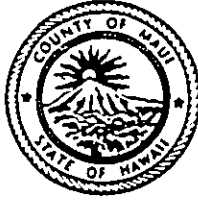


HANNIBAL TAVARES  
Mayor



CHRISTOPHER L. HART  
Planning Director

JOHN E. MIN  
Deputy Planning Director

COUNTY OF MAUI  
PLANNING DEPARTMENT  
250 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

RECEIVED

'90 NOV -5 P1:41

November 1, 1990

Mr. Bruce Anderson, Acting Director  
Office of Environmental Quality Control  
465 S. King St., #104  
Honolulu, Hawaii 96813-2910

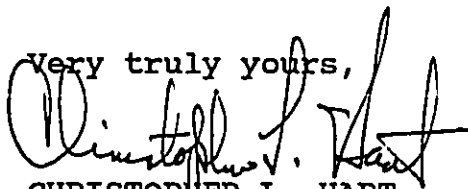
Dear Mr. Anderson:

*Kaanapali Beach Hotel Imp.*

RE: Request for an Environmental Assessment filed by  
Mr. Michael B. White, General Manager, Ka'anapali  
Beach Hotel, for the proposed construction of a  
bar/restaurant within the shoreline setback area  
at TMK 4-4-08: 3, Kaanapali, Maui. (90/EA-010)

At its October 30, 1990 meeting the Maui Planning  
Commission reviewed the above request and determined that  
the project will not have any significant impact on the  
environment and that an environmental impact statement is  
not required. Further, the attached Director's and  
Addendum Reports were adopted as the Negative Declaration.

If additional clarification is required, please contact  
Ms. Colleen Suyama of my office.

Very truly yours,  
  
CHRISTOPHER L. HART  
Planning Director

encl.-- 4 copies

cc: Michael B. White  
Tom Fee  
Colleen Suyama

1990-11-23-MA-PEA  
Ka'anapali Beach Hotel Improvement

FILE COPY

RECEIVED

'90 NOV -5 P1:21

OFFICE

BEFORE THE MAUI PLANNING COMMISSION  
COUNTY OF MAUI  
STATE OF HAWAII

In The Matter Of The Application Of )  
MR. MICHAEL B. WHITE, General ) DOCKET NO. 90/EA-010  
Manager, Ka'anapali Beach Hotel ) MR. MICHAEL B. WHITE,  
 ) General Manager,  
 ) KA'ANAPALI BEACH HOTEL  
To Obtain an Environmental Impact )  
Statement (E.I.S.) Assessment and )  
Determination for the proposed )  
Construction of a Bar/Restaurant )  
building within the Shoreline )  
Setback Area at the Ka'anapali )  
Beach Hotel At Maui Tax Map Key )  
4-4-08: 03, Ka'anapali, Maui, )  
Hawaii )

MAUI PLANNING DIRECTOR'S REPORT

DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HI. 96793

Environmental Assessment/Determination

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of)

MR. MICHAEL B. WHITE, General  
Manager, Ka'anapali Beach Hotel

) DOCKET NO. 90/EA-010  
) MR. MICHAEL B. WHITE,  
) General Manager,  
) KA'ANAPALI BEACH HOTEL

To Obtain an Environmental Impact  
Statement (E.I.S.) Assessment and  
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Construction of a Bar/Restaurant  
building within the Shoreline  
Setback Area at the Ka'anapali  
Beach Hotel At Maui Tax Map Key  
4-4-08: 03, Ka'anapali, Maui,  
Hawaii

APPROVING AGENCY

Maui Planning Commission  
250 S. High Street  
Wailuku, Maui, Hawaii 96793

Telephone No.: (808) 243-7735

Contact Person: Mr. Christopher L. Hart, Planning  
Director

THE APPLICANT

Mr. Michael B. White, General Manager  
Ka'anapali Beach Hotel  
2525 Ka'anapali Parkway  
Lahaina, Maui, Hawaii 96761  
Telephone No.: (808) 661-0011

#### THE APPLICATION

This matter arises from an application for an Environmental Impact Statement (E.I.S.) Assessment filed on September 14, 1990 and certified as complete on September 28, 1990. The application was filed pursuant to Chapter 343, Hawaii Revised Statutes; and Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200 Environmental Impact Statement Rules of the State of Hawaii; by Mr. Michael B. White, General Manager, Ka'anapali Beach Hotel ("Applicant"); for the proposed construction of a bar/restaurant building located within the shoreline setback area of the Ka'anapali Beach Hotel, Lahaina District, situate at Ka'anapali, Island of Maui and County of Maui, identified as Maui Tax Map Key No. 4-4-08: 3 ("Property").

#### PURPOSE OF THE APPLICATION

The applicant proposes to construct a bar/restaurant building within the shoreline setback area of the County of Maui. Pursuant to Chapter 200 Environmental Impact Statement Rules of the State of Hawaii, the proposed request involves "a use within the shoreline area as defined by Section 205-31 Hawaii Revised Statutes" and therefore, an Environmental Assessment is required.

#### APPLICABLE REGULATIONS

Chapter 343, Hawaii Revised Statutes, establishes certain classes of action which subject an applicant to an E.I.S. requirement, provided that approval of an agency will be required and that the agency finds that the proposed action may have significant environmental effects. The categories are as follows:

The five geographical designations are:

- (1) The use of state or county lands;
- (2) Any use within any land classified as conservation district by the state land use commission under Chapter 205, HRS;
- (3) Any use within the shoreline area as defined in Section 205-31, HRS;
- (4) Any use within any historic site as designated in the national register or Hawaii register; and
- (5) Any use within the Waikiki-Diamond Head area of Oahu;

The two administrative categories are:

- (1) Any amendment to existing county general plans where the amendment would result in designations other than agriculture, conservation, or preservation (actions initiated by a county which proposes a new county general plan or amendments to any existing county general plan are excepted); and
- (2) The use of state or county funds, other than funds to be used for feasibility or planning studies for possible future programs or projects which the agency has not approved, adopted, or funded, or funds to be used for the acquisition of unimproved real property; provided that the agency shall consider environmental factors and available alternatives in its feasibility or planning studies.

Standards for reviewing an Environmental Impact Statement (E.I.S.) Assessment are found in the Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200 Environmental Impact Statement Rules, Subchapter 6, Determination of Significance, SS 11-200-12 Significance Criteria.

In determining whether an action may have a significant effect on the environment, the agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action. In most instances, an action shall be determined to have a significant effect on the environment if it:

- (1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;
- (2) Curtails the range of beneficial uses of the environment;
- (3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decision or executive orders;
- (4) Substantially affects the economic or social welfare of the community or State;
- (5) Substantially affects public health;
- (6) Involves substantial secondary impacts, such as population changes or effects on public facilities;
- (7) Involves a substantial degradation of environmental quality;
- (8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;
- (9) Substantially affects a rare, threatened or endangered species, or its habitat;
- (10) Detrimentally affects air or water quality or ambient noise levels; or
- (11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area,

geologically hazardous land, estuary, fresh water, or coastal waters.

GENERAL DESCRIPTION

Description of the Property

1. The Property which is approximately 10.328 acres is located makai (west) of the Ka'anapali Parkway in the Ka'anapali Resort at Maui Tax Map Key 4-4-08:3, Ka'anapali, Lahaina, Maui, Hawaii. (See attached Map, Exhibit 1)
2. Land Use Designations --
  - a. State Land Use District -- Urban
  - b. Lahaina Community Plan -- Hotel
  - c. County Zoning -- H-2 Hotel
  - d. Other -- Located within the Special Management Area of the County of Maui
3. Surrounding Uses --

North -- Hotel zoned property developed as the Sheraton Maui Hotel

East -- Ka'anapali Parkway and the existing golf course

South -- Hotel zoned property developed as the Mahana Condominium

West -- Ocean
4. The project site is currently developed with the 430 room Ka'anapali Beach Hotel which is comprised of two six story wings separated by a one-story central lobby, coffee shop and retail spaces and meeting area; a separate three story wood frame ocean front building (Molokai Wing); and beach concession booth. In addition, there are a total of 229 ongrade parking spaces for the hotel.

### Existing Services

1. Water -- The existing hotel is currently serviced by the Ka'anapali Water Corporation, a private company under AMFAC Properties Investment Corporation. The source for the private water system is obtained from four wells with a design capacity of 5.4 MGD. The current pumping rate of the wells is 4.28 MGD leaving an excess capacity of 1.1 MGD which will be available to service the proposed renovation and expansion.

2. Sewers -- The existing hotel is serviced by 8-inch laterals along the north, south and east side of the property which connects to a 21-inch county sewer line located within the Ka'anapali Parkway right-of-way. The sewer line is part of the Lahaina wastewater collection system which transmits sewage to the Lahaina Wastewater Treatment Plant.

3. Drainage -- The project site does not have an on-site drainage system. Runoff from the site currently percolates directly into the ground. However, there is a grated inlet at the southeast corner of the property which directs runoff into the 30-inch drain line located on Ka'anapali Parkway.



4. Roadways, Curbs, Gutters and Sidewalks --  
Ka'anapali Parkway is a two way roadway with 28-foot wide lanes and a landscaped center median which connects to Honoapiilani Highway. The parkway is improved with curbs, gutters and sidewalks.

5. Electrical and Telephone -- The project site is currently serviced by existing underground electrical and telephone service.

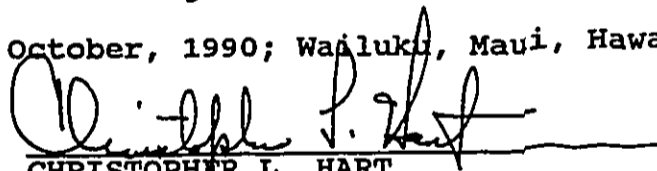
6. Solid Waste -- The nearest landfill site is located at Olowalu, however, the site is scheduled for closure in the near future.

9. Public Services - The nearest police, fire and medical services are available at the Lahaina Civic Center immediately south of the Ka'anapali Resort.

#### ANALYSIS

The analysis of the Planning Department shall be presented at the scheduled meeting in order to obtain as much comments from the various agencies.

DATED this 22nd day of October, 1990; Wailuku, Maui, Hawaii.

  
CHRISTOPHER L. HART  
Planning Director

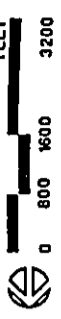
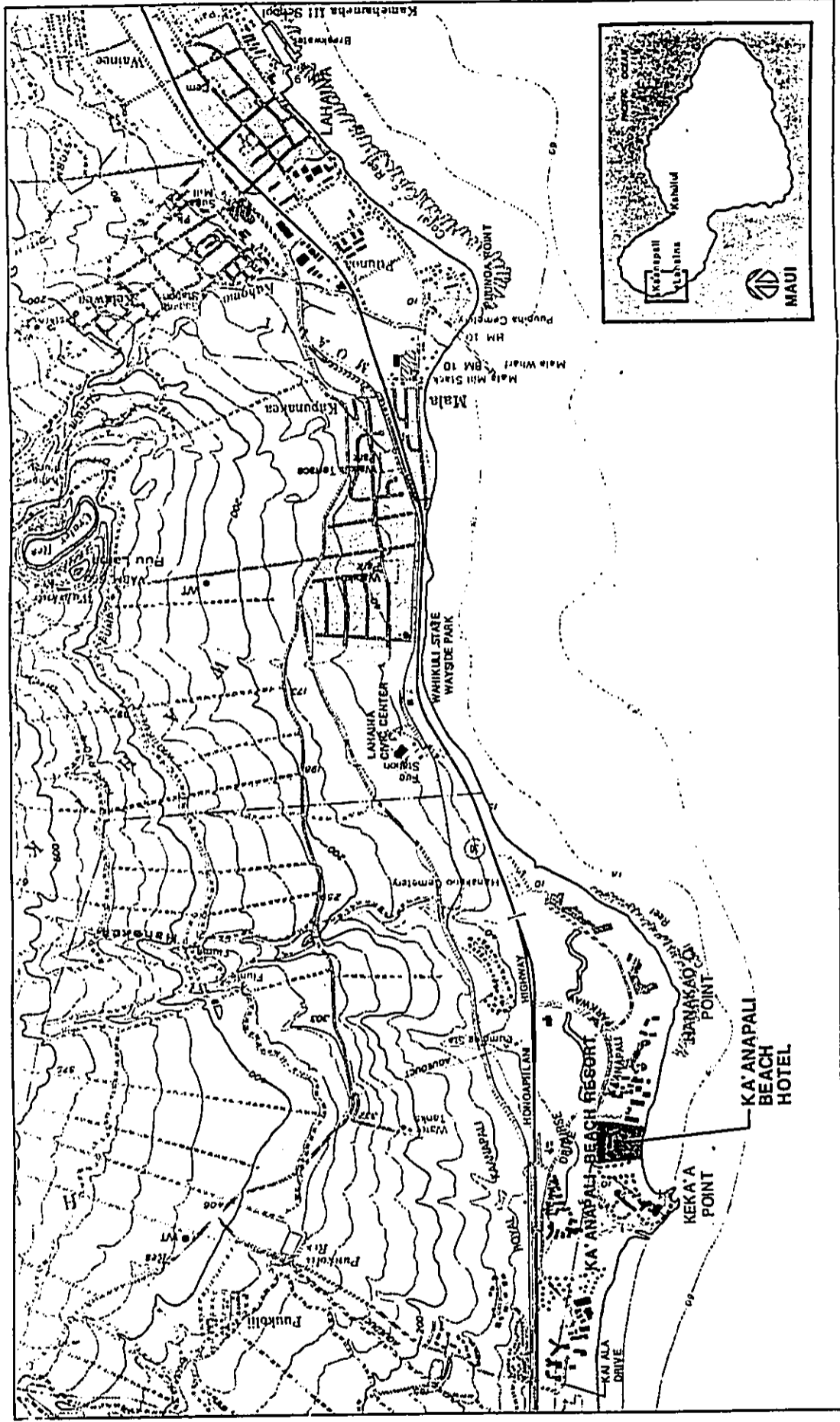


Figure: 1

### GENERAL LOCATION MAP

**KĀʻANAPALI BEACH HOTEL**

Helber Hastert & Kimura Planners

FILE COPY

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of)

MR. MICHAEL B. WHITE, General  
Manager, Ka'anapali Beach Hotel

) DOCKET NO. 90/EA-010  
) MR. MICHAEL B. WHITE,  
) General Manager,  
) KA'ANAPALI BEACH HOTEL

To Obtain an Environmental Impact  
Statement (E.I.S.) Assessment and  
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Construction of a Bar/Restaurant  
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Setback Area at the Ka'anapali  
Beach Hotel At Maui Tax Map Key  
4-4-08: 03, Ka'anapali, Maui,  
Hawaii

MAUI PLANNING DIRECTOR'S ADDENDUM REPORT

DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HI. 96793

Environmental Assessment/Determination

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of) )  
MR. MICHAEL B. WHITE, General) ) DOCKET NO. 90/EA-010  
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Beach Hotel At Maui Tax Map Key) )  
4-4-08: 03, Ka'anapali, Maui,) )  
Hawaii) )

ANALYSIS

AFFECTED ENVIRONMENT

LAND USE

1. According to the Lahaina Community Plan the subject property is designated for Hotel use (Lahaina Community Plan, Exhibit "E", p. 17)

2. The Plan further recommends that future visitor industry needs should be directed to the planned resorts at Kaanapali and Kapalua, where natural resources, recreational amenities, and commercial services can support them. Also, we should protect the viability of existing hotels and resort condominiums and coordinate future resort growth with development of adequate infrastructure capacity.

3. The Plan further recommends that relative to recreational resources, we should ensure adequate public access to shoreline areas with recreational value, including lateral access to establish the continuity of public shorelines.

ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES

1. The subject property is currently developed and due to previous disturbances to the property from agricultural cultivation and construction activities it is highly unlikely that there are any historic or cultural remains.

2. The nearest documented occurrence of burials in the general vicinity of the project site was during the construction of the Ka'anapali Alii Condominium in 1980, approximately one-quarter mile south of the project site. Six human remains located 100 meters from the shoreline and believed to be commoners dated between 1700 and 1800 were disinterred during its construction.

3. According to the applicant although there is no documented evidence of subsurface remains or artifacts during earlier construction, it is still possible that such remains exist and may be uncovered during excavation work for the hotel improvements primarily the construction of the eight story addition and parking structure. In the event remains are discovered, all excavation work will be suspended until a certified archaeologist can determine the significance of the discovery.

INFRASTRUCTURE AND PUBLIC FACILITIES AND SERVICES

1. Water -- The project is serviced by the Ka'anapali Water Corporation which has an excess capacity of 1.1 MGD and is sufficient to service the proposed increased usage. Currently the hotel uses 178,000 gpd. The upgraded hotel will increase the average daily water demand to 264,000 gpd an increase of 86,000 gpd and the estimated peak demand to 540 gpm.

2. Sewers -- It is estimated that the existing hotel generates approximately 133,500 gpd of sewage. The upgraded hotel is estimated to generate an additional 64,500 gpd of wastewater for a total of 198,000 gpd. The hotel is connected to the Lahaina wastewater collection and treatment system of which AMFAC has a reserved capacity of 3.5 MGD of which only 1.5 MGD is currently utilized. The applicant intends to utilize a portion of this reserve capacity which is more than adequate to meet the increased demand of the hotel.

However, the applicant may be required to participate in future improvements to the collection system primarily the distribution lines to the pump stations as well as improvements to the pump stations.

3. Drainage -- According to the applicant the proposed improvements to the hotel should reduce the non-permeable areas resulting in a 6 percent decrease in the maximum quantity of runoff that could be generated on the site. Nearly all of the existing runoff on the site percolates into the ground with very little ponding or runoff into the ocean or onto Ka'anapali Parkway or adjacent properties and this condition should continue with the proposed improvements.

4. Traffic -- According to the applicant's traffic consultant, Parsons Brinckerhoff Quade & Douglas (PBQ&D), the proposed improvements will result in a nominal increase in traffic volumes within the surrounding area. The anticipated LOS E rating to the intersections at Honoapiilani Highway/Kekaa Drive and Honoapiilani Highway/Kaanapali Parkway are expected to be achieved with or without the proposed improvements.

#### SOCIO-ECONOMIC IMPACTS

1. Employment -- The unemployment rate for Maui is the lowest in the State of Hawaii at approximately 2.2 percent. The addition of 215 new rooms and new commercial space to an existing hotel and the construction of a new bar/restaurant will generate additional demands for employees for the hotel and construction industry as well as indirect employment in the service industries.

Information provided by the applicant indicates that the hotel renovations and new construction will generate approximately 336 direct, indirect and induced construction-period jobs; and 290 direct, indirect and induced operational jobs. The hotel operation itself will require an additional 100 employees.

The proposed renovations is estimated to take approximately six months to complete. Recognizing the low unemployment on Maui, Ka'anapali Beach Hotel is proposing to provide all employees with continued wages and benefits throughout the estimated 6-month construction period to ensure their employees will be available upon reopening of the hotel. The employees will be offered various choices of service participation.

2. Housing -- It is estimated that there is an unmet housing need of 2,900 housing units in West Maui alone. The increased hotel units will generate additional need for employees and as a result increased demand for affordable housing units. As a result the applicant proposes to provide a minimum of thirty-six housing units for its employees in accordance with the Housing Policy of the Maui Planning Commission. The applicant proposes three alternatives to fulfill the housing requirements. They are as follows:



- a. Construction of 36 new single family dwellings.
- b. Construction of a dormitory facility that would accommodate workers who would commute from Molokai.
- c. Purchase of an existing apartment project.

The Department of Human Concerns Housing Division has indicated that it would have strong objections to the purchase of an existing apartment project if the units in such a project were currently providing affordable housing to the community. If the apartment project was one that was currently being used as short-term vacation rentals, then the Housing Division would be more inclined to approve the purchase and conversion. The applicant should keep in mind that the need is for new affordable units.

#### ENVIRONMENTAL IMPACTS

1. Shoreline Setback -- In recent years the Ka'anapali beach area has been susceptible to severe erosion from storm wave action as evidenced by the receding beach area and destruction of the previous shoreline walkway which was located within the then existing 40-foot shoreline setback area. However, the nearest hotel buildings located approximately 55 ft. from the shoreline were not harmed by the previous storms.

According to the Flood Hazard District Maps the 100 year flood zone is located near the 40 ft. setback line. A small portion of the Molokai Wing is located within the 100 year flood zone. The remaining hotel structures including the beach concession building is located outside of the flood zone.

The existing hotel structures are currently located within the 150 ft. shoreline setback area of the Island of Maui as established by the Maui Planning Commission and which became effective on September 8, 1990. The applicant proposes to renovate the existing structures as part of the total renovations of the hotel.

The proposed bar/restaurant building and paved luau dining area will be located within the 150 ft. shoreline setback area. The building will be located at least 105 feet from the shoreline with the paved luau dining area at least 55 feet from the shoreline. Although the new building will be located within the setback area it is still located further away from the shoreline than the existing hotel buildings and outside of the flood hazard zone.

2. View Planes -- The existing views to the shoreline from Honoapiilani Highway are currently obstructed by the existing topography along the highway which is higher than the roadway. Views along the shoreline area are visible towards the south of Ka'anapali near the entrance to

Ka'anapali Parkway and along Honoapiilani Highway in an area north of Kekaa Drive. The views are limited to the landscaped areas between the existing hotels. The ocean and beach areas are not visible from the highway. The construction of an eight-story addition to the hotel will have little effect on the existing views. To mitigate visual impacts from Ka'anapali Parkway landscaped berms have been incorporated into the design to screen the parking structure and eight-story addition. From the parkway the landscaped areas will be seen and not the buildings.

COMPLIANCE WITH OTHER GOVERNMENTAL STATUTES, ORDINANCES AND RULES

The proposed project will be subject to further reviews by the Maui Planning Commission with regards to compliance with the Special Management Area Rules and Regulations and the Shoreline Setback Rules of the Maui Planning Commission.

MITIGATION MEASURES

Appropriate mitigation measures to limit the impacts of the project on the environment have been proposed by the applicant and which can be more specifically documented in greater detail during the subsequent Special Management Area Permit and Shoreline Setback Variance reviews.

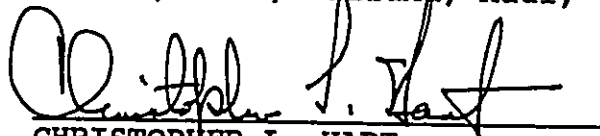
**CONCLUSIONS OF LAW**

It is hereby determined that with the incorporation of necessary mitigation measures the proposed project will not have a significant adverse impact on the environment as defined by Chapter 343, Hawaii Revised Statutes, and the Environmental Impact Statement Rules of the Department of Health, State of Hawaii; and that an environmental impact statement is not required for the proposed project.

**DETERMINATION**

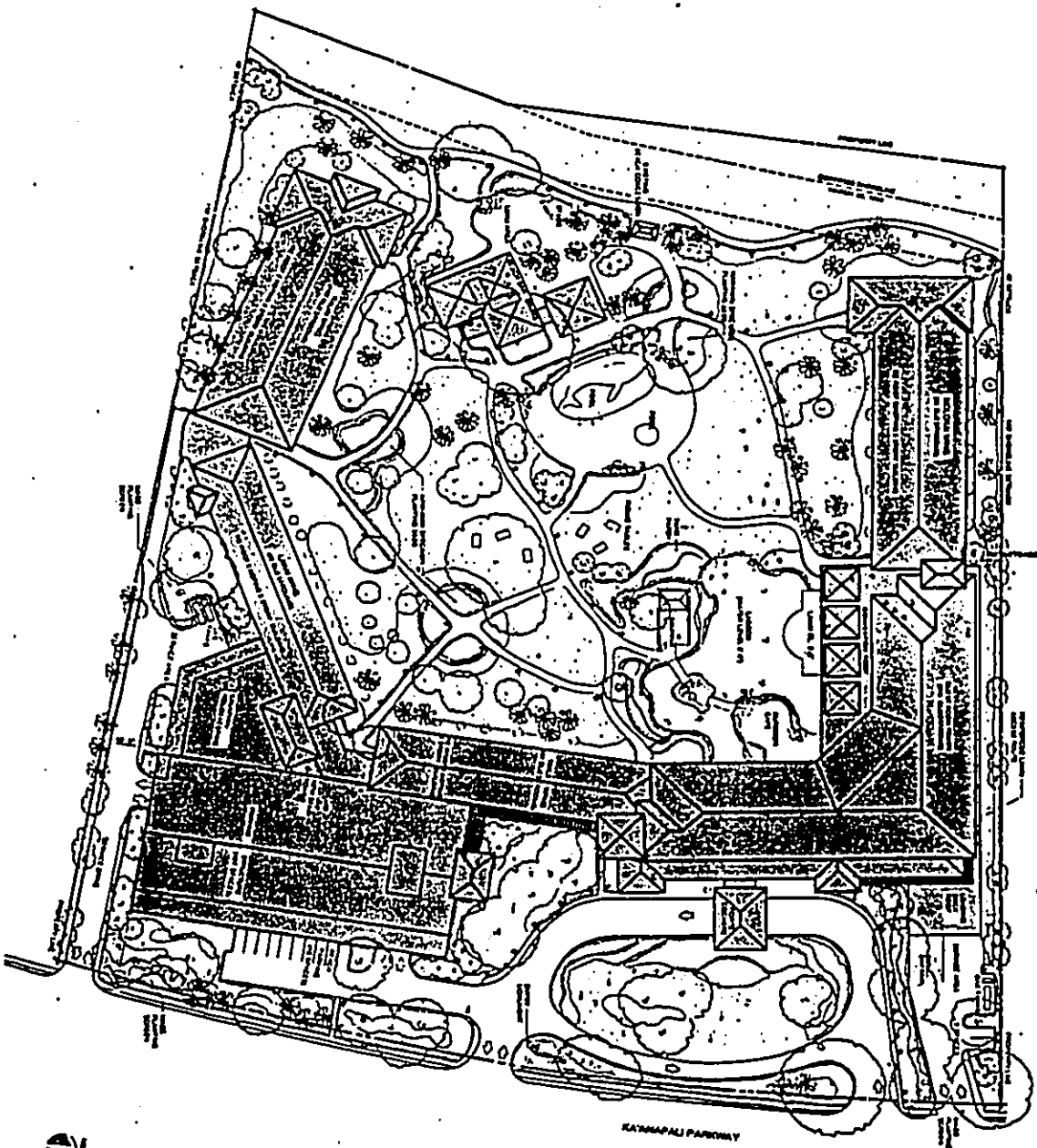
Pursuant to SS 11-200-11(C) of the Environmental Impact Statement Rules, the Director's Report and Addendum Report are hereby adopted as the Negative Declaration for the referenced project.

DATED: this 30th day of October, 1990; Wailuku, Maui, Hawaii.

  
CHRISTOPHER L. HART  
Planning Director

**KA'ANAPALI BEACH HOTEL**  
LAHAINA MAUI HAWAII

10



**LEGEND**

- Existing Building
- Proposed Building
- Existing Landscaping
- Proposed Landscaping
- Existing Parking
- Proposed Parking
- Existing Road
- Proposed Road
- Existing Utility
- Proposed Utility

**SCALE**

1" = 10'

**DATE**

14 Sept 1990

**PROJECT**

KA'ANAPALI BEACH HOTEL

**CLIENT**

KA'ANAPALI BEACH HOTEL

**ARCHITECT**

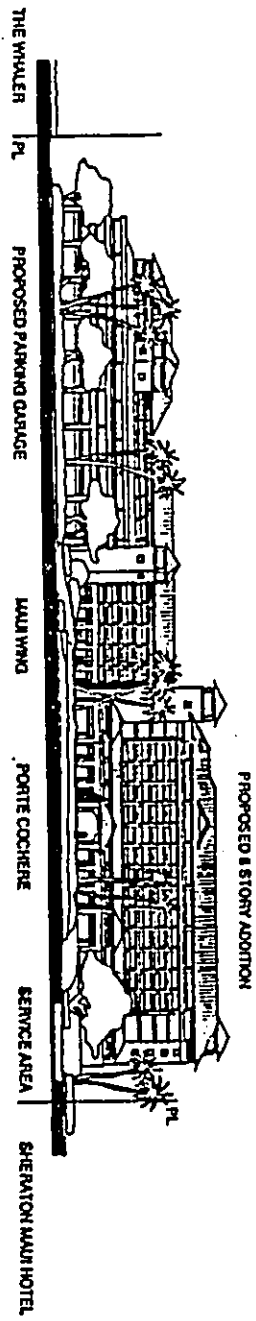
Media Five A Design Corporation

**ENGINEER**

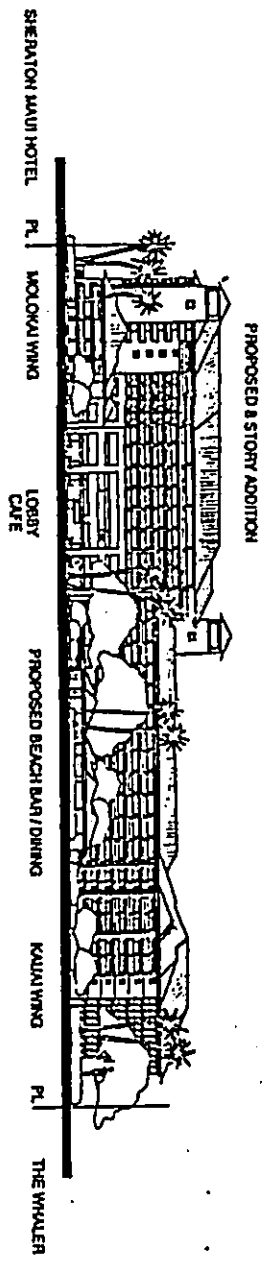
Media Five A Design Corporation

**FIGURE 4**

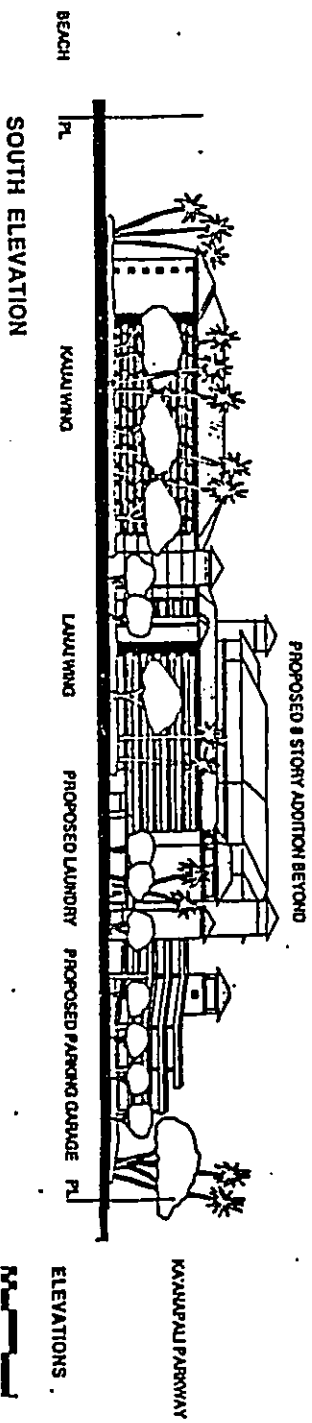
MFL No. 90-28702  
Date: 14 Sept 1990



MAKAI (EAST) ELEVATION



MAUKA (WEST) ELEVATION



SOUTH ELEVATION

KA'ANAPALI BEACH HOTEL  
LAHAINA MAUI HAWAII



ELEVATIONS

KAANAPALI PARKWAY