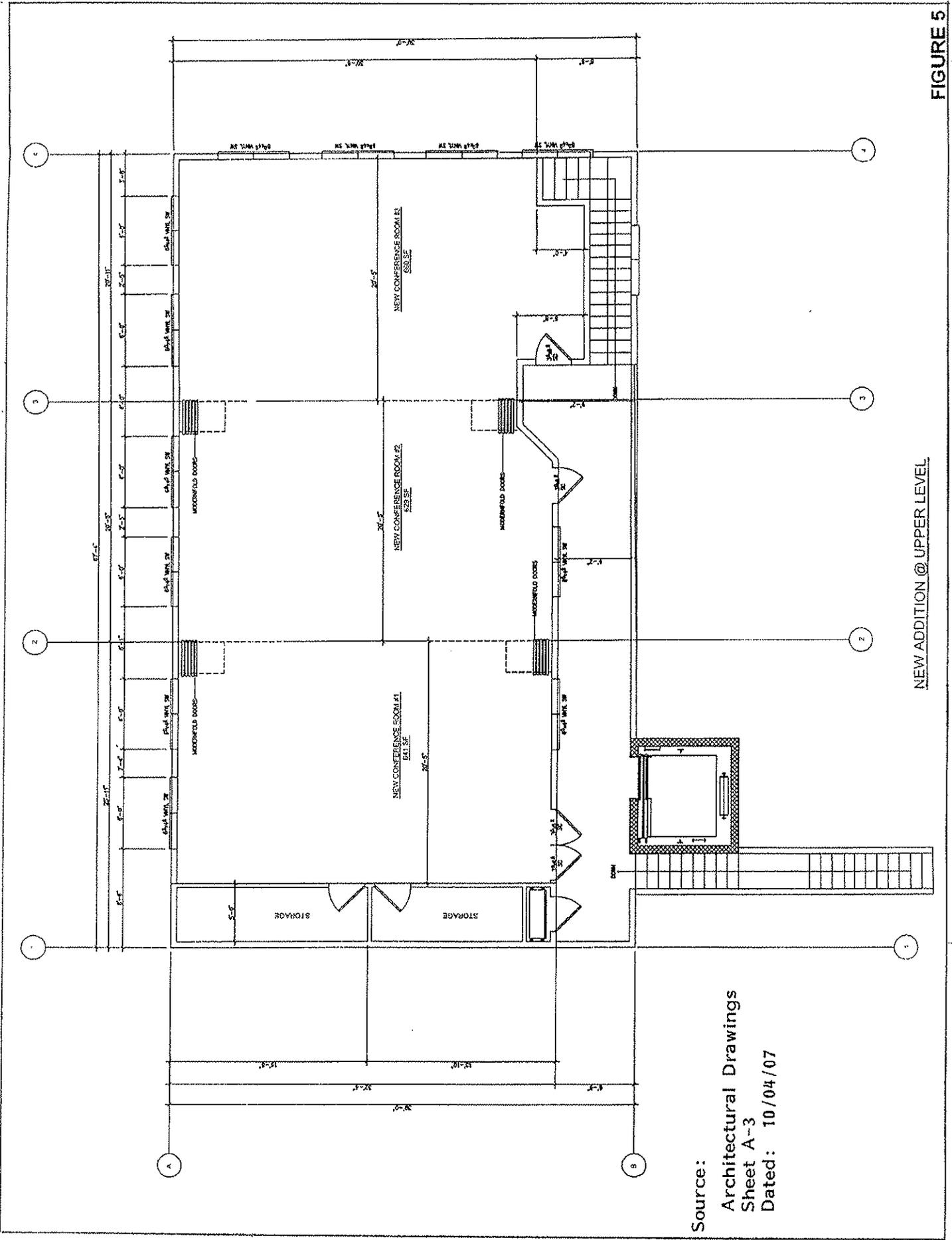
# EXISTING HALL

Source: Architectural Drawings  
Sheet A-2  
Dated: 10/04/07

NEW ADDITION @ LOWER LEVEL

FIGURE 4



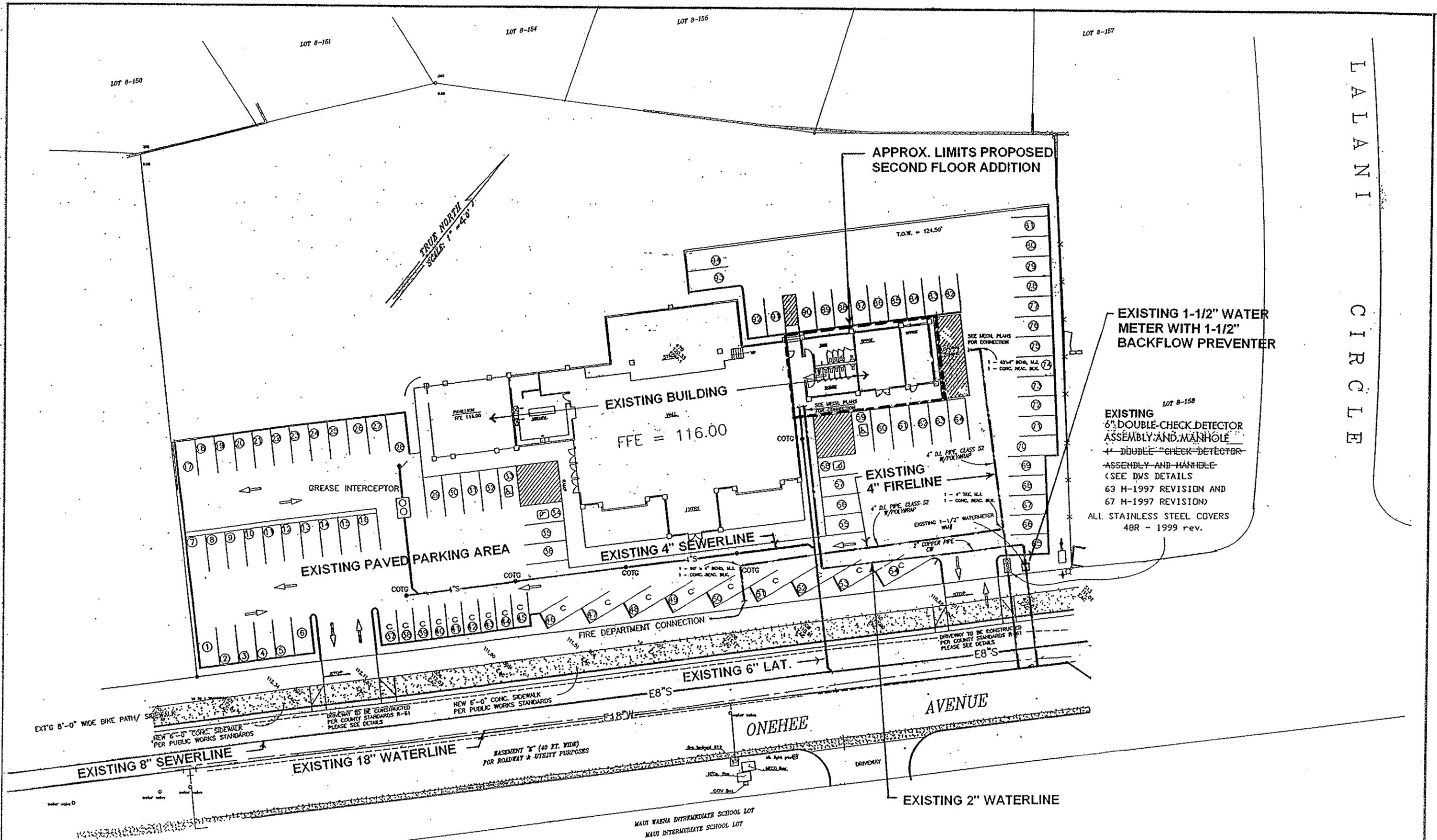


Source:  
 Architectural Drawings  
 Sheet A-3  
 Dated: 10/04/07

NEW ADDITION @ UPPER LEVEL

FIGURE 5





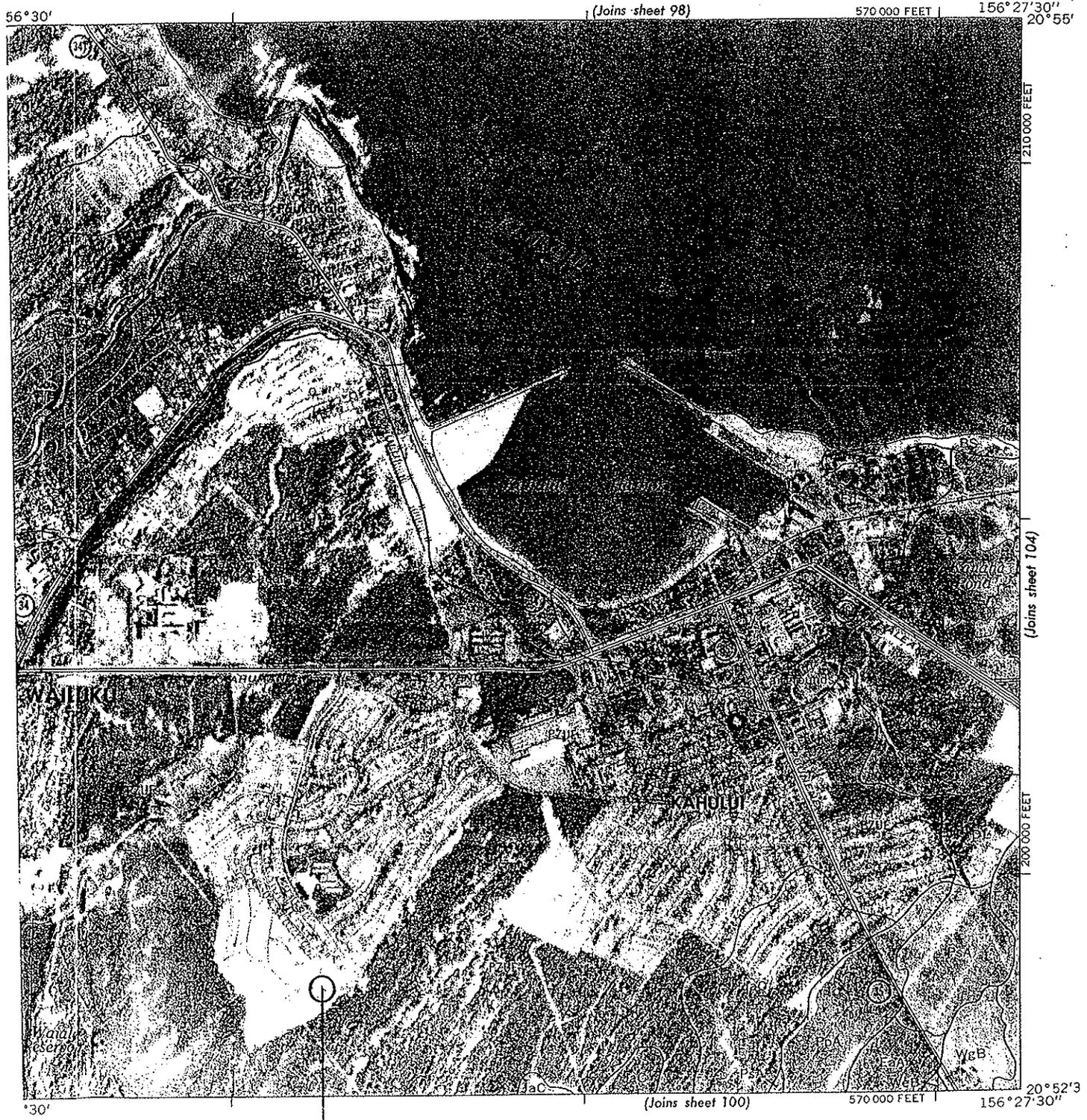
EXISTING 1-1/2" WATER METER WITH 1-1/2" BACKFLOW PREVENTER

EXISTING 6" DOUBLE-CHECK DETECTOR ASSEMBLY AND MANHOLE  
 + DOUBLE-CHECK DETECTOR ASSEMBLY AND MANHOLE (SEE DWS DETAILS 63 M-1997 REVISION AND 67 M-1997 REVISION)  
 ALL STAINLESS STEEL COVERS 48R - 1999 rev.

**EXISTING ONSITE WATER AND SEWER SYSTEM**

Scale: 1" = 40'

Source:  
 Maui Filipino Community Center  
 Record As-Built Drawings  
 11/01/04



PROJECT SITE

**SOILS MAP**  
 Scale: 1" = 2,000'

FIGURE 8



APPROXIMATE SCALE IN FEET  
1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

# FIRM FLOOD INSURANCE RATE MAP

MAUI COUNTY, HAWAII

PANEL 190 OF 400  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

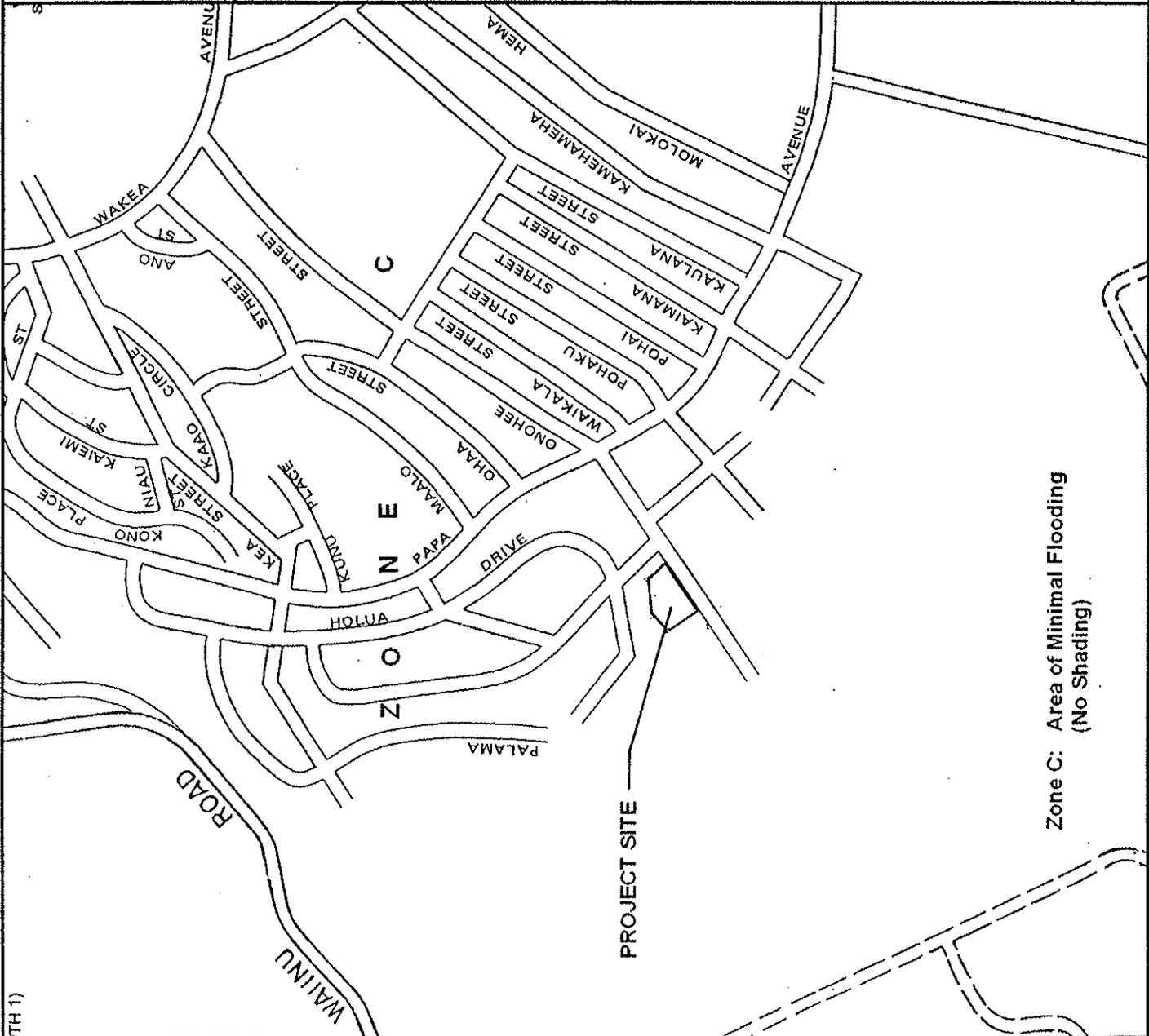
COMMUNITY-PANEL NUMBER  
150003 0190 D

MAP REVISED:  
MARCH 16, 1995



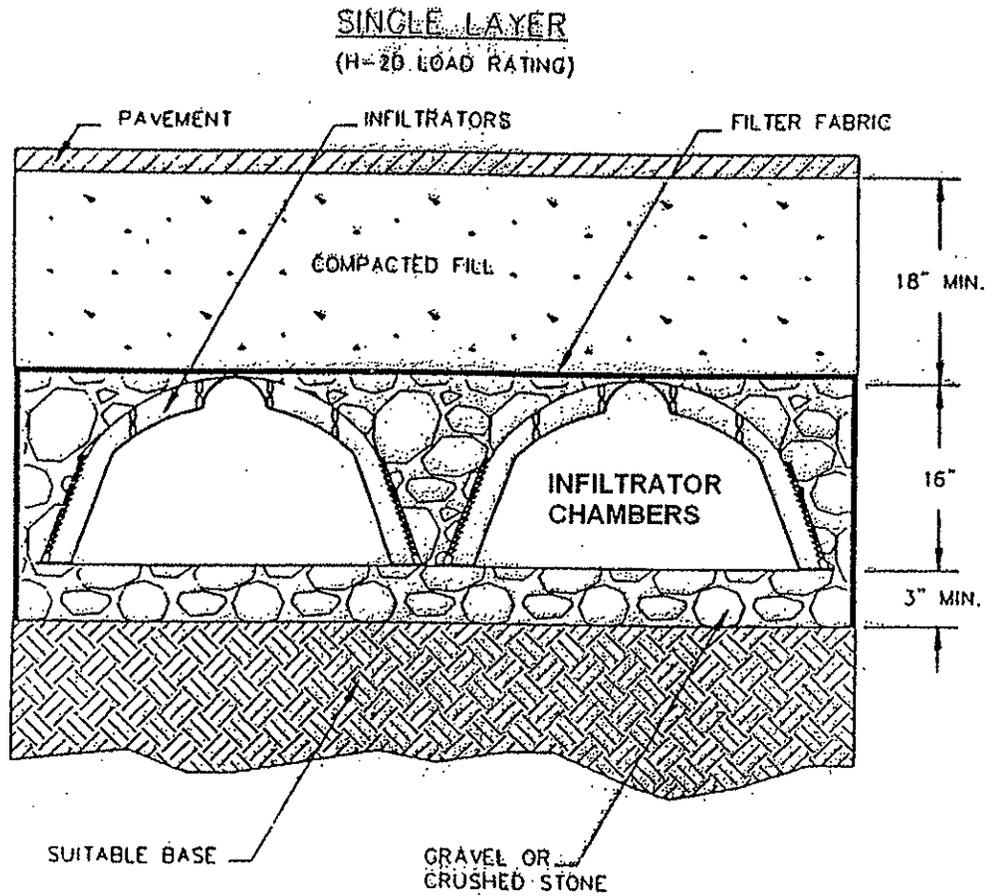
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MII On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



Zone C: Area of Minimal Flooding  
(No Shading)

FIGURE 9



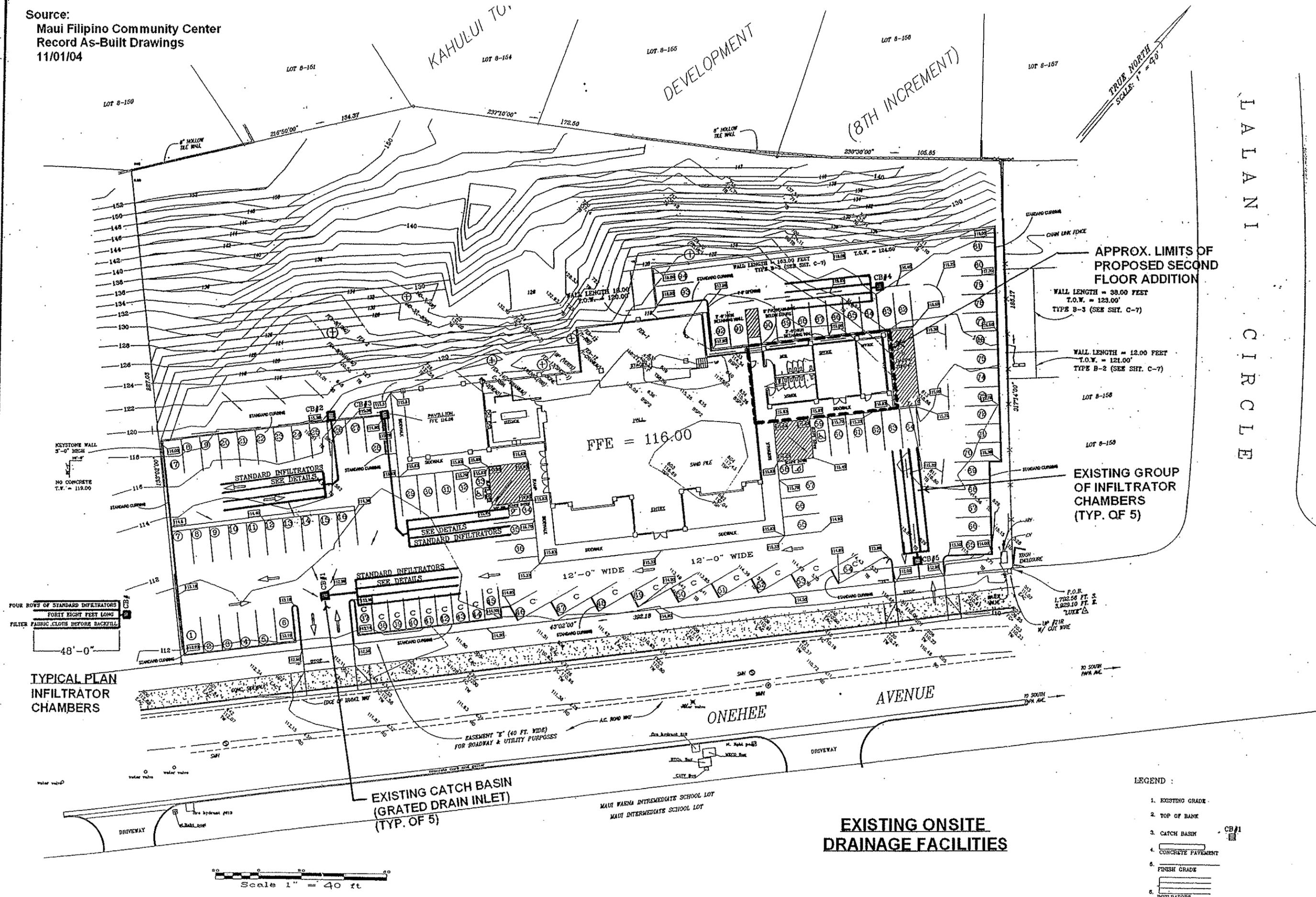
Source: Maui Filipino Community Center  
 Record As-Built Drawings  
 11/01/04

**TYPICAL SECTION**  
**EXISTING INFILTRATOR CHAMBERS**

Scale: None

FIGURE 10

Source:  
 Maui Filipino Community Center  
 Record As-Built Drawings  
 11/01/04



LALANI CIRCLE

LEGEND :

1. EXISTING GRADE
2. TOP OF BANK
3. CATCH BASIN
4. CONCRETE PAVEMENT
5. FINISH GRADE
6. INFILTRATORS

Scale 1" = 40 ft

**EXISTING ONSITE  
 DRAINAGE FACILITIES**

T.M.K. : (2), 3-8-07 : 124

FIGURE 11