

LINDA CROCKETT LINGLE  
Mayor

BRIAN W. MISKAE  
Director

ROBERT K. KEKUNA, JR.  
Deputy Director



JOHN E. MIN  
Long Range Division

COLLEEN M. SUYAMA  
Current Planning Division

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

March 27, 1992  
APR 14 A9:22

Brian Choy  
Office of Environmental Quality Control  
465 S. King Street  
Honolulu, Hawaii 96813-2910

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Dear Mr. Choy:

Re: Notice of Determination

Mr. Paul M. Mancini, Attorney for Maui Wailea 10 Limited Partnership, requesting an Environmental Assessment Determination for an Amendment to Special Management Area Use Permit 90/SM1-015 to modify plans for a condominium development on 10.256 acres at TMK 2-1-8:62, Wailea, Maui.

Please find attached the Notice of Determination and four (4) copies of the environmental assessment relative to the subject matter. The Maui Planning Commission at its January 14, 1992, meeting determined a Negative Declaration for the proposed project.

Should you have any questions on this matter, please contact Ms. Elizabeth Anderson of my staff.

Very truly yours,

  
BRIAN MISKAE  
Planning Director

Attachment

cc: Paul Mancini





order for Wailea-10 to obtain approval for and implement certain changes to an existing SMA permit.

The environmental assessment is prepared in accordance with Subchapter 6, § 11-2009 of Chapter 20, E.I.S., Rules of the State of Hawaii, Department of Health.

The existing SMA permit authorizes the construction of 1 unit within a 75 foot setback from the shoreline. The requested amendment has no unit within the 75' setback. However, the Planning Commission approved amendments to its Shoreline Setback Rules on August 7, 1990. The application of these rules to the development would require a setback of 150 feet. Portions of buildings 38, 30, 31, and 39 are within the 150' setback and consequently the Planning Department's position is that a shoreline setback variance is need in order to construction such units.

The current application for an E.A. is to obtain a negative declaration in order to proceed with the revised site plan.

#### DESCRIPTION OF THE PROPERTY

1. Location -- The project site, as identified by TMK: 2-1-08:62 is situated on the makai side of Wailea Alanui Drive between the 294-unit Wailea Ekahi residential condominium project and the 350-room Stouffer Wailea Hotel and fronting Mokapu Beach.

2. Site Description -- The project site, which is currently undeveloped, comprises a total area of approximately

10.256 acres. It maintains about 240 feet of frontage along Wailea Alanui Drive and about 760 feet of frontage along Mokapu Beach. The length of the property ranges between 1,000 to 1,350 feet.

The site is characterized by gentle to moderate slopes, with elevations ranging from 6 feet mean sea level ("MSL") near the shoreline to 82 feet MSL near Wailea Alanui Drive. The average slope is approximately 7 percent in the mauka to makai direction.

The soils on the site are classified by the U.S. Soil Conservation Service, as follows: (a) Makena Loam, stony complex within the eastern or mauka portion of the site and (b) Dune Land for the substantial remaining area of the site.

The vegetation on the site consists primarily of scrub grass and kiawe trees.

The approximately 760 feet of shoreline area consists of an open white sandy beach and rocky outcrops.

#### BACKGROUND INFORMATION (1987 Application)

On November 10, 1987, the Maui Planning Commission granted a Special Management Area Permit and Step 1 Planned Development Approval for a 426-suite "Grand Champions Beach Resort" to GCR/VMS Wailea, a Limited Partnership. The proposed project included ocean-view suites, lounges, three restaurants (a 225-seat brasserie; a 160-seat theme restaurant; and a 125-seat fine dining room), nightclubs with a total seating capacity of 133 seats, specialty shops, meeting, boardroom and

ballroom facilities, a landscaped garden and outdoor lounging areas with multi-level pools interconnected by a running stream, a health spa, a beach club, and 632 parking spaces.

On February 27, 1990, the Maui Planning Commission granted a one (1) year time extension of the SMA permit.

#### JUNE 1990 AMENDMENT

The 1987 development plan was superceded by a June 1990 Planning Commission SMA approval. The June 1990 approval authorized a total of 66 units, 61 multi-family units and 4 single family residences.

#### BACKGROUND TO CURRENT REQUEST

At the June 13, 1990, Planning Commission public hearing for the referenced SMA permit, the Commission requested that the developer consider the various comments and concerns expressed at the hearing, (specifically referencing the areas of building heights and setbacks), and attempt to accommodate the concerns under the Step 2 P.D. approval, i.e., the Unified Site Plan and Building Program. The developer has explored alternative building program scenarios consistent with the approved SMA in order to address the concerns. The developer has attempted to maintain the existing building envelope as approved under the SMA. The community's concerns focused upon the building heights, setbacks, (particularly the height of the Terrace Buildings), the beach front setback of a single-family home along the Wailea Ekahi property line, and the setback of the two-story structures along the Wailea Ekahi property line.

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Maintaining the objective of staying consistent with the approved SMA permit, and addressing the areas of community concern, the developer has refined its development profile into an Unified Site Plan and Building Program. The proposed program, (1) decreases the number of units, (2) eliminates five structures, including a manager's unit, and also eliminates the beach front pool club complex, (3) increases the beach front and side yard setbacks, and reduces the height of the structures to improve views and view corridors. The net result relative to units, structures, height of the stories, building elevation, and setbacks are summarized in the following chart:

	Sept. 1991 Building Program	June 1990 Building Program	Net Changes
Units	60	66	[ 6 ]
Structures	14	19	[ 5 ]
Single-family Residences	4	4	0
Multi-Family Units	56	61	[ 5 ]
Manager Home	0	1	[ 1 ]
Stories	5 (2 stories)	9 (2 stories)	[ 4 ]
	1 (3 stories)	1 (3 stories)	0
	2 (6 stories)	2 (2 stories)	0
	4 (S.F.)	4 (S.F.)	0
Beachfront Pool Club	0	1	[ 1 ]
Building Elevation	108'	130'	[22']
Setback from shoreline at the Ekahi property line	110'	75'	[35']
Units setback within 75'	0	1	[ 1 ]

A summary of the changes is as follows:

~ Alternatives

Unit Count. The proposed unit count of 60 units is reduced from the original 426-room hotel (SMA permit issued November 17, 1987), and the 66 unit project (SMA permit issued June 13, 1990). Reducing the number of units from 66 to 60 units would also reduce water utilization by 4,000 gallons per day, and sewer utilization by 2,000 gallons per day.

Unit Mix. The approved June 13, 1990, SMA permit was for 4 beach front homes and 62 multi-family units, including 9 two-story Townhouses (18 units), 1 three-story Townhouse (3 units), 40 multi-family dwellings in 2 six-story buildings and a manager's unit attached to the recreational center. The proposed revisions delete 5 structures. Four two-story structures are to be deleted, as well as the manager's unit. Also, the beach front pool complex is eliminated. This results in 4 beach front homes and 56 multi-family units. The mix would consist of the 4 beach front homes, 5 two-story Townhouses (10 units), 1 three-story Townhouse (3 units), 43 multi-family dwellings in 2 six-story buildings. The net result is lower density, fewer buildings and improved view corridors for the neighboring properties and from Wailea Alanui.

Unit Location. The program maintains the existing building envelope, but rotates one single family home, the Terrace Buildings, and the Townhouse in order to accommodate the view corridors and the reduced heights. On the northern side of the property, along Wailea Ekahi property line, the 75 foot setback from the beach front has been increased to

110 feet. The June 13, 1990, SMA allowed for the construction of 21 townhouses in 10 buildings, located in the central portion of the project. Four of the two-story structures have been eliminated in order to increase the side yard setback from Wailea Ekahi.

*Mitigation*

Height Reduction. The height of the Terrace Buildings are reduced by rotating the Mauka Terrace Building toward the Stouffer Hotel and away from Wailea Alanui, and moving the Makai Terrace slightly in the makai direction. The result is a 22 foot reduction in building height, from 130 feet above sea level to 108 feet above sea level. The result is also the elimination of two townhouse structures. This minimizes the building profile and improves the makai views from Wailea Alanui and the Fairway Homes. The development now maintains a height limitation of 108 feet above sea level as opposed to the 130 feet which was provided under the June 13, 1990, SMA permit. As indicated above, the footprint of the Makai Terrace has been rotated toward the Stouffer Hotel and away from Wailea Alanui. This will minimize the profile and improves the makai views from the Wailea Alanui and Fairway Homes.

In proposing the building program, the developer has sought to address the concerns raised at the June 13, 1990, public hearing.

Open space corridors are shown on the site plans. The ocean front open space would be implemented through a recorded open space declaration.



TEN WAILEA BEACH

COMPARATIVE ANALYSIS - ZONING

Criteria	County Zoning	Hotel SMA	Present SMA Issued 6-13-90	Unified Site And Building Program
Floor Area Ratio	686,070 sf (1.5)	505,216 sf (1.12)	198,000 sf (.44)	193,000 sf (.43)
Lot Coverage	160,080 sf (.35)	158,080 sf (.35)	101,000 sf (.22)	98,720 sf (.219)
Number of Units		426	66	60
Units Per Acre		40.5	6.28	5.85
Parking Resort	615	632		
Parking Residential	132		162	136 (108 Required)
Building Height	12 Stories	8 Stories	1-6 Stories	1-6 Stories
Building Elevation			130 ft sea level	108 ft sea level
Water Consumption		189,000 gpd	40,000 gpd	36,000 gpd
Sewage Flow		95,000 gpd	20,000 gpd	18,000 gpd

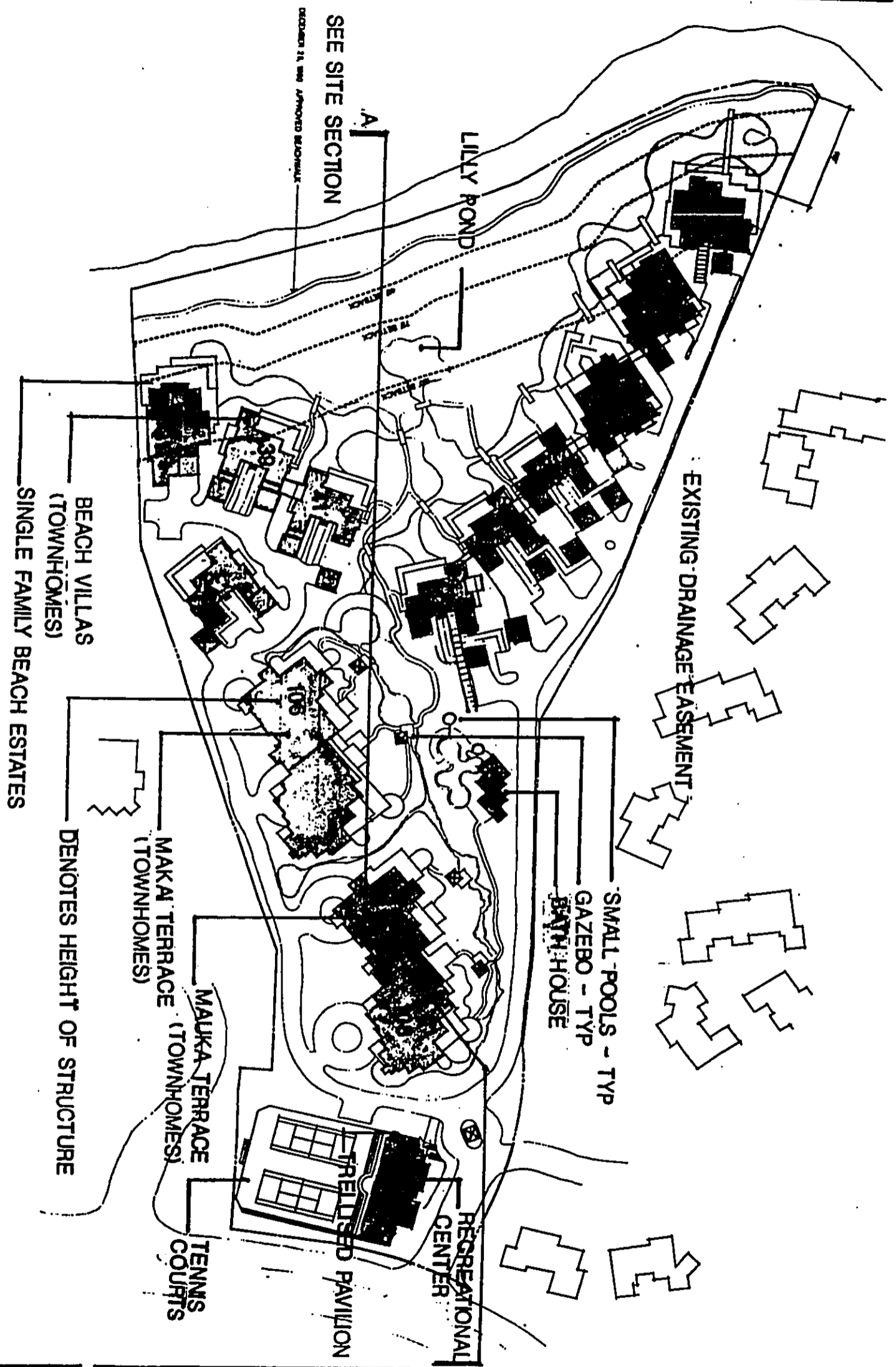
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TEN WAILEA BEACH

COMPARATIVE ANALYSIS - PRESENT SMA 6-13-90 UNIFIED SITE AND BUILDING PROGRAM

	Unified Program	Present SMA 6-13-90	Change
Number of Structures	14	19	-5
Number of Units	60	66	-6
Density - Units Per Acre	5.82	6.40	-.58
Residential Homes	4	4	0
Multifamily Homes	56	61	-5
Managers Home	0	1	-1
Stories			
Single Story	4	4	0
Two Story	5	9	-4
Three Story	1	1	0
Six Story	2	2	0
Beach Front Pool Club 3,000 sq ft	0	1	-1
Lot Coverage	.219	.22	-.003
Peak Building Height	108 Above SL	130 Above SL	-22 ft
Set Back from Beach Front on Ekahi Property Line	110 ft	75 ft	35
Buildings Within 75 ft Set Back	0	1	-1
Buildings Within 150 ft Set Back	4	5	-1
Sewage Flow	18,000 gpd	20,000 gpd	-2,000 gpd
Water Consumption	36,000 gpd	40,000 gpd	-4,000 gpd

SITE PLAN



PROPOSED 9-91

Stringer  
Fisher  
Associates

9-16-91

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

Scale: \_\_\_\_\_

Revised: \_\_\_\_\_

Sheet Number: \_\_\_\_\_

story garden courtyards to five and six-story townhouses at the Almal Drive side of the project. Amenity areas consisting of a beach club - a small pavilion type structure with large exterior terraces - will offer entertainment and swimming recreational areas as well as a mid-size pool club located on a smaller scale. Adjacent Almal Drive, a tennis pavilion/managers unit will offer residents the use of two regulation tennis courts. These courts will be for daytime use only, having no lighting, and will be depressed below existing grades with no or little fencing to minimize visual impacts. The resident manager will oversee the use of the courts as well as the controlled access to the community.

Over three quarters of the site will remain as open space. Amenity areas located to the external edges of the site with the central portion heavily landscaped with water features, pools, decks, entertainment areas, and pedestrian paths. A large, central, open green space has been purposely planned adjacent to the beach as all residents may enjoy the site amenity. This area is approximately 1.5 acres.

The current approved SNA allows development of a 426 room hotel with an above-grade parking structure and support areas.

**SITE:**

Area: 10.211 acres = 449,147.17 s.f.

**Zoning:** Kibali-Makana Community Plan - Open Space and Multi-Family Use/E-2 Hotel District and Open Space District.

**Zoning Description:** Undeveloped, partially cleared sloping parcel with 80 feet of fall from road to beach, no historic sites nor significant vegetation.

**Analyses:**

Type	Lot Coverage	Maximum Allowed Coverage
Open Space Structures	101,000 (22.5%)	33%
Pool Space	7,500	
Landscaping	169,147	
Hardscape/Pathways	105,000	
Tennis Courts	14,000	
Drives & On-Grade Parking	52,000	

Total	449,147 (100%)	Maximum allowed floor area ratio: 100%
Floor Area	236,000 (52%)	
Parking	162 stalls=2.6 stalls/unit	Required stalls = 2.0/unit

**NET ROOM AREAS:**

Area	Area
Number of Units:	338,611 s.f.
<b>FOR-ROOM AREAS:</b>	426
o Restaurant, Lounges, Meeting Facilities	38,375 s.f.
o Support Areas	132,044 s.f.
o Retail Area	7,356 s.f.
Subtotal	177,775 s.f.
<b>TOTAL BUILDING AREA:</b>	516,416 s.f.
<b>ZONE AREA RATIO:</b>	1151
<b>LOT COVERAGE:</b>	-106,000 s.f.

**RESIDENTIAL DEVELOPMENT:**

MARK	TYPE	QTY	UNIT SIZE	SUBTOTAL AREA	CIRCULATION AREA	COVERED LOT COVERAGE
A	House	4	5,500	22,000	10,000	24,000 (7.5%)
B-1	Townhouse 10	3,500	3,500	35,000	5,000	33,000 (7.5%)
B-2	Townhouse 11	3,000	3,000	37,000	5,000	
C	Townhouse 10	40	8-2 Bed @ 2,000	160,000	35,000	27,000 (6.0%)
			12-2 Bed @ 2,200	88,000		
			4-2 Bed @ 2,700	108,000		
			4-3 Bed @ 3,500	140,000		
D	Pool Club	1	2,000	2,000	Included	2,000 (.75%)
E	Tennis Pavilion/Resident Manager	1	3,000	3,000	Included	3,000 (.74%)
				243,000		201,000 (22.5%)

**HOTEL DEVELOPMENT:**

**PARKING REQUIRED:**

Stalls Required	Stalls Provided	Structure Area	Lot Coverage
612 stalls	632 stalls	190,000 s.f.	32,400 s.f.

**COMPARISON:**

Lot Coverage:	138,400 s.f. (30.8%)
Floor Area Ratio:	101,000 (22.5%)
Total Floor Area:	516,416

**RESIDENCES:**

101,000 (22.5%)
578
243,000

Project Description & Narrative

Date: 6/8/90

Score:

Reviewers:

Sheet Number: 13

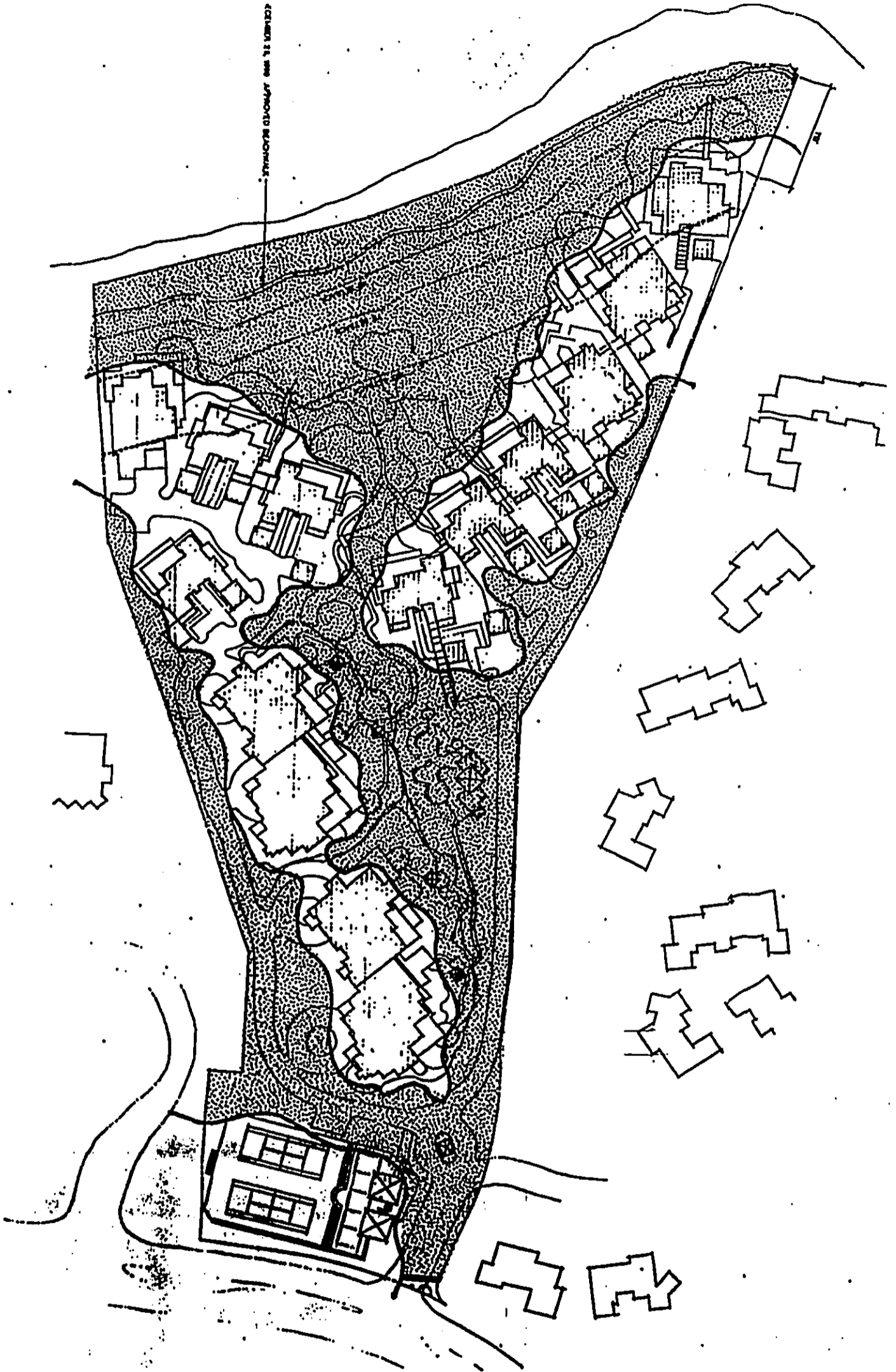
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Austin  
Associates  
LLP

Approved & Forth  
Sue Tye  
Don Reed, CFM  
E. David Dyer  
Michael Reed, GSI  
10/15/90

AREA DATA

APPROVED 6-13-90

SETRACK PROFILE



PROPOSED 9-16-91

Stinger  
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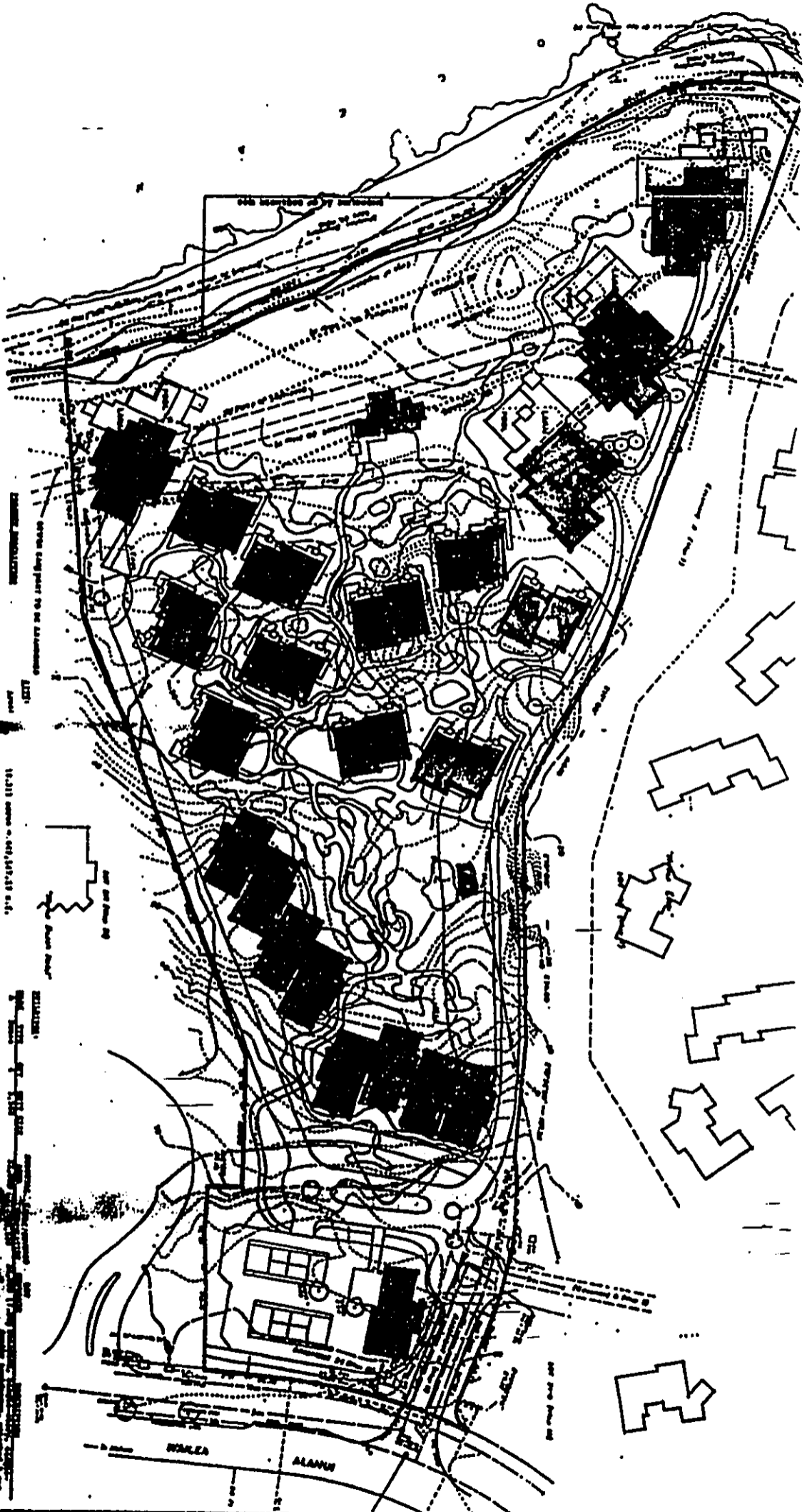
APPROVED 6-13-90

SITE PLAN

LOT 21B  
 Approved by  
 Planning Commission  
 on 6/13/90



Site Plan



**GENERAL NOTES:** The applicant has provided a preliminary site plan showing the proposed building footprints, parking spaces, and other site features. The plan is subject to the approval of the Planning Commission and the City Council. The applicant is responsible for obtaining all necessary permits and approvals for the proposed development.

Lot #	Area (sq. ft.)	Volume (cu. ft.)	Notes
1	10,000	10,000	Building footprint
2	15,000	15,000	Building footprint
3	20,000	20,000	Building footprint
4	25,000	25,000	Building footprint
5	30,000	30,000	Building footprint
6	35,000	35,000	Building footprint
7	40,000	40,000	Building footprint
8	45,000	45,000	Building footprint
9	50,000	50,000	Building footprint
10	55,000	55,000	Building footprint
11	60,000	60,000	Building footprint
12	65,000	65,000	Building footprint
13	70,000	70,000	Building footprint
14	75,000	75,000	Building footprint
15	80,000	80,000	Building footprint
16	85,000	85,000	Building footprint
17	90,000	90,000	Building footprint
18	95,000	95,000	Building footprint
19	100,000	100,000	Building footprint
20	105,000	105,000	Building footprint
21	110,000	110,000	Building footprint
22	115,000	115,000	Building footprint
23	120,000	120,000	Building footprint
24	125,000	125,000	Building footprint
25	130,000	130,000	Building footprint
26	135,000	135,000	Building footprint
27	140,000	140,000	Building footprint
28	145,000	145,000	Building footprint
29	150,000	150,000	Building footprint
30	155,000	155,000	Building footprint
31	160,000	160,000	Building footprint
32	165,000	165,000	Building footprint
33	170,000	170,000	Building footprint
34	175,000	175,000	Building footprint
35	180,000	180,000	Building footprint
36	185,000	185,000	Building footprint
37	190,000	190,000	Building footprint
38	195,000	195,000	Building footprint
39	200,000	200,000	Building footprint
40	205,000	205,000	Building footprint
41	210,000	210,000	Building footprint
42	215,000	215,000	Building footprint
43	220,000	220,000	Building footprint
44	225,000	225,000	Building footprint
45	230,000	230,000	Building footprint
46	235,000	235,000	Building footprint
47	240,000	240,000	Building footprint
48	245,000	245,000	Building footprint
49	250,000	250,000	Building footprint
50	255,000	255,000	Building footprint
51	260,000	260,000	Building footprint
52	265,000	265,000	Building footprint
53	270,000	270,000	Building footprint
54	275,000	275,000	Building footprint
55	280,000	280,000	Building footprint
56	285,000	285,000	Building footprint
57	290,000	290,000	Building footprint
58	295,000	295,000	Building footprint
59	300,000	300,000	Building footprint
60	305,000	305,000	Building footprint
61	310,000	310,000	Building footprint
62	315,000	315,000	Building footprint
63	320,000	320,000	Building footprint
64	325,000	325,000	Building footprint
65	330,000	330,000	Building footprint
66	335,000	335,000	Building footprint
67	340,000	340,000	Building footprint
68	345,000	345,000	Building footprint
69	350,000	350,000	Building footprint
70	355,000	355,000	Building footprint
71	360,000	360,000	Building footprint
72	365,000	365,000	Building footprint
73	370,000	370,000	Building footprint
74	375,000	375,000	Building footprint
75	380,000	380,000	Building footprint
76	385,000	385,000	Building footprint
77	390,000	390,000	Building footprint
78	395,000	395,000	Building footprint
79	400,000	400,000	Building footprint
80	405,000	405,000	Building footprint
81	410,000	410,000	Building footprint
82	415,000	415,000	Building footprint
83	420,000	420,000	Building footprint
84	425,000	425,000	Building footprint
85	430,000	430,000	Building footprint
86	435,000	435,000	Building footprint
87	440,000	440,000	Building footprint
88	445,000	445,000	Building footprint
89	450,000	450,000	Building footprint
90	455,000	455,000	Building footprint
91	460,000	460,000	Building footprint
92	465,000	465,000	Building footprint
93	470,000	470,000	Building footprint
94	475,000	475,000	Building footprint
95	480,000	480,000	Building footprint
96	485,000	485,000	Building footprint
97	490,000	490,000	Building footprint
98	495,000	495,000	Building footprint
99	500,000	500,000	Building footprint
100	505,000	505,000	Building footprint

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 1" = 40'-0"  
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Site Plan

The program is consistent with the densities, usages, and other conditions approved in the June 13, 1990, SMA permit and addresses the various issues referenced above.

Existing Infrastructure.

a. Access to the site is available from Wailea Alanui Drive, an 88-foot wide, 4-lane, County right-of-way.

b. The water system servicing this area was privately constructed by Wailea Development Company, in conjunction with its participation in the Central Maui Water Transmission and Source Development Joint Venture. This water system at the Wailea Resort provides service at three levels or elevations. The project site is situated entirely within the low level water system and is serviced by a 2.0 million gallon ("MGM") reservoir located mauka of the Wailea Development field offices at an elevation of 190 feet. Water from this reservoir is distributed to existing developments in the vicinity of the project site via a 20-inch water line which runs along Wailea Alanui Drive and approximately 10 feet from the mauka boundary of the project site.

c. The site is within the service area of the County's Wastewater Treatment facility situated about 3 miles north of the Wailea Resort.

d. Underground electrical and telephone lines are situated along Wailea Alanui Drive fronting the project site.

e. Police, fire protection, and emergency ambulance services are available in the Kihei District. Emergency

medical services are available at the Maui Memorial Hospital in Wailuku situated about 16 miles from Wailea.

Land Use Designations.

a. Kihei-Makena Community Plan - Multi-Family Use and Open Space

b. Wailea Land Zoning Map No. 511 -- H-2 Hotel District and Open Space District

c. The entire site is situated within the County's Special Management Area ("SMA"), pursuant to Chapter 205-A, HRS, and Article II, SMA Rules and Regulations, Planning Commission, County of Maui. Also, all projects at the Wailea Resort are subject to the provisions of Chapter 19.32, Planned Development, Maui County Code.

HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES

An archaeological reconnaissance survey and subsurface testing of the subject area was conducted. No sites of apparent significance to Hawaiian and American history and culture were discovered during the survey. Only one cultural deposit containing midden was discovered near the northern boundary of the property in an area that had not been previously bulldozed. According to the consultant archaeologist, "no additional archaeological field work is necessary or justified" for the one site identified.

The Department of Land and Natural Resources concurred with the applicant's research and requested the following condition:



"During grubbing, grading and excavation, a professional archaeologist must be hired to monitor these activities. Prior to implementing monitoring, an acceptable monitoring plan must be submitted and approved by the State's Historic Preservation Program."

#### DRAINAGE SYSTEM

There is an existing drainage channel along a portion of the northern boundary of the Property. This channel begins at a point approximately 300 feet west of Wailea Alanui Drive within the Wailea Ekahi condominiums site, and extend to the ocean.

Presently, the majority of the on-site surface runoff volume generated by the Property, sheet flows off the site in a mauka-to-makai direction. Estimated runoff for the 10 year storm is calculated at 1.46 cfs/acre, while after development, runoff should increase to 1.97 cfs/acre. For the 50 year storm, the current condition is 1.72 cfs/acre and 2.32 cfs/acre after development. There are no culverts on Wailea Alanui Drive that convey upland flows directly into the Property.

According to the applicants drainage report, drainage will be directed to the adjacent gully north of the project site by means of swales, inlets and drain pipes. The flow in the gully is currently estimated at 1,623 cfs. After development, 19.28 cfs will be added to the gully, an increase of approximately 1 percent.

The channel will be appropriately landscaped and maintained by the Applicant. The applicant maintains that the

existing channel along the northern boundary of the Property has adequate capacity to convey the projected on-site and off-site flows to the ocean.

#### TSUNAMI AND FLOOD HAZARD

a. According to the Federal Flood Insurance Rate Maps, the makai and westerly beach portion of the project site is situated within the potential tsunami inundation area. This portion of the site has been designated "Zone V10" nearest the beach, and Zone A4" at the 7.0 foot elevation. By definition, both zones are susceptible to the 100-year flood, however, the V10 Zone is also subject to flood with velocity (wave action).

In addition, the existing open drainageway along the property and northern boundary is subject to some periodic flooding. There is no development proposed for this area. There will be landscape improvements, coordinated with the property owners.

The Department of Public Works has commented that the project must conform to Ordinance No. 1145, pertaining to Flood Hazard Districts.

#### PUBLIC FACILITIES AND SERVICES

a. Water - The project will generate a total average daily demand of approximately 36,000 gallons per day as compared to the previously approved hotel which would generate 189,000-282,000 gpd and the current SMA at 40,000 gpd.

The Department of Water Supply in their letter dated April 23, 1990 has no objections to the project approval.

b. Sewage Disposal - The site is within the service area of the County's Wastewater Treatment facility situated about 3 miles north of the Wailea Resort. The entire Wailea Resort is serviced by the County's Wastewater Treatment Facility.

The existing waste water collection system consists of a pump station and a series of gravity collection and force main lines. A 12-inch gravity line is located within the Stouffer Wailea Resort Hotel grounds near the subject property. An existing sewer easement extends into the property from the end of the 12-inch gravity line, however, as no future use of the easement is anticipated, abandonment may be sought.

The 12 inch gravity lines conveys wastewater across the Stouffer Wailea Resort Hotel property to Pump Station No. 9, located within Public Beach Right-of-Way No. 2b, on the south side of the Stouffer Wailea Resort Hotel. Wastewater is then pumped up to the existing 24-inch gravity line on Wailea Alanui Drive through a 10-inch force main. A combination of gravity lines, pump stations and force mains then transport the wastewater collected from Wailea to the Kihei Wastewater Treatment Facility.

Approximately 18,000 gallons of wastewater are expected to be generated daily by the residential project. This compares to an estimated wastewater flow from the previously approved hotel development of approximately 95,000 gpd and 20,000 gpd under the existing SMA.

c. Solid Waste Disposal

The applicant proposes to utilize the County landfill at Puunene which opened in 1987 to service the proposed project.

The Department of Public Works has indicated that no cleaning and grubbing material shall be disposed of at the County sanitary landfill. The developer shall submit a solid waste management plan acceptable to the Department of Public Works. For additional information, the developer is requested to contact the Solid Waste Division.

d. Parking

The applicant is proposing to provide 136 parking stalls at this time under the revised development plan. It has calculated that 108 stalls would be required under the County Code. This plan would provide 28 stalls in excess of Code requirements. The applicant will be required to conform to the Off-Street Parking and Loading Ordinance as determined by the Department of Public Works.

ELECTRICAL AND TELEPHONE UTILITIES

Underground utility lines are currently installed along the edge of Wailea Alanui Drive. According to the project application report, contacts have been initiated with Maui Electric Company and Hawaiian Telephone Company to provide these services.

OTHER PUBLIC SERVICES AND FACILITIES

The proposed development is not expected to burden

other public agencies to provide necessary support services or facilities (i.e. fire and police protection).

RECREATION RESOURCES

a. The existing public beach accesses servicing Mokapu Beach are situated at Keawakapu, which is 300 feet north of the project site, and on the south-side of the Stouffer Wailea Resort or 600 south of the project site. The Keawakapu Access is improved with 24 public parking stalls. The Stouffer Access is improved with restroom and shower facilities and 39 public parking stalls.

b. In order to enhance public use of the beach resources in the area, the applicant shall provide a lateral public shoreline walkway similar to that existing at the Wailea Resort.

c. The existing shoreline area is predominantly sandy. A very rocky promontory exists however at the northern border of the property. In addition, there also exists a rocky segment at the southernmost boundary of the property.

d. The Department of Public Works has indicated that the applicant shall provide a parks and playground assessment.

CONCLUSIONS

1) The development will not have any substantial adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest.

*Findings & Reasons  
to support determination.*

2) The development is consistent with the objectives and policies, as enumerated in Chapter 205A, Hawaii Revised Statutes and as recited under Section 2-8.1 and 2-8.2, above; and Special Management Area guidelines set forth in this Article and Chapter 200 of E.I.S. Rules of the State Department of Health.

3) The development is consistent with the County General Plan, zoning, subdivision, and other applicable ordinances.

4) The development meets all the construction standards and requirements of the various governmental agencies.

5) Not less than twenty-percent of the total area of the tract will be common open protected open space.

6) Each building and structure shall be individually designed by a registered architect to conform with the intent of the planned development.

7) Landscaping of the entire development, including along streets, within lots and in the open spaces will be provided.

8) Adequate recreational and community facilities will be provided.

9) Provisions are made for adequate and continuing management of all open space and community facilities to insure proper maintenance and policing.

PREVIOUS AGENCY BOARD REVIEWS

1. Department of Public Works -- comments dated June 5, 1990.
2. Department of Water Supply -- comments dated April 23, 1990.
3. Department of Health -- comments dated April 9, 1990.
4. Department of Transportation-Highways -- comments dated  
May 10, 1990.
5. Department of Land and Natural Resources -- comments  
received on June 5, 1990.
6. Department of the Army -- comments received April 24, 1990.
7. Urban Design Review Board -- comments dated May 31, 1990.
8. Community Responses -- August 27, 1991.

PRM:cm/3762j

HANNIBAL TAVARES  
 Mayor  
 ALVIN FUKUNAGA  
 Director  
 RALPH M. NAGAMINE  
 Deputy Director  
 GEORGE KAYA  
 Highway Division  
 FRED ARAKI, P.E.  
 Engineering Division  
 EASSIE MILLER, P.E.  
 Waste Management Division  
 AARON SHINMOTO, P.E.  
 Land Use and Code Administration



COUNTY OF MAUI  
 DEPARTMENT OF PUBLIC WORKS

200 SOUTH HIGH STREET  
 WAILUKU, MAUI, HAWAII 96793

June 5, 1990

MEMO TO: Christopher L. Hart, Planning Director

FROM: Alvin K. Fukunaga, Director of Public Works

SUBJECT: Special Management Area and Planned Development  
 Request by John McGrath for the Proposed Wailea 10  
 Development at Wailea, Maui, TMX:2-1-08:62  
 90/SM1-015; 90/PD1-002

We have reviewed the above request and offer the following comments:

1. That the architect and owner is advised that a portion of the project is subject to possible tsunami and flood inundation. As such, said project must conform to Ordinance No. 1145, pertaining to flood hazard districts.
2. That based on the application, at least 145 paved parking spaces be provided. This total does not include parking for the clubhouse which could not be determined at this time. In addition, appropriate landscaping and fencing shall be provided per the County's Off-Street Parking and Loading Ordinance.
3. That a final detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations and scheme for controlling erosion and disposal of runoff water be submitted for our review and approval. The plan shall provide verification that the grading and all runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.
4. That a detailed report evaluating the adequacy of the existing wastewater pumping stations and collection system that will service this project be provided. A fee shall be imposed to cover costs to expand or improve the Kihei Wastewater Treatment Plant to accommodate the additional sewage flows. In addition, the County cannot ensure that sewage capacity will be available at the time of building permit application. The developer is requested to contact the Waste Management Division for additional information.



Page 2  
June 5, 1990  
Christopher L Hart  
TMK:2-1-08:62 (90/SW1-015; 90/PD1-002)

5. That the existing Kihei Wastewater Treatment Plant is operating at capacity. A plan to expand the plant has been formulated. However, the planned expansion is not contemplated to be completed by mid 1990.
6. That no clearing and grubbing material shall be disposed of at the County sanitary landfill. The developer shall submit a solid waste management plan acceptable to the Department of Public Works. For additional information, the developer is requested to contact the Solid Waste Division.
7. That a revised traffic report be submitted to reflect current traffic counts (i.e. report refers to 1987 data). A minimum level of service "C" shall be provided. A left-turn storage lane along Wailea Alanui may be required. In addition, the applicant shall contribute his pro-rata share to traffic improvements to be determined by the County and traffic master plans (i.e. recommendations made in traffic study). An agreement to the above prepared for filing with the State's Bureau of Conveyances shall be submitted by the applicant.
8. Provide a current certified shoreline map at time of building permit application.
9. Provide a parks and playground assessment of \$32,598.40.

AS:mht

cc: Engineering Division  
Solid Waste Division  
Wastewater Reclamation Division

**EXHIBIT 4**



DEPARTMENT OF WATER SUPPLY  
COUNTY OF MAUI  
P.O. BOX 1108  
WAILUKU, MAUI, HAWAII 96793-7108

RECEIVED  
APR 23 1990  
COUNTY OF MAUI

April 23, 1990

Mr. Christopher L. Hart  
Director of Planning  
County of Maui  
Wailuku, Hawaii 96793

90/SM1-015  
90/PD1-002

Dear Mr. Hart:

Re: WAILEA 10 HAWAII LIMITED PARTNERSHIP - Request for SMA  
and Planned Development approval for the proposed four  
single-family and 62 multi-family dwelling units and  
accessory amenities at Wailea  
TMK 2-1-8:62, Wailea (PL 90-035)

Please be advised that we would not have any objections if an  
SMA permit is issued for the project.

Sincerely,

  
Vince G. Pagoyo, Jr.  
Director

ab

EXHIBIT 5

F. 10/24

JOHN WAIHEE  
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.  
DIRECTOR OF HEALTH

PAUL E. HOFFMAN, M.S., M.P.H.  
DISTRICT HEALTH SERVICES ADMINISTRATOR

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COUNTY OF MAUI

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

April 9, 1990

Mr. Christopher L. Hart  
Director  
Department of Planning  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793

Dear Mr. Hart:

Subject: Mr. John McGrath on Behalf of Wailea 10 Hawaii Limited Partnership Requesting an SMA and Planned Development Approval for the Proposed Four Single Family and 62 Multi-Family Dwelling Units and Accessory Amenities at Wailea 90/SM1-015, 90/PD1-002  
TMK: 2-1-8: 62

We have reviewed the subject SMA application and our comments are as follows:

The proposed project must hook up to the County sewerage system. No individual wastewater system or private wastewater treatment facility will be acceptable for the disposal of wastewater generated from the proposed project.

If you have any questions, please call me at 244-4255.

Sincerely,

*David H. Nakagawa*  
DAVID H. NAKAGAWA  
Chief Sanitarian

EXHIBIT 6

JOHN WAIHEE  
GOVERNOR

RECEIVED  
MAY 10 10 02 AM '90  
COUNTY OF MAUI



EDWARD Y. HIRA  
DIRECTOR

DEPUTY DIRECTORS  
DAN T. KOCH (FRUIT)  
RONALD N. HIRAN  
JEANNE K. SCHULT  
CALVIN M. TEJICA

IN REPLY REFER TO

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
HIGHWAYS DIVISION

MAUI DISTRICT  
680 PALAPALA DRIVE  
KAPULLE, HAWAII 96732

HWY-M 2.494-90

May 10, 1990

Mr. Christopher L. Hart  
Director of Planning  
County of Maui  
Planning Department  
200 S. High Street  
Wailuku, Maui, Hawaii 96793

Dear Mr. Hart:


Subject: SMA and Planned Development for  
Wailea 10, 90 SMI-015, 90/PDI-002

Thank you for the opportunity to comment on the Environmental  
Assessment Report for Wailea 10.

The traffic study must be revised and updated to reflect the current  
proposed residential development. The revised study must deal with  
traffic generation and analyze the level of service of affected  
intersections for the target completion year. Traffic mitigation and  
intersection improvements should be addressed.

If you have any questions, please contact Ferdinand Cajigal at  
877-5061.

Very truly yours,

  
Robert O. Siarot  
District Engineer, Maui

ROS:jt

EXHIBIT 7

JOHN WATSON  
DIRECTOR OF PLANNING



WILLIAM H. PETTY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 501  
HONOLULU, HAWAII 96809

SERVICES  
ARTHUR H. LING  
MANAGING DIRECTOR  
SCOTT B. FURBER  
EXECUTIVE DEVELOPMENT  
PROGRAM  
ADVISORY SERVICES  
CONSTRUCTION AND  
ENVIRONMENTAL AFFAIRS  
REGULATION AND  
COMPLIANCE SUPERVISOR  
CONSTRUCTION  
FORESTRY AND WILDLIFE  
NATURE PRESERVATION  
PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

REF:OCEA-CT

File No.: 90-644  
Doc. No.: 8199E

The Honorable Christopher L. Hart, Director  
Department of Planning  
County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

Dear Mr. *Hart*

SUBJECT: SMA and Planned Development approval for the Proposed  
Four Single Family and 62 Multi Family Dwelling Units and  
Accessory Amenities at Wailea TMK: 2-1-8: 62

Thank you for giving our Department the opportunity to comment on  
this matter. We have reviewed the materials you submitted and  
have the following comments.

The applicant's Environmental Assessment (EA) has addressed and  
proposed mitigation for most of the potential impacts that could  
affect adversely, aquatic resource values. However, the applicant  
states that "on-site drainage and topographic characteristics of  
the site will be altered", and "all onsite storm water will be  
discharged into a gully." Therefore, specific sedimentation of  
nearshore waters, should be implemented.

Additionally, precautions should be taken during construction to  
prevent debris, eroded soils, petroleum products, landscaping  
chemicals and other potential contaminants from entering the  
coastal waters, especially during storm runoff.

Furthermore, the EA states that an archaeological reconnaissance  
survey and subsurface testing have been conducted in the proposed  
project area. The report, attached as Exhibit C of the EA, was  
previously reviewed by our office. Only one site, site

No. 5

Honorable Christopher Hart -2-

Doc. No.: 8197E

T-1, was identified. We have determined that adequate procedures were undertaken to identify, evaluate its significance, and recover and record the significant information from this site. Thus, this site is considered "no longer significant" and the project will have "no effect" on significant historic sites. However, the report also notes the possibility that burials may be uncovered in sandy areas and recommends that a qualified archaeologist monitor all grading and grubbing activities. We concur with this recommendation. Thus, the following condition should be included for the approval of this application:

- 1) During grubbing, grading and excavation, a professional archaeologist must be hired to monitor these activities. Prior to implementing monitoring, an acceptable monitoring plan must be submitted and approved by the State's Historic Preservation Program.

Finally, our Division of Land Management recommends that the developer/property owner be required to provide and dedicate to the County of Maui a public access from Wailea Alanui to the beach/shoreline area fronting the project site.

If you have any questions, please call me or Cathy Tilton at our Office of Conservation and Environmental Affairs at 546-7837.

Very truly yours,



WILLIAM M. PATT

cc: Historic Preservation Program, DAR, LM

**EXHIBIT 12**



DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
FT. SHAFTER, HAWAII 96828-6449

RECEIVED

Apr. 24, 10 22 AM '90

COUNTY OF

REPLY TO  
ATTENTION OF  
Operations Division

Mr. Christopher L. Hart  
200 S. High Street  
Wailuku, Hawaii 96793

Dear Mr. Hart:

This is in response to your request of April 3, 1990 transmitting the SMA application by Mr. John McGrath, on behalf of Wailea 10 Hawaii for the construction of four single family and sixty-two multi-family dwellings. Thank you for allowing us to review the SMA application. There does not appear to be any wetlands at the project site. A Department of the Army permit would be required for the placement of fill material into any wetlands or waterbodies of the United States. For more information on wetlands or on the Corps' regulatory permit program, please contact the Operations Division in Honolulu at 438-9258.

Sincerely,

*Stanley J. Arakaki*

Stanley J. Arakaki  
Chief, Operations Division  
Directorate of Construction-Operations

EXHIBIT 8

May 31, 1990

Mr. Tom Sato, Chairman  
Maui Planning Commission  
200 S. High Street  
Wailuku, Maui, HI 96793

Dear Sir:

RE: Special Management Area Use Permit application  
for the proposed Wailea 10 four (4) single-family  
and sixty-two (62) multi-family dwelling units  
and necessary amenities at Wailea, Maui, Hawaii  
(90/SM1-015)


With reference to the above mentioned, please  
be advised that at its regular meeting on May 1, 1990,  
the Maui Urban Design Review Board reviewed the design,  
landscaping, and related aspects of the proposed project.  
Based upon those considerations within the Board's  
purview, the Board voted to recommend approval, subject  
to the following conditions:

1. That the applicant work with the Planning  
Department to resolve issues relating to  
shoreline setbacks and a lateral oceanwalk  
path.
2. That full compliance with the attached stand-  
ard comments of the Board shall be rendered.

We respectfully recommend the Board's decision  
(and stated conditions) be incorporated into your  
deliberations on this application scheduled for the  
June 13, 1990 Planning Commission meeting.

If additional clarification is required, please  
contact the undersigned or Ms. Ann Cua of the  
Planning Department.

Sincerely,

  
Robert A. Everingham, Chairman  
Maui Urban Design Review Board

encl.

cc: John McGrath  
Ann Cua

*Everingham is on the  
mainland - I have a call  
into him; will call back*

*Mike, the shoreline setback  
was not a condition at the  
time of hearing. After the vote  
Chris Sant'offus "that he was  
prepared to recommend "no" and  
75' but at North end and*



Final landscape architectural plans should be prepared which reflect the following:

- a. A complete site plan defining site grading, surface drainage and circulation.
- b. A complete site irrigation system defining head locations, coverage and pipe sizes.
- c. A complete site planning and lighting plan defining plant locations, names, sizes and quantities plus necessary landscape lighting.
- d. Design drawings for an entrance feature which shall identify the project and contribute to the enhancement of the streetscape.
- e. Depression and/or visual screening of parking areas from public view.
- f. Specification of one large crown shade tree for every five (5) parking stalls to be located in planted areas which are curbed and four (4) feet minimum in width and adjacent to required maneuvering lanes.
- g. Provision of permanent wheel stops for parking spaces abutting pedestrian walkways, in order to control the encroachment of automobile bumper overhang.
- h. Provision of an efficiently developed and aesthetically integrated service and trash disposal system.
- i. Visual screening or enclosure of electric meter bank(s), electric transformer(s), liquid propane gas tank(s), sewage treatment plant(s), and pool equipment, if required.
- j. Specification of parking area and pedestrian walkway lighting fixtures which are dark metal or wood surfaces, and which do not exceed ten (10) feet in height. (All additionally required lighting should result from indirect landscape sources and low intensity building wall-mounted fixtures.)

Final architectural plans should be prepared which reflect or consider the following:

- a. Incorporation of planting as an architectural element.
- b. Specification of exterior railings and window frames which are dark metal or wood surfaces.
- c. Specification of an exterior color scheme which expresses structural elements and which is of medium earth tone intensity.



Wailea Shopping Village  
3750 Wailea Alanui, Suite F-21  
Wailea, Maui, Kihai, Hawaii 96753-8333  
(808) 874-6866 • FAX (808) 874-4027

August 27, 1991

Mr. Karl Heyer, IV  
Project Manager  
McCormack Properties, Ltd.  
841 Bishop Street  
Penthouse  
Honolulu, HI 96813

Dear Karl:

This letter will acknowledge yours of August 22, 1991. You've indicated that recently revised plans for the "Ten Wailea Beach" project are now in conformance with the height guidelines as established in the Wailea Community Association (WCA) Covenants and Restrictions.

As President of WCA, I want to commend you, and your design consultants in their efforts to achieve this compliance. Further, we wish to acknowledge the commitment of McCormack Properties' Wailea Ten team in communicating with the neighbors and the community and their sincerity in following through.

We look forward to seeing your project getting final approvals and move on into construction.

Sincerely,

A handwritten signature in black ink, appearing to read "Clark K. Champion", written over a horizontal line.

Clark K. Champion  
President  
Wailea Community Association

CKC:ch

cc: Jim Rueter  
Barry Rand  
Tanya Every