FILE COPY

JUN 23 2020

DAVID Y. IGE
Governor

JOSH B. GREEN
Lieutenant Governor

MIKE MCCARTNEY
Director

LAND USE COMMISSION
Department of Business, Economic Development & Tourism
State of Hawai'i

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Drafting Technician

June 15, 2020

Office of Environmental Quality Control
Attn: Tom Eisen
State Department of Health
235 South Beretania Street, Room 702
Honolulu, Hawai'i 96813

Dear Mr. Eisen:

Subject: Docket No. A03-739, R. D. Olson Development
Environmental Impact Statement (EIS) and EISPN
Proposed Kanahā Hotel at Kahului Airport
Kahului, Maui, State of Hawai'i
Tax Map Key Nos. 3-8-01: Por. 2, 3-8-06: Por.4, and 3-8-79: Por. 13

On February 5, 2020, the Land Use Commission made a determination at its hearing that the subject project triggered the requirement for HRS Chapter 343 review and that the LUC would be the accepting authority. In addition, the LUC made a determination that the impacts from the proposed project are likely to be significant pursuant to HAR §11-200.1-13. Therefore, in its judgement and experience the LUC is authorizing the applicant to prepare an EIS, beginning with the preparation of an Enviromental Impact Statement Preparation Notice ("EISPN") pursuant to HAR §11-200.1-14(d)(2).

We respectfully request the publication of the EISPN for the subject project in the next available issue of *The Environmental Notice*.

Enclosed please find the following:

1. OEQC Publication Form w/ Project Summary Description;
2. One paper copy of the EISPN;
3. Two digital copies of the EISPN (pdf) provided via email;
4. Digital copies of OEQC Publication Form and LUC Transmittal Letter (pdf); and,
5. Summary of the Action (MS Word document).

235 SOUTH BERETANIA STREET ❋ SUITE 406 ❋ HONOLULU, HAWAI'I 96813 ❋ TEL (808) 587-3822 ❋ FAX (808) 587-3827 ❋ EMAIL: luc@dbedt.hawaii.gov
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

20-286

Should you have any questions, please contact Scott A.K. Derrickson, AICP, of my staff at 587-3921.

Sincerely

X Scott A.K. Derrickson

for Daniel E. Orodenker
Executive Officer

cc: Applicant Representative – Curtis T. Tabata, Esq.
Chris Hart & Partners: attn: Brett Davis
Mary Alice Evans, State Office of Planning
Michele McLean, County of Maui Planning Department

APPLICANT
PUBLICATION FORM

Project Name:	Kanahā Hotel at Kahului Airport
Project Short Name:	Kanahā Hotel at Kahului Airport EISPN
HRS §343-5 Trigger(s):	Amendment to the Wailuku-Kahului Community Plan
Island(s):	Maui
Judicial District(s):	Kahului
TMK(s):	(2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
Permit(s)/Approval(s):	Motion to Amend Decision and Order for Docket No A03-739, Community Plan Amendment, Change in Zoning, Special Management Area Use Permit, Building, Grading/Grubbing, Electrical, Plumbing Permits from the Department of Public Works
Approving Agency:	State Land Use Commission
Contact Name, Email, Telephone, Address	Mr. Daniel E. Orodenker, Executive Officer dbedt.luc.web@hawaii.gov (808) 587-3822 P.O. Box 2359 Honolulu, Hawai'i 96804-2359
Applicant:	R.D. Olson Development
Contact Name, Email, Telephone, Address	Mr. Anthony Wrzosek, Vice President, anthony.wrzosek@rdodevelopment.com (949) 271-1109 520 Newport Center Drive, Suite 6oo, Newport Beach, California 92660
Consultant:	Chris Hart & Partners, Inc.
Contact Name, Email, Telephone, Address	Mr. Brett A. Davis, Senior Planner, bdavis@chpmaui.com, (808) 242-1955 115 North Market Street, Wailuku, Hawai'i 96793

Status (select one)	**Submittal Requirements**
__ __ DEA-AFNSI	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.
____ FEA-FONSI	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.
____ FEA-EISPN	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.
__X__ Act 172-12 EISPN ("Direct to EIS")	Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.
____ DEIS	Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.
____ FEIS	Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.
___ FEIS Acceptance Determination	The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
____ FEIS Statutory Acceptance	The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.

____ Supplemental EIS Determination	The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
____ Withdrawal	Identify the specific document(s) to withdraw and explain in the project summary section.
____ Other	Contact the OEQC if your action is not one of the above items.

Project Summary

It is anticipated that the Windward Hotel project will be constructed in a single phase — the construction will start in 2022 and the hotel will be open for business in 2024.

The proposed action is to develop a 200-unit Hotel with associated infrastructure and landscaping. The proposed hotel building varies from one (1) two (2) and four (4) stories in height and will be massed toward the center of the Project Site with generous setbacks on all sides accommodating the width of a landscape buffer, the width of two parking stalls and a parking lot drive isle.

A shuttle will provide free transportation within a 2 mile radius of the hotel, including pick up and drop off to and from the Kahului Airport.

Amenities and uses include but are not limited to, swimming pool, dining area, and other typical and similar incidental support services and accessory uses for Hotel operation.

Scoping Meeting

Pursuant to HAR 11-200.1-23, an EIS public scoping meeting will be held on **Monday July 20, 2020 at 10:00am HST.** Based on current restrictions associated with the coronavirus pandemic, a virtual format will be used for the scoping meeting, including both phone-based and online-based options for participation. **Interested parties can join the meeting by going to https://us02web.zoom.us/j/7021666279** The EIS scoping meeting will include a presentation by Project representatives, followed by a separate portion reserved for public oral comments; all oral comments will be audio recorded.

Environmental Impact Statement Preparation Notice

Kanahā Hotel at Kahului Airport

Kahului, Maui, Hawai'i

Prepared for:
R.D. Olson Development

Prepared by:
Chris Hart & Partners, Inc.

Accepting Authority:
Land Use Commission
Department of Business, Economic Development & Tourism
State of Hawai'i

June 2020

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Table 1. Project Summary	
Project Name	Kanahā Hotel at Kahului Airport
Applicant	R.D. Olson Development 520 Newport Center Drive, Suite 600 Newport Beach, California 92660 Contact: Mr. Anthony Wrzosek, Vice President Phone: 949-271-1109 Email: Anthony.wrzosek@rdodevelopment.com
Summary of Proposed Action	The Applicant is seeking to construct a 200-room hotel near the Kahului Airport including on and offsite infrastructure. Implementation will require a Motion to Amend the Decision and Order of Docket No. A03-739, Wailuku-Kahului Community Plan amendment, a change in County Zoning, and a Special Management Area Use Permit.
Project Location	Kahului, Maui, Hawai'i
Land Ownership	A & B Properties Hawai'i, LLC, Series T 822 Bishop Street Honolulu, Hawai'i 96813
Tax Map Keys (TMK)	TMK Nos. (2) 3-8-103:014 (portion), 015 (portion), 016, 017 & 018
Project Size	5.2 acres
Land Use Designations	State Land Use: Urban Community Plan: Light Industrial (LI) County Zoning: M-1 Light Industrial Conditional Zoning (Ordinance 3559) Project is located within the Special Management Area (SMA)
Accepting Authority	Hawai'i State Land Use Commission Department of Business, Economic Development & Tourism, State of Hawai'i P.O. Box 2359, Honolulu, Hawai'i 96804 Contact: Mr. Daniel Orodenker, Executive Officer Phone:808-587-3822 Email: Daniel.e.orodenker@hawaii.org

Project Planning Consultant	Chris Hart & Partners, Inc. 115 N. Market Street Wailuku, HI 96793 Contact: Brett Davis, Senior Planner Phone:808-242-1955 Email: Bdavis@chpmaui.com
Chapter 343 Triggers	Amendment to Wailuku-Kahului Community Plan. Additional potential triggers, off-site infrastructure work affecting State and County rights-of-way.
Determination	The accepting authority, Land Use Commission (LUC) through its coordination with the Maui Planning Department has determined than an Environmental Impact Statement (EIS) is likely required for the Proposed Action. As a result, the LUC has directed the Applicant, RD Olson Development to prepare an EIS beginning with the preparation of an Environmental Impact Statement Preparation Notice (EISPN).

1. PROJECT OVERVIEW

1.1. Property Location

The subject property is located in Kahului, within the development known as Maui Business Park Phase II (MBPII), on Lauo Loop on the *mauka* side of Haleakalā Highway, Maui, Hawai'i; TMK Nos: (2) 3-8-103: 014 (portion), 015 (portion), 016, 017 & 018. The project site is currently vacant land with utility and roadway services. The project site is located within the Special Management Area (SMA) and located in a Tsunami Evacuation Zone (**See**: Figures 1-5, "Location Map", "Surrounding Uses Map", "Tax Map Key", "Site Photographs", and "Tsunami Evacuation Zone Map").

1.2. Land Ownership and Project Applicant

The lands comprising the project site, approximately 5.2 acres, are owned in fee simple by A & B Properties Hawai'i, LLC, Series T. The Applicant, R.D. Olson Development, intends to purchase the project site parcels from A & B Properties Hawai'i, LLC, Series T after the land entitlement process is complete.

1.3. Purpose and Need

The purpose of the project is to provide non-resort hotel rooms that are close to the Kahului airport and in the heart of Kahului to best serve business travelers and the Hawaii resident market by providing high quality and economical service. Both business travelers and Hawai'i residents tend to spend most of their time in the Kahului and Wailuku areas of Maui where government offices are located and the majority of the island population resides. The anticipated benefits to the community include the following:

- Fulfill demand for business and lower cost accommodations, particularly for local Hawaii residents from other islands.
- Offset demand for vacation rentals and its negative impacts on local residential communities.
- Reduce tourism impacts on Maui Island's infrastructure by consolidating visitor accommodations near the airport.
- Contributes to the Maui economy and by creating employment opportunities in central Maui and provide a source of tax revenue for the County and State.

1.4. Existing and Previous Land Use

The existing land use of the subject property is vacant land with utility and roadway services.

The previous land use of the subject property was sugar cane fields operated by Hawai'i Commercial & Sugar Company (HC&S). The MBPII land is currently for sale and several

subdivided parcels are sold and or under construction. The project site is located in the State Land Use Urban District, County-Zoned M-1 Light Industrial Conditional Zoning (Ordinance 3559), designated as Light Industrial (LI) in the Wailuku-Kahului Community Plan, and located within the Urban Growth Boundary of the Maui Island Plan.

The project site is subject to a March 25, 2004 Findings of Fact, Conclusions of Law, and Decision and Order (D&O) identified as Docket No. A03-739 for the development of a Light Industrial development, Maui Business Park Phase II.

At the request of the Maui County Planning Department as part of the early consultation process, the Draft Environmental Impact Statement (DEIS) will include an analysis of the conditions of the Docket No. A03-739 D&O. A copy of the D&O will be included in the DEIS.

1.5. Proposed Action

It is anticipated that the Kanahā Hotel at Kahului Airport project will be constructed in a single phase — the construction will start in 2022 and the hotel will be open for business in 2024.

The proposed action is to develop a 200-unit Hotel with associated infrastructure and landscaping. The proposed hotel building varies from one (1) two (2) and four (4) stories in height and will be massed toward the center of the Project Site with generous setbacks on all sides accommodating the width of a landscape buffer, the width of two parking stalls and a parking lot drive isle.

Amenities and uses include but are not limited to, swimming pool, dining area, and other typical and similar incidental support services and accessory uses for hotel operation. (**See**: Figure 5, "Conceptual Site Plan").

The hotel project will require approval of a subdivision application for the consolidation of five parcels and re-subdivision into two parcels, 5.2 acres and 1.1 acres. The subdivision or "lot line adjustment" will result in a 5.2-acre parcel for the hotel project and a 1.1-acre adjacent parcel 15 to be available for a future development as permitted within the MBPII. (**See**: Figure No. 7, "Lot Line Adjustment Site Plan")

The proposed use will require an Amendment to the Wailuku-Kahului Community Plan, which is the trigger for this HRS Chapter 343 EIS. Any interaction with public lands or infrastructure which may be required for incidental infrastructure improvements are intended to be accommodated by this HRS 343 Compliance Document.

The proposed hotel use will require a Motion to Amend the State Land Use Commission Decision & Order A03-739, a Change in Zoning, and Wailuku-Kahului Community Plan Amendment.

After all Land Use Designations have been obtained, a Special Management Area (SMA) Use Permit will be required to authorize the Project's Development action in the SMA. The Project is valued in excess of $500,000.00 therefore an SMA Major Permit is anticipated.

Off-site Improvements in the project area to be completed by Applicant:
It is anticipated that improvements to the A&B Triangle Square Wastewater Pump Station located at 417 Kele Street in Kahului, TMK No. (2) 3-8-079: 004 will be required as a result of the proposed action. Other roadway, water and wastewater infrastructure improvements may also be required and are in the process of being defined with appropriate State and County Agencies through the Applicant's Civil Engineer.

Off-site Improvements in the project area to be completed by others:
Anticipated future offsite infrastructure improvements to be provided by the State of Hawai'i, Department of Transpiration include construction of a new on-ramp to the Airport Access Road located on the eastern corner of the project site. The future roadway parcel currently owned by A&B will be sold to the State of Hawaii Department of Transportation upon completion of their agreement. The State's timing of the future on-ramp construction is unknown. (**See**: Figure No. 6, "Conceptual Site Plan with future Airport access Road On-Ramp Plan").

1.6. Hawai'i Administrative Rules § 11-200 1-23

(a) An EISPN, including one resulting from an agency authorizing the preparation of an EIS without first requiring an EA, shall indicate in a concise manner:

(1) Identification of the proposing agency or applicant;
RD Olson Development is identified as the applicant for the proposed development of Kanahā Hotel at Kahului Airport.

(2) Identification of the accepting authority;
The Hawaii State Land Use Commission, State of Hawai'i Department of Business, Economic Development & Tourism will be the accepting authorities.

(3) List of all required permits and approvals (state, federal, and county) and, for applicants, identification of which approval necessitates chapter 343, HRS, environmental review;
Approval of the Community Plan Amendment (CPA) and the Amendment of Decision & Order Docket No. A03-739 are the discretionary consents that require Chapter 343 HRS, environmental review;

Table 2. Anticipated Entitlement and Permit Approvals

Permit / Approval	Responsible Authority
Federal	
Notice of Proposed Construction or Alteration (Form 7460-1)	Federal Aviation Administration Hawai'i District Office
State	

Table 2. Anticipated Entitlement and Permit Approvals	
Amendment of Decisions & Order (D&O) Docket No. A03-739	State of Hawai'i Land Use Commission
Hawaii Revised Statute (HRS) Chapter 343 Compliance	State of Hawai'i Land Use Commission
HRS Chapter 6E Compliance (Historic Preservation Review)	State of Hawai'i, State Historic Preservation Division (SHPD)
National Pollutant Discharge Elimination System (NPDES) Permit	State of Hawai'i, Department of Health, Clean Water Branch
Permit to Perform Work within the State Right-of-Way (ROW)	State of Hawai'i, Department of Transportation (DOT)
Air Pollution Control Permit	State of Hawai'i, Department of Health (DOH)
Community Noise Permit	State of Hawai'i, DOH
County	
Change in Zoning (CIZ)	Maui Planning Commission and Maui County Council
Community Plan Amendment (CPA)	Maui Planning Commission and Maui County Council
Project Design Review	Maui Urban Design Review Board
Special Management Area (SMA) Use Permit	Maui Planning Commission
Subdivision	County of Maui, Department of Public Works, Development Services Administration
Grading and Grubbing Permit	County of Maui, Department of Public Works, Development Services Administration
Driveway Permit	County of Maui, Department of Public Works, Development Services Administration
Building Permits	County of Maui, Department of Public Works, Development Services Administration
Wastewater Discharge Permit	County of Maui, Department of Environmental Management, Wastewater Reclamation Division

(4) The determination to prepare an EIS;

The determination to prepare an EIS was made by the State Land Use Commission at its public meeting held on February 5, 2020 at Wailuku, Maui.

(5) Reasons supporting the determination to prepare an EIS;

The proposed project would irrevocably commit a natural resource and may involve adverse secondary impacts, such as population changes or effects on public facilities. See HAR § 11-200.1-13(b)(1) and (6).

(6) A description of the proposed action and its location;

The proposed project is a development of 200 room hotel on approximately 5.2 acres of land — located in Kahului, Maui. Associated infrastructures, landscaping, amenities, and services for hotel operation will be included within the proposed development. (**See:** Section I.B of this EISPN, "Property Location" for more information)

(7) A description of the affected environment, including regional, location, and site maps;

The project site is located within a Light Industrial Development known as the Maui Business Park Phase II (MBP II). The majority of the parcels nearby are currently undeveloped, with the exception of State Department of Land & Natural Resources (DLNR), Maui Baseyard across Haleakala Highway to the North. To the West are MBP II lands designated for Light Industrial Use. To the East and South are lands owned by the State of Hawaii which are undeveloped. These lands are primarily intended for Airport uses, with some Agricultural Designations remaining. (**See:** Figure No. 1, "Location Map")

The following categories have been tentatively identified for consideration in the DEIS:

- Surrounding Land Uses
- Climate Change
- Topography and Soils
- Natural Hazards
- Hazardous Substances
- Flora and Fauna
- Air Quality
- Historical & Archaeological Resources
- Cultural Impact Assessment (CIA)
- Visual Resources
- Agricultural Resources
- Socio-Economic Environment
- Public Services and Facilities
- Infrastructure, Traffic, and Utilities
- Cumulative and Secondary Impacts

Note: The CIA was conducted in accordance with Act 50 (2000 Session Laws of Hawai'i) and the State of Hawai'i Office of Environmental Quality Control (OEQC) guidelines for Assessing Cultural Impact Assessments, including extensive archival research in addition to interviews with culturally knowledgeable individuals. The CIA also complies with the *Ka Pa'akai* decision and the state's obligation to assess the potential impact any state action or decision may have on traditional and customary practices.

The DEIS will also discuss in details the relationship of the proposed project to applicable governmental plans, policies, and controls.

(8) Possible alternatives to the proposed action;

The EIS will analyze the potential impacts of the following alternatives will be considered:

1. **No Action**
   Under the no action alternative, there would be no hotel development.

2. **Deferred Action Alternative**
   The potential impacts to the environment would delay the action for a period of time.

3. **Alternative Site**
   The existing project site would remain vacant and open and the impacts of development will be felt in another location on Maui.

4. **Multi-family Development**
   An alternative use, such as multi-family development may create a different level of potential impacts.

5. **Development Under Existing Land Use Designations**
   Potential benefits of the alternative are that Economic activity and benefits from Business/Commercial Uses would occur.

(9) The proposing agency's or applicant's proposed scoping process, including when and where any EIS public scoping meeting will be held; and

The Public Scoping Meeting for the subject EIS will be held on July 20, 2020 at 10:00am HST. More details are provided below in section II C. *Public Scoping Meeting.*

(10) The name, title, email address, physical address, and phone number of an individual representative of the proposing agency or applicant who may be contacted for further information.

For further information the Applicant's planning consultant contact information is provided below.

Chris Hart & Partners, Inc.
115 N. Market Street
Wailuku, HI 96793

Contact: Brett Davis, Senior Planner
Phone:808-242-1955
Email: Bdavis@chpmaui.com

2. CONSULTATION AND REVIEW

2.1. History and Early Consultation

Prior to the preparation of this EISPN, a DEA and DEIS were prepared with the Maui Planning Commission identified as the Accepting Authority. These prior filings will be withdrawn. Consultation on the proposed hotel project was undertaken with the following agencies and groups during the previously prepared DEA and DEIS:

June 30, 2017	Distribution of Early Consultation letters to Federal, State and County government agencies requesting comments on the proposed hotel
July 31, 2018	DEA Distribution to Federal, State and County Agencies
August 8, 2018	Publication of the DEA in *The Environmental Notice*
August 28, 2018	Presentation to the Maui Planning Commission regarding DEA
September 28, 2018	End of Comment period and decision to move forward with EIS
January 8, 2019	Publication of the EISPN in *The Environmental Notice*
October 8, 2019	Publication of the DEIS in *The Environmental Notice*
November 12/26, 2019	MPC public hearing to provide comments on the DEIS, and discussion to determine to appropriate Accepting Authority
February 5, 2020	Land Use Commission determined to be the Accepting Authority

2.2. EISPN Distribution

This section identifies agencies, citizen groups, and individuals to be consulted as part of the EIS process. This EISPN has been prepared as a step in developing the scope of the EIS. The EISPN will be published by the State Office of Environmental Quality Control in The Environmental Notice. In addition, notice of availability of the EISPN will be sent to those agencies believed to have jurisdiction or expertise as well as those citizen groups and individuals reasonably believed to be affected by the Proposed Action. The EISPN is being transmitted to the following agencies and organizations for review and comment:

Federal Agencies
Natural Resources Conservation Service
US Army Engineer Division
US Fish and Wildlife Service

Federal Aviation Administration (FAA)

State Agencies
Department of Agriculture
Department of Accounting and General Services
Department of Business, Economic Development & Tourism (DBEDT)
DBEDT – Office of Planning
Department of Education
Department of Hawaiian Home Lands
Department of Health- Environmental Planning Office
Department of Health- Maui District
Department of Labor and Industrial Relations
Department of Land and Natural Resources (DLNR) – Land Division
DLNR – State Historic Preservation Division (SHPD)
DLNR- Engineering Division
DLNR- Commission on Water Resource Management
DLNR – Maui Land Agent
DLNR – Forestry and Wildlife
DLNR – Aha Moku Advisory Committee
Department of Transportation
Department of Transportation, Airports Division
Hawai'i Emergency Management Agency
Hawai'i Housing Financing and Development Corporation
Office of Hawaiian Affairs
University of Hawai'i, Environmental Center
State Land Use Commission

County Agencies
Department of Environmental Management
Department of Fire and Public Safety
Department of Housing and Human Concerns
Department of Parks and Recreation
Department of Planning
Maui Planning Commission
Urban Design Review Board
Department of Public Works
Department of Transportation
Department of Water Supply
Police Department
Emergency Management Agency

Maui County Council Members
Alice Lee
Keani Rawlins-Fernandez
Tasha Kama
Kelly T. King
Mike Molina
Tamara Paltin
G. Riki Hokama
Shane Sinenci
Yuki Lei Sugimura

Maui County Office of Mayor, Mr. Michael Victorino

Individuals & Citizen Groups

Joe Dandera
David Williams
Susan Wener
Paula Alcoseba
Irene Newhouse
Debra Greene
Justin Kekiwi
Dick Mayer
Sabrina Bence
Trinette Furtado
Maui Tomorrow Foundation

2.3. Public Outreach

Public outreach and consultation are required components of the environmental review process. Cultural experts and community groups are encouraged to provide feedback on the proposed project. Through consultation and outreach, informed decisions can be made during the planning process.

Pursuant to HAR 11-200.1-23, upon publication of an EISPN in the periodic bulletin, agencies, citizen groups, or individuals have a period of thirty days from the publication date to provide written comments regarding the environmental effects of the proposed action. Based on a publication date of June 23, 2020, all comments on this notice will be considered if received or postmarked on or before July 23, 2020. Written comments and responses should be submitted to the accepting authority, applicant, or consultant as detailed in the summary table at the beginning of this document. Written comments and responses to the substantive comments would be included in the DEIS pursuant to HAR 11-200.1-24. All comments received will be part of the public record. All personal identifying information (for example, name, address, etc.) voluntarily submitted by

the commenter may be publicly accessible. Do not submit confidential business information or otherwise sensitive or protected information.

2.4. Scoping Meeting

Pursuant to HAR 11-200.1-23, an EIS public scoping meeting will be held on **Monday July 20, 2020 at 10:00am HST.** Based on current restrictions associated with the coronavirus pandemic, a virtual format will be used for the scoping meeting, including both phone-based and online-based options for participation. **Interested parties can join the meeting by going to https://us02web.zoom.us/j/7021666279** The EIS scoping meeting will include a presentation by Project representatives, followed by a separate portion reserved for public oral comments; all oral comments will be audio recorded.

FIGURES

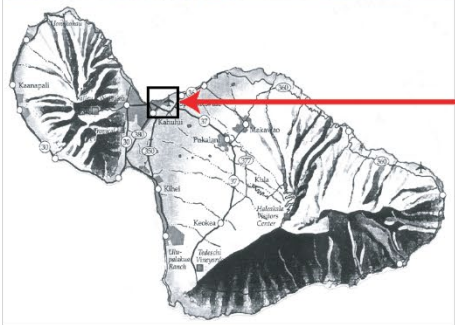

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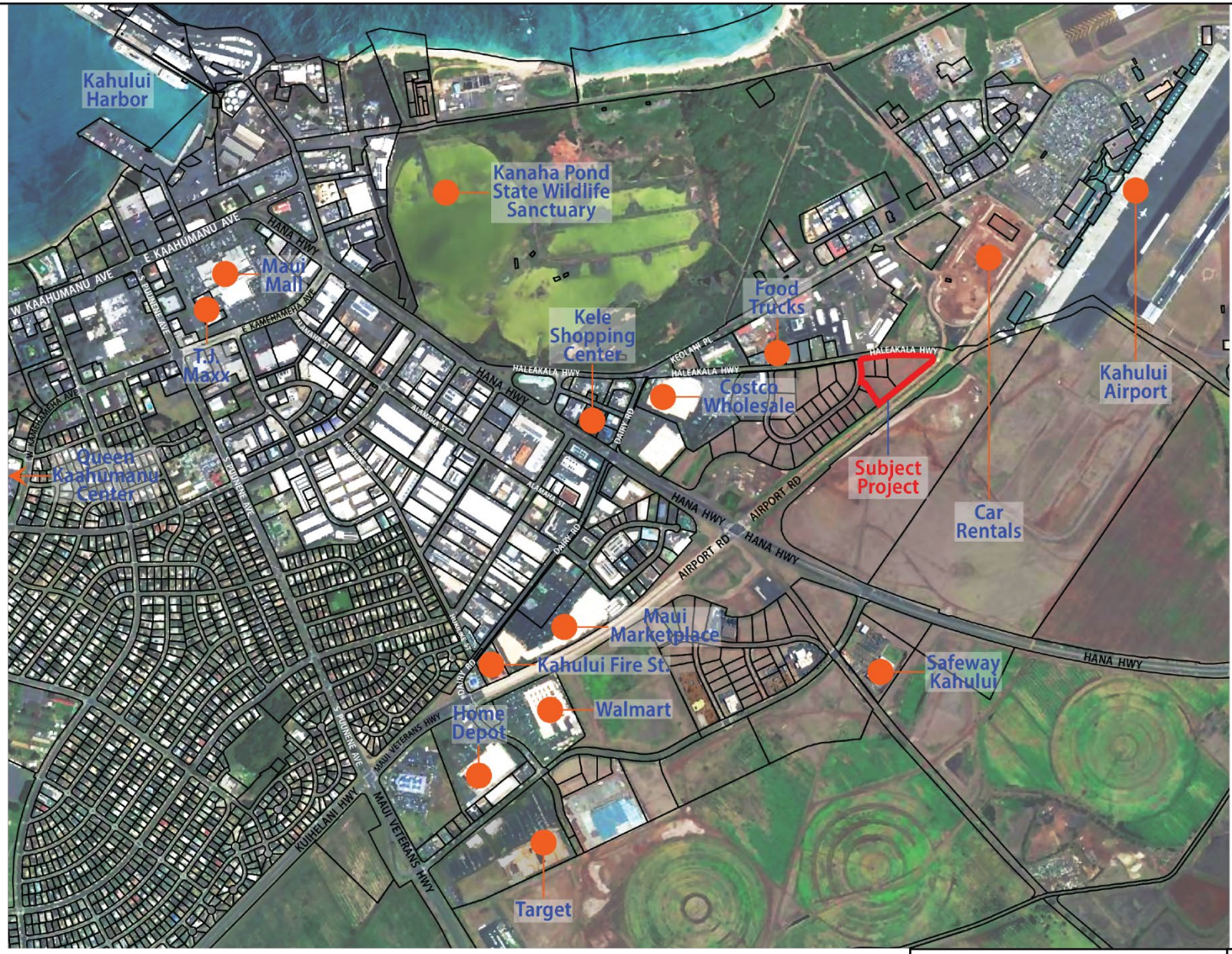
FIGURE 1

Location Map

Kanahā Hotel at Kahului Airport

Source: Google Earth

CHRIS HART & PARTNERS, INC.



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0 1,000 2,000 3,000 4,000 Feet

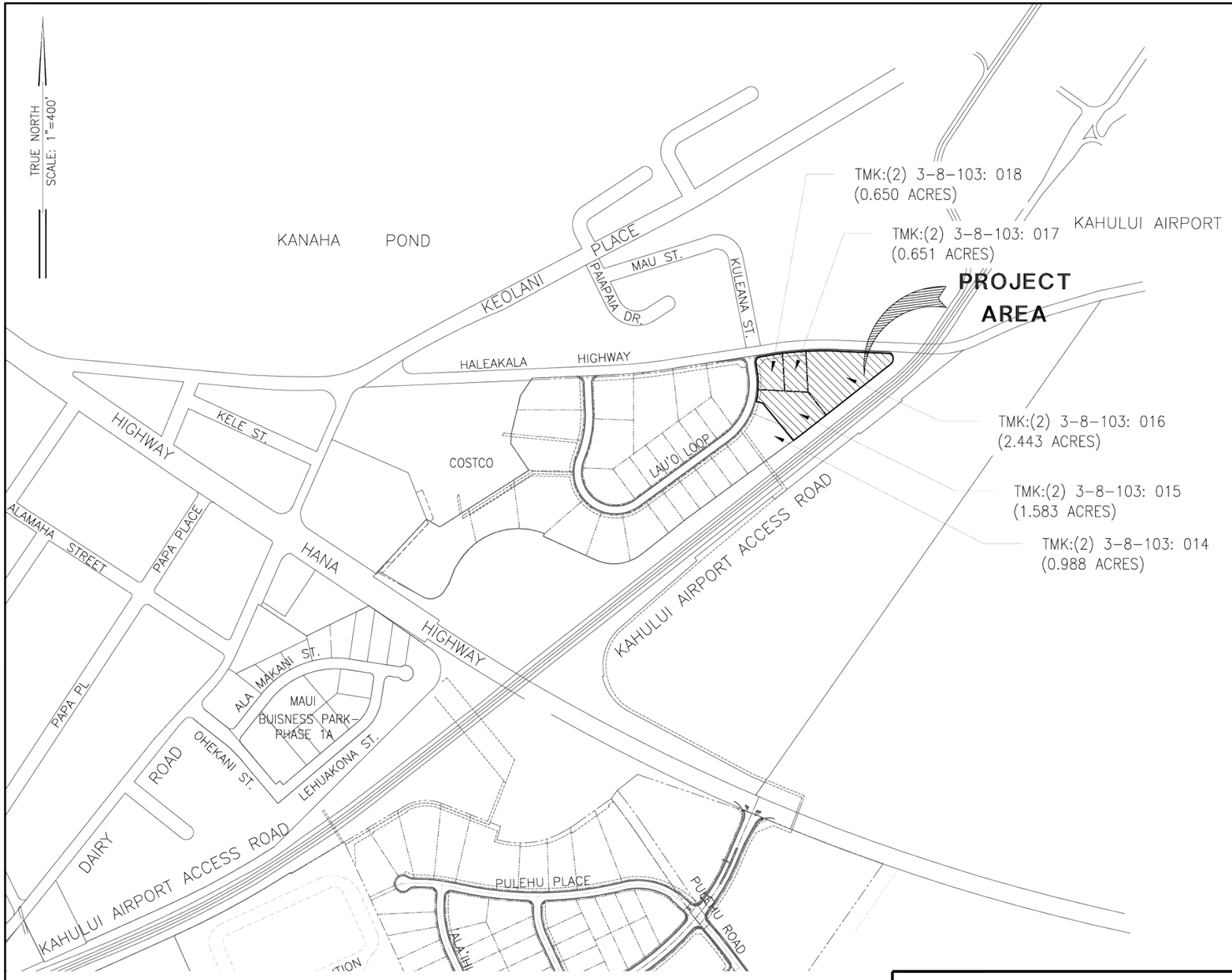
FIGURE 2

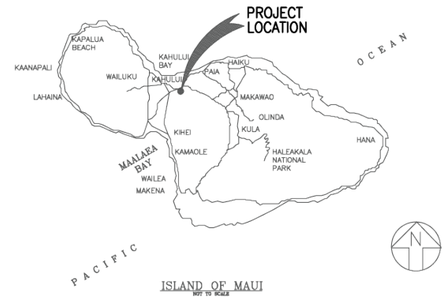
Surrounding Uses Map

Kanahā Hotel at Kahului Airport

Source: ESRI et al.

CHRIS HART & PARTNERS, INC.





PROJECT LOCATION

SCALE: NOT TO SCALE

FIGURE 3

Tax Map Key

CHRIS HART & PARTNERS, INC.

PRELIMINARY ENGINEERING AND DRAINAGE REPORT

KANAHĀ HOTEL AT KAHULUI AIRPORT

KAHULUI, MAUI, HAWAII

Source:

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
ENGINEERS, SURVEYORS • HONOLULU, WAILUKU, HILO, HAWAII

1 VIEW FROM EAST CORNER OF THE SITE LOOKING WEST

2 VIEW FROM KAHULUI AIRPORT LOOKING NORTHWEST

3 VIEW FROM KAHULUI AIRPORT LOOKING NORTHWEST

4 VIEW FROM KAHULUI AIRPORT LOOKING NORTHEAST

5 VIEW FROM HALEAKALA HWY SIDE OF THE SITE LOOKING WEST

6 VIEW FROM HALEAKALA HWY SIDE OF THE SITE LOOKING SOUTHWEST

EXISTING PLAN VIEW

KANAHA HOTEL AT KAHULUI AIRPORT

MAUI, KAHULUI AIRPORT, HAWAII

EXISTING CONDITIONS

CONCEPT DESIGN

DATE: 11/06/2017 JOB NO.: 1710 SHEET NO.: 03

NORTH

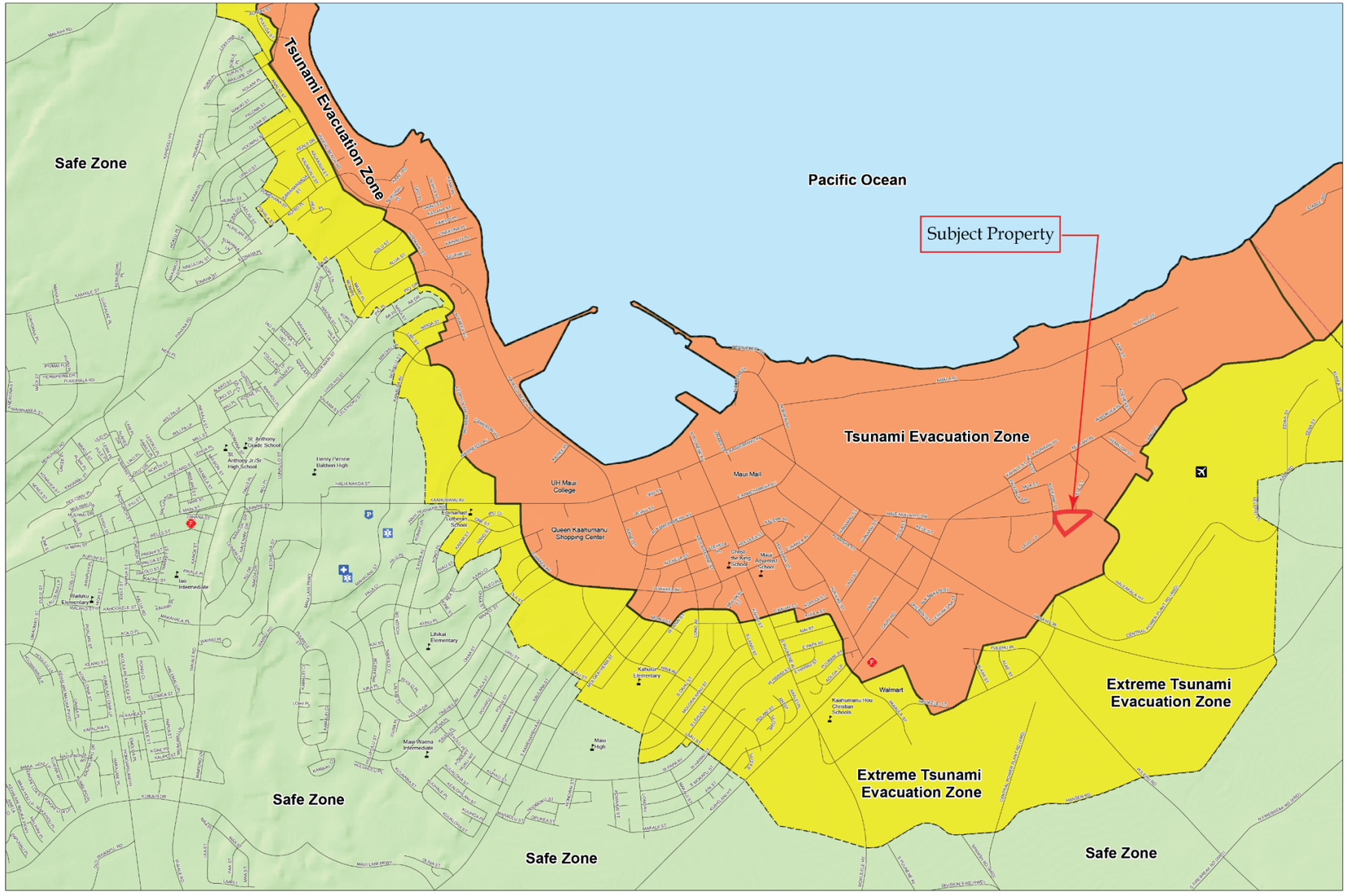
SCALE: N.T.S.

FIGURE 4
Site Photographs

Kanahā Hotel at Kahului Airport

Source: Axis GFA

CHRIS HART & PARTNERS, INC.



Kahului - Map 8

Copyright County of Maui
Date Prepared: September 2015

0 1,000 2,000 Feet

N W E S

For most Tsunami Warnings, evacuate out of the red zone; In the unlikely case of an "Extreme Tsunami Warning", evacuate out of the red and yellow zones

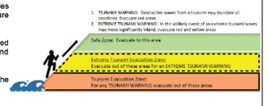
Remain at least 100 feet away from inland waterways and harbors connected to the ocean due to wave surges and possible flooding

Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port

Structural steel or reinforced concrete buildings of six or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation

These maps do not consider the destructive effects of a locally generated tsunami. If you feel strong shaking, move inland immediately, well inland from the red tsunami evacuation zone

The evacuation zone is a guideline and should be considered the minimum safe evacuation distance



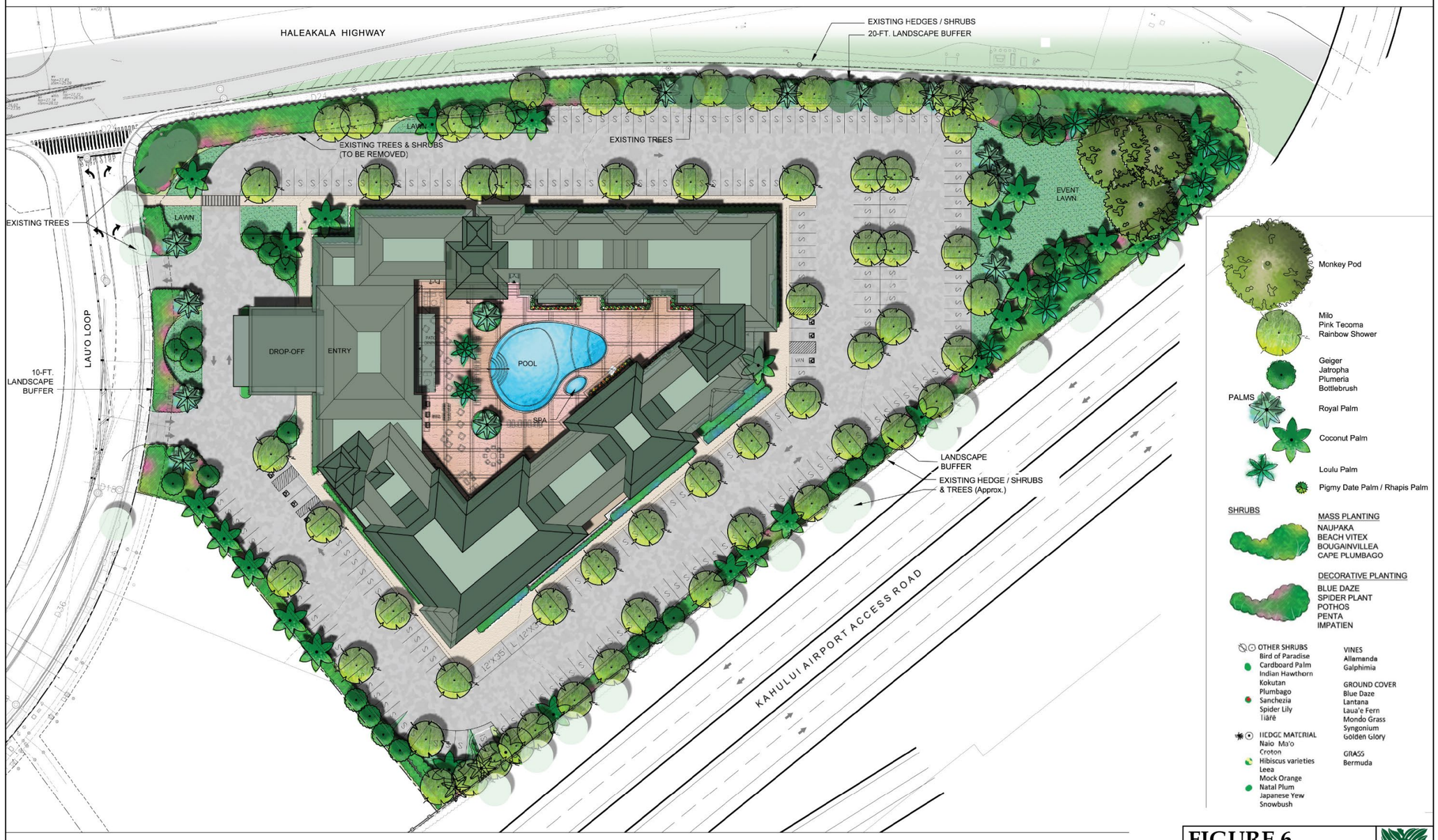
Legend

- Police Station
- Fire Station
- Hospital
- EMS
- Public/Private School
- Road
- Safe Zone
- Extreme Tsunami Evacuation Zone
- Tsunami Evacuation Zone

FIGURE 5
Tsunami Evacuation Zone Map

Kanahā Hotel at Kahului Airport
Source: County of Maui

CHRIS HART & PARTNERS, INC.



KANAHĀ HOTEL AT KAHULUI AIRPORT

MAUI, KAHULUI AIRPORT, HAWAII

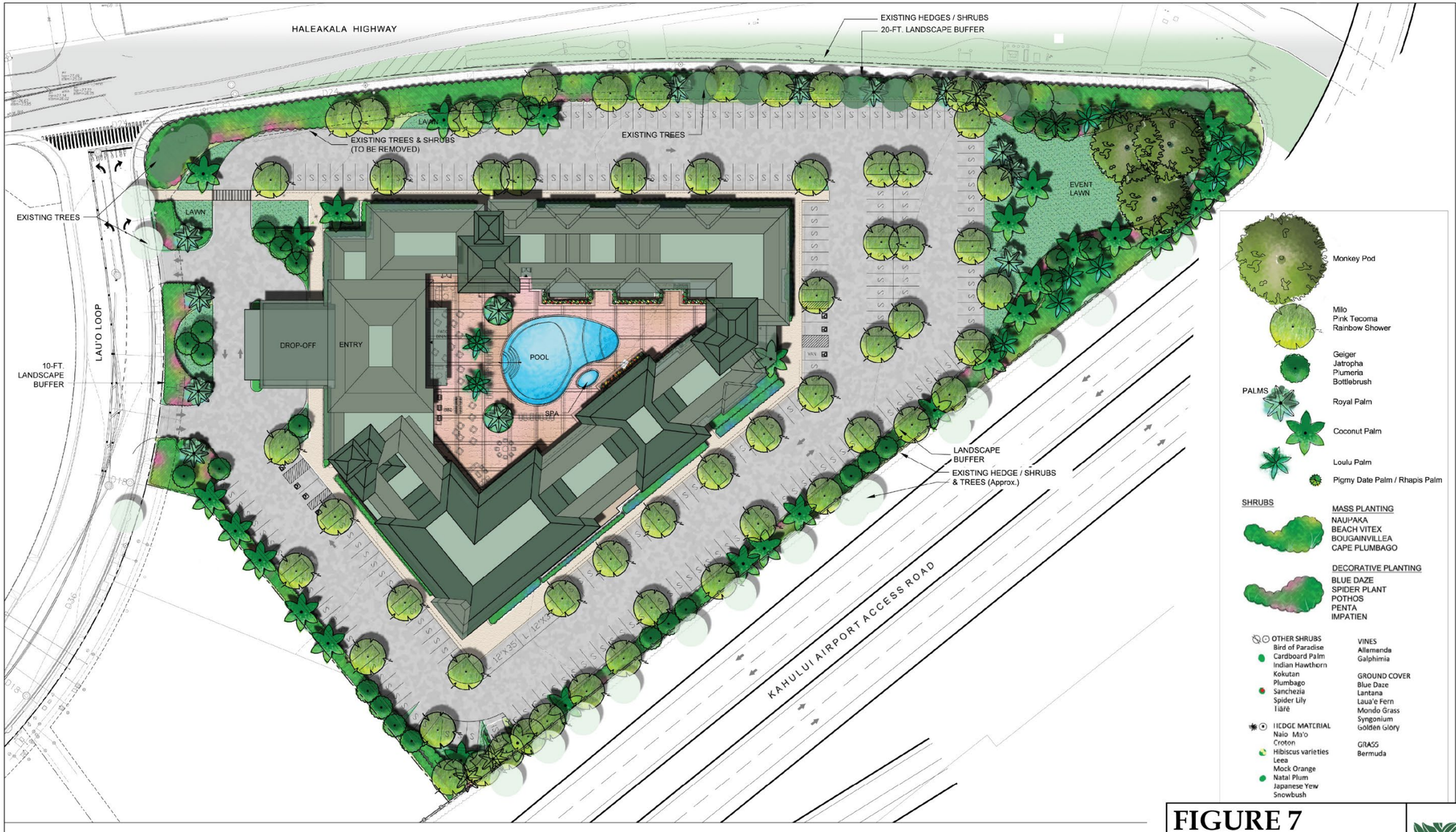
CONCEPT LANDSCAPE PLAN

FINAL CONCEPT DESIGN

FIGURE 6
Conceptual Site Plan

Kanahā Hotel at Kahului Airport
Source: Chris Hart & Partners

CHRIS HART & PARTNERS, INC.



KANAHĀ HOTEL AT KAHULUI AIRPORT

MAUI, KAHULUI AIRPORT, HAWAII

CONCEPT LANDSCAPE PLAN

FINAL CONCEPT DESIGN

DATE: 07/03/2019 JOB NO.: 17-027 SHEET NO.: 1

SCALE: 1" = 30'-0"

FIGURE 7

Conceptual Site Plan with future Airport Access Road on ramp Plan

Kanahā Hotel at Kahului Airport

Source: Chris Hart & Partners

CHRIS HART & PARTNERS, INC.

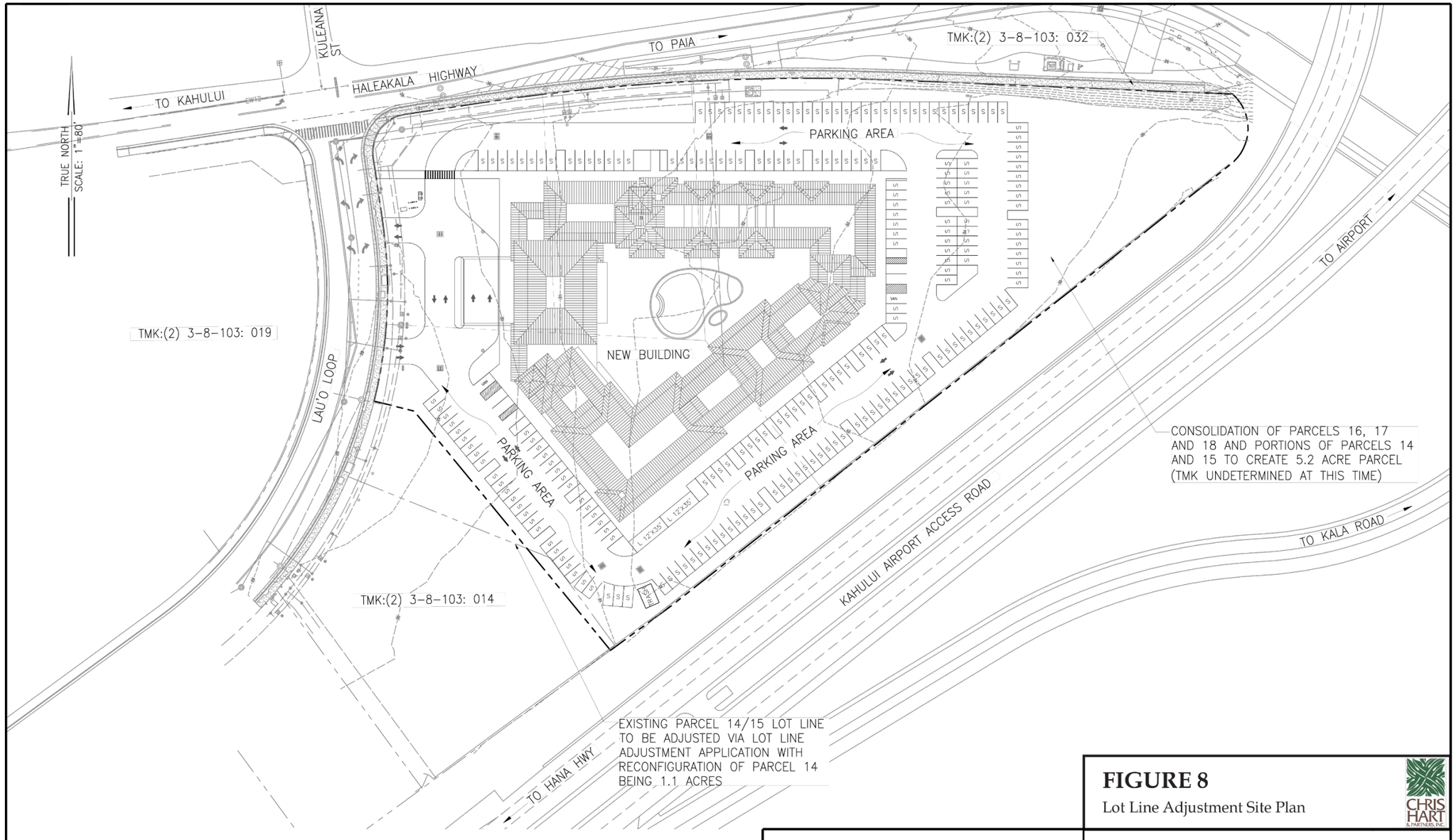


FIGURE 8

Lot Line Adjustment Site Plan

PRELIMINARY ENGINEERING AND DRAINAGE REPORT

KANAHĀ HOTEL AT KAHULUI AIRPORT

KAHULUI, MAUI, HAWAII

Source:

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
ENGINEERS,SURVEYORS • HONOLULU, WAILUKU, HILO, HAWAII