

ALAN M. ARAKAWA
Mayor

MICHELE CHOUTEAU MCLEAN
Director

JOSEPH W. ALUETA
Deputy Director



FILE COPY

JAN - 8 2019

COUNTY OF MAUI
DEPARTMENT OF PLANNING

December 18, 2018

Mr. Scott Glenn, Director
State of Hawaii
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Glenn:

**SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (EISPN) FOR THE WINDWARD HOTEL, LOCATED AT
0 LAUO LOOP, KAHULUI, ISLAND OF MAUI, HAWAII;
TMK: (2) 3-8-103:014, 015, 016, 017, 018 (EIS 2018/0001)**

The Maui Planning Department (Department) has received notice that the Applicant is requesting to no longer proceed with the Environmental Assessment (EA) and instead continue with the same hotel project through the Environmental Impact Statement (EIS) process.

The Department, on behalf of the Maui Planning Commission (MPC), respectfully requests publication of the EISPN in the January 8, 2019, Office of Environmental Quality Control (OEQC) Environmental Notice. Chris Hart & Partners Inc., agent for the Applicant, will be transmitting the following items under separate cover:

1. Completed OEQC Publication Form
2. Two hard copies of the EISPN
3. One CD with a pdf copy of the OEQC publication form and pdf copy of the EISPN
4. EISPN Distribution Cover Letter
5. EISPN Distribution List

Please contact Staff Planner Tara K. Furukawa by email at tara.furukawa@mauicounty.gov or by phone at (808) 270-7520, should you have any questions.

Sincerely,

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

MICHELE MCLEAN
Planning Director

RECEIVED
DEC 21 P2:56
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

19-206

Mr. Scott Glenn, Director
December 18, 2018
Page 2

xc: Pam Eaton, Planning Program Administrator (PDF)
Kathleen Aoki, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Carolyn Takayama-Corden, Maui Planning Commission Secretary (PDF)
Jordan E. Hart, President, Chris Hart & Partners, Inc. (PDF)
Brett Davis, Chris Hart & Partners, Inc. (PDF)
Project File

MCM:TKF:ela

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APPLICANT PUBLICATION FORM

Project Name:	Windward Hotel
Project Short Name:	Windward Hotel 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, 016, 017, 018
Permit(s)/Approval(s):	Community Plan Amendment, State Land Use District Boundary Amendment, Change in Zoning, Design Review by the County of Maui Urban Design Review Board, Special Management Area Use Permit, Building, Grading/Grubbing, Electrical, Plumbing Permits from the Department of Public Works
Approving Agency:	Maui Planning Commission
Contact Name, Email, Telephone, Address	Ms. Tara Furukawa, Staff Planner, tara.furukawa@mauicounty.gov, (808) 270-8205, 2200 Main Street, Suite 619, Wailuku, Hawaii 96793
Applicant:	R.D. Olson Development
Contact Name, Email, Telephone, Address	Mr. Anthony Wrzosek, Vice President, (949) 271-1109, 520 Newport Center Drive, Suite 600, 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, Hawaii 96793

Status (select one)
☐ DEA-AFNSI
Submittal Requirements

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.

☒ 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

R.D. Olson Development is planning to develop a 200 room hotel with associated onsite amenities on five (5) acres within Maui Business Park Phase II, off of Lauo Loop in Kahului. The hotel will primarily serve users of the Kahului Airport, as well as others requiring accommodation in Central Maui. The hotel will consist of four (4) stories, with elevator towers, and will include amenities, such as a swimming pool, dining area, sundry shop, laundry room, meeting room, board room, business center and other support services and accessory uses for hotel operation. In addition, the project will include associated onsite and offsite infrastructure improvements, including but not limited to water, sewer, roads, drainage and electrical.

**ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

FOR

WINDWARD HOTEL, KAHULUI

Applicant:
R.D. Olson Development
Mr. Anthony Wrzosek, Vice President
520 Newport Center Drive, Suite 600
Newport Beach, CA 92660

Planning Consultant:
Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Hawaii, 96793-1717



Accepting Authority:
Maui County
Department of Planning

December 2018



ALEXANDER & BALDWIN
PARTNERS FOR HAWAII

June 19, 2018

Mr. William Spence, Director
Department of Planning
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Maui, Hawaii 96793

RE: Owner's Letter of Authorization for the Necessary Land Use
Permitting and Approvals for Development of the proposed
Windward Hotel located at the southeast corner of Haleakala
Highway and Kuleana Street, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103: 014 (portion), 015, 016, 017, and 018.

Dear Mr. Spence,

A & B Properties Hawaii, LLC, Series T, the Owner of the above-referenced
parcels, authorizes R.D. Olson Development (Mr. Anthony Wrzosek, Vice
President) to act, sign, file, process, and obtain all necessary permits and
approvals on the above-referenced parcels for the development of the above
mentioned project.

Very truly yours,

A & B Properties Hawaii, LLC, Series T



Signature

DANIEL Y. YASUI VICE PRESIDENT

Print Name and Title

cc: Chris Hart & Partners, Inc.

STATE OF HAWAII

)

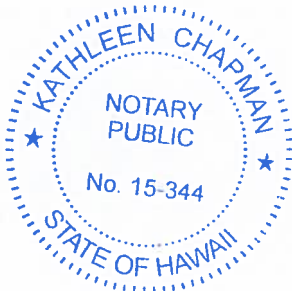
) SS:

CITY & COUNTY OF HONOLULU

)

On this 21 day of June, 2018, before me appeared DANIEL Y. YASUI, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, has been duly authorized to execute such instrument in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Signature: Kathleen Chapman
Print Name: Kathleen Chapman
Notary Public, State of Hawaii

My commission expires: 10/11/2019

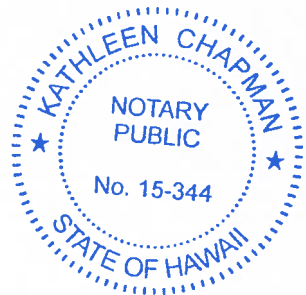
NOTARY CERTIFICATE (Hawaii Administrative Rules §5-11-8)

Document Identification or Description: Letter of Authorization
Doc. Date: 6/19/2018

No. of Pages: 2 Jurisdiction: First Circuit
(in which notarial act is performed)

Kathleen Chapman
Signature of Notary
Kathleen Chapman
Printed Name of Notary

Date of Certificate



**ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE**

FOR

WINDWARD HOTEL

Applicant:

R.D. Olson Development
Mr. Anthony Wrzosek, Vice President
520 Newport Center Drive, Suite 600
Newport Beach, CA 92660

Consultant:

Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Hawaii, 96793-1717

Accepting Authority:

County of Maui
Department of Planning, on behalf of
The Maui Planning Commission

December 2018

EXECUTIVE SUMMARY

<i>Project Name:</i>	Windward Hotel
<i>Type of Document:</i>	Environmental Impact Statement Preparation Notice (EISPN)
<i>Applicable Chapter 343 Review "Trigger":</i>	Amendment to Wailuku-Kahului Community Plan. Additional potential triggers, off-site infrastructure work affecting State and County rights-of-way.
<i>Approving Agency:</i>	County of Maui Department of Planning, on behalf of The Maui Planning Commission Michele McLean, Director of Planning (808.270.7735) 2200 Main Street One Main Plaza, Suite 315, Wailuku, HI 96793
<i>Land Owner:</i>	A & B Properties Hawaii, LLC, Series T 822 Bishop Street, Honolulu, HI 96813 Mr. Daniel Yasui, Senior Vice President (808.525.6611)
<i>Applicant:</i>	RD Olson Development 520 Newport Center Drive, Suite 600 Newport Beach, CA 92660 Contact: Mr. Anthony Wrzosek, Vice President (949.271.1109)
<i>Consultant:</i>	Chris Hart & Partners, Inc. 115 North Market Street, Wailuku, Hawaii 96753 Contact: Mr. Brett A. Davis, Senior Planner (808.242.1955)
<i>Property:</i>	Kahului, Maui TMK's (2) 3-8-103:014 (portion) 015, 016, 017 & 018
<i>Land Use Controls:</i>	State Land Use: Urban Community Plan: Light Industrial (LI) County Zoning: M-1 Light Industrial Conditional Zoning (Ordinance 3559)
<i>Project Summary:</i>	The applicant is seeking to construct a 200 room hotel near the Kahului Airport including on and offsite infrastructure, as well as a private water system. 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.



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I. PROJECT OVERVIEW

A. Property Location

The subject property is located in Kahului, within the development known as Maui Business Park Phase II, on Lauo Loop on the *mauka* side of Haleakala Highway, Maui, Hawaii; TMK Nos: (2) 3-8-103: 014 (portion) 015, 016, 017 & 018 (**See:** Figures No. 1 Location Map, No. 2 Tax Map Key, No. 3 Site Photographs).

B. Land Ownership and Project Applicant

The lands comprising the project site, approximately 5.17 acres, are owned in fee simple by A & B Properties Hawaii, LLC, Series T. R.D. Olson Development (Applicant) intends to purchase the project site parcels from A & B Properties Hawaii, LLC, Series T after the land entitlement process is complete.

C. Existing and Historical Land Use

Prior to its development, the lands comprising the Maui Business Park Phase II (MBP II) were actively used as Agricultural sugar cane fields operated by HC&S. The MBP II land is currently for sale and several subdivided parcels are sold and or under construction.



D. Proposed Action

The Applicant proposes to develop an approximately 200 unit Hotel with on and offsite infrastructure. The Proposed Hotel structure is approximately 60 feet in height and consists of four (4) stories with elevator towers. Amenities and uses include but are not limited to, swimming pool, dining area, sundry shop, laundry, meeting room, board room business center, and other typical and similar incidental support services and accessory uses for Hotel operation. (See: Figure 4, Conceptual Site Plan).

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 early consultation process in preparation of the EIS.

The proposed hotel use will require a Motion to Amend the State Land Use Commission Decision & Order, 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.



E. Alternatives

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

1. No Action
2. Deferred Action
3. Development under Existing Land Use Designations
4. Business-Commercial Development
5. Multi-family Development
6. Hotel Development (*Preferred Alternative*)

F. Entitlements and Approvals

1. Motion to Amend (MTA)

The proposed hotel use will require a Motion to Amend the State Land Use Decision and Order Docket A03-739 in order to separate the hotel site parcels from the MBP II design restrictions and conditions of approval. The total land area expected to be affected comprises approximately 5.17 acres and is identified by Tax Map Parcels (2) 3-8-103:014 (portion) 015, 016, 017 & 018. (See: Figure 5, State Land Use Map)

2. Community Plan Amendment (CPA)

The proposed hotel project will require amending the Wailuku-Kahului Community Plan from Light Industrial (LI) to Hotel (H). (See: Figure 7, Wailuku-Kahului Community Plan Map)



3. Change in Zoning (CIZ)

The proposed hotel project will similarly require a Change in County Zoning in order to bring the project parcels into the Hotel district, whereas the project parcels are currently zoned Light Industrial. (See: Figure 6, Maui County Zoning Map)

4. Environmental Impact Statement

The Community Plan Amendment is a “trigger” action for Hawaii’s Environmental Impact Statement law, Chapter 343, Hawaii Revised Statutes. Additionally, off-site infrastructure work affecting State and County rights-of-way are anticipated which may also act as triggers. Therefore, an Environmental Impact Statement (EIS) will be prepared to examine potential impacts and mitigation measures resulting from implementation of the hotel use. The Maui County Department of Planning will serve as the Approving Agency for the EIS.

This EIS Preparation Notice (EISPN) serves as official notice that an EIS is being prepared. Upon publication of this EISPN by the Office of Environmental Quality Control (OEQC) in *The Environmental Notice*, the public has 30 days to request to become a consulted party and make written comment upon the proposed action.

5. Special Management Area (SMA)

The project site is located within the SMA, therefore a 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.



II. AFFECTED ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

A. Physical Environment

1. Surrounding Land Uses

Existing Conditions. The project site is located within Maui Business Park Phase II (MBP II), a Light Industrial Development. 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.

The proposed hotel site is located within an urban area adjacent to other urban developed and undeveloped lands. There are no adjacent farms or active agricultural uses, therefore none of the associated odors, noise and dust pollution are generated.

Potential Impacts and Mitigation Measures. The MBP II project area is community plan designated Light Industrial and several parcels have been developed. During the preparation of the EIS the potential impact to surrounding land uses from the hotel development will be fully assessed. The proposed hotel use is compatible with surrounding Light Industrial, Commercial and Airport uses and will provide a functional benefit to the community in the context of providing accommodation resources to the Kahului Airport.

2. Topography and Soils

Existing Conditions. The project site sits at approximately 28.5 feet to 34 feet above mean sea level and is relatively flat with an approximate 1 (one) percent slope in the westerly direction.



According to the *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)*, prepared by the United States Department of Agriculture Soil Conservation Service, the soils within the project site are classified as Molokai Silty Clay Loam (MuB), (See: Figure No. 9 Soils Classification Map). With this soil, runoff is slow to medium and the erosion hazard is slight to moderate.

Potential Impacts and Mitigation Measures. Implementation of the hotel plan will require grading for the hotel building, parking lot and circulation areas.

A National Pollutant Discharge Elimination System (NPDES) permit will be required from the State of Hawaii Department of Health (DOH) prior to grading activities. During site preparation, storm runoff from the hotel will be controlled in compliance with the County's "Soil Erosion and Sediment Control Standards". Typical mitigation measures include appropriately stockpiling materials on-site to prevent runoff and building over or establishing landscaping as early as possible on disturbed soils to minimize length of exposure.

To the extent possible, improvements will conform to the contours of the land, further limiting the need for extensive grading of the site. In addition, grading will be limited to specific areas for short periods of time.

Measures taken to control erosion during the site development period may include:

- Minimizing the time of construction;
- Retaining existing ground cover as long as possible;
- Constructing drainage control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;
- Providing a water truck on-site during the construction period to provide for immediate sprinkling as needed;
- Using temporary berms and cut-off ditches, where needed, for control of erosion;
- Watering graded areas when construction activity for each day has ceased;
- Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
- Installing silt screens where appropriate.



Construction activities will comply with all applicable Federal, State and County regulations and rules for erosion control. Before issuance of a grading permit by the County of Maui, the final erosion control plan and specific best management practices will be required. The NPDES permit process will also be completed. All construction activities will comply with the provisions of Chapter 11-60.1, HAR, Section 11-60.1-33, Fugitive Dust.

Following construction, the establishment of permanent landscape planting will provide long-term erosion control.

3. Natural Hazards

Existing Conditions. According to Panel Number 150003 0411 E of the Flood Insurance Rate Map, September 25, 2009, prepared by the United States Federal Emergency Management Agency, the project site is situated in Flood Zone X. Flood Zone X denotes areas outside of the 0.2% annual chance floodplain. The project site is located approximately 3,400 feet from the shoreline.

The project site is located within the tsunami inundation zone (**See:** Figure No. 10 Flood Map).

Potential Impacts and Mitigation Measures. The project is not anticipated to create or enhance any hazardous conditions, the potential impacts will be fully assessed during the preparation of the EIS. Any structures built will be constructed for protection from earthquakes and the destructive winds and torrential rainfall of tropical hurricanes in accordance with the Building Code adopted by the County of Maui. All work will comply with applicable flood zone standards, such as those set forth in Chapter 19.62, "Flood Hazard Areas", Maui County Code. The proposed project is not anticipated to impact neighboring properties with regard to flood hazard potential.

4. Hazardous Substances

Existing Conditions. A Phase I Environmental Site Assessment was prepared for the Applicant. Utilizing review of records, interviews with knowledgeable indi-



viduals, and site reconnaissance, the Environmental Site Assessment (ESA) found evidence of two (2) historical recognized environmental conditions at the property. The first historical site is the former MPC Seed Treatment Plant, the second is a former agricultural dump site.

Potential Impacts and Mitigation Measures. A Phase II ESA was conducted on the property. Based on Phase II investigations, the former MPC Seed Treatment Plant site received a NFA determination from the Hawaii Department of Health (DOH), Hazard Evaluation and Emergency Response (HEER). Therefore this finding is not considered a current recognized environmental condition.

Phase II investigations of the former agricultural dump resulted in an NFA determination from the DOH, HEER Office on June 8, 2017.

No impacts from hazardous substances are anticipated at the hotel site, based on the work conducted during the preparation of the Phase I & II ESA reports. The potential concerns identified by the ESA reports are limited and the Applicant will monitor future excavation activities and evaluate soils for contamination prior to development.

5. Flora and Fauna

Existing Conditions. For the EIS a Botanical Survey will be prepared and conducted by Robert W. Hobdy. The survey will include a updated winter survey for evidence of the Blackburn's Spinx Moth.

The previous petitioner (A&B), submitted a tree tobacco shrub removal plan to USFWS dated February 5, 2003 that was accepted via letter dated May 21, 2003. The USFWS letter determined that the mitigation measures provided are unlikely to result in violations of Section 9 of the Endangered Species Act. The Applicant will distribute the EISPN and EIS to the USFWS for an additional opportunity to comment on this proposed project.

Potential Impacts and Mitigation Measures. Since no species were previously determined to be especially rare, Threatened, Endangered or candidates for listing as Threatened or Endangered were identified within the Project Site, and no special habitats were identified. It is anticipated that the proposed action will not result in a Significant impact to Terrestrial Biota.



It should be noted that the Project's Concept Landscape Plan does include a significant area of native species planting selected from the Maui County Planting Plan for their tolerance to environmental conditions within the Project's vicinity.

6. Air Quality

Existing Conditions. Existing air quality is impacted by vehicles, industrial activities and natural or agricultural sources. With the end of sugar cultivation, the largest contributor to air pollution in the vicinity is anticipated to be a combination of vehicle traffic and the Kahului Airport. Other contributors include the Kahului Power Plant and "vog" or volcanic emissions. Existing conditions at the Project Site are expected to be within State and Federal Ambient Air Quality Standards (AAQS).

Potential Impacts and Mitigation Measures. Air quality impacts attributed to the proposed project could include dust generated by construction-related activities. Site work, such as grubbing, grading and building construction, could generate airborne particulate. Adequate dust control measures that comply with the provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust, will be implemented during all phases of construction.

Over the longer term of operation, models analyzed in the Air Quality Study indicate that air quality in the vicinity will improve, not by any direct result of the proposed action, but due to vehicle technology advances in emission control and the retirement of older less efficient vehicles. Potential long-term impacts to air quality will be assessed in the EIS.

7. Noise Quality

Existing Conditions. The noise level is an important indicator of environmental quality. In an urban environment, noise is due primarily to vehicular traffic and public transportation. Significant noise in the immediate vicinity is generated by the Kahului Airport.



Potential Impacts and Mitigation Measures. The proposed Project is anticipated to generate short term impacts during construction. To minimize construction related impacts to surrounding properties, the developer will limit construction activities to normal daylight hours, and adhere to the State Department of Health's noise regulations for construction equipment.

In the longer-term, the proposed project will generate noise compatible with noise levels expected from surrounding uses. Noises will primarily be from trash pickup, deliveries, Air Conditioning and other equipment, pedestrians and vehicles entering and exiting the site. These noise sources are not anticipated to be significant in the context of existing and future background noise in the vicinity.

The Project's Acoustic Study analyze the sound attenuation achievable by modern construction methods for an enclosed building with air conditioning. It is anticipated these measures will bring ambient noise well within acceptable levels for the proposed use, and that airport related noise will not result in a detrimental effect to humans within the proposed hotel.

8. Historical and Archaeological Resources

Existing Conditions. The Project Site has undergone several decades of intensive sugar cultivation and has been disturbed extensively. In May of 2013 the Department of Land & Natural Resources, State Historic Preservation Division concluded that no further work was warranted for the Project Site. As a further precautionary measure, the Applicant retained Scientific Consultant Services (SCS) to conduct an Archeological Inventory Assessment with subsurface trenching at the project site. No culturally significant or historic sites were identified in surface or subsurface contexts during fieldwork.

Potential Impacts and Mitigation Measures. Based on the previous disturbance of the land and negative findings in prior and recent archaeological studies at the project site it is not anticipated that the proposed action will have an impact archaeological features.



9. Cultural Impact Assessment

Existing Conditions. A Cultural Impact Assessment Report (CIA) was prepared and is being updated for the forthcoming EIS. Extensive archival research was conducted in addition to interviews with culturally knowledgeable individuals. The CIA report update will include additional interviews with individuals knowledgeable about the area and a summary.

Potential Impacts and Mitigation Measures. Archival research conducted for the Cultural Impact Assessment Report did identify culturally significant sites in the region but not specifically within the Project Site or in its immediate vicinity.

Interviewees did not identify any specific features or practices occurring within the Project Site, but both interviewees expressed concern for the proper management of stormwater and its potential effect on nearby wetland areas and nearshore waters. As is Best Management Practices for development, and as required by HRS 205A, appropriate mitigation measures will be implemented to prevent impacts from stormwater generated by the project site to nearby wetlands or nearshore waters. The analysis of drainage mitigation is addressed in the infrastructure section of this report.

10. Visual Resources

Existing Conditions. Views over the Project Site to Haleakala and the West Maui Mountains do exist from various roadway locations abutting the Project Site.

Potential Impacts and Mitigation Measures. The proposed development is a four (4) stories in height and will be massed towards the center of the Project Site with generous setbacks on all sides accommodating a significant landscape buffer, the width of two parking stalls and a parking lot drive isle. Landscape planting will be used to screen the building where possible and to provide visual context in blending the massing of the building to the site and surrounding environs.



11. Agricultural Resources

Existing Conditions. The project site was historically used for passive agricultural purposes, including sugar cultivation. Agricultural activities ceased prior to the development of the MBP II.

ALISH. In 1977, the State Department of Agriculture developed a classification system to identify Agricultural Lands of Importance to the State of Hawaii (ALISH). The classification system is based primarily, though not exclusively, upon the soil characteristics of the lands. The three (3) classes of ALISH lands are: "Prime", "Unique", and "Other", with all remaining lands termed "Unclassified". When utilized with modern farming methods, "Prime" agricultural lands have a soil quality, growing season, and moisture supply necessary to produce sustained crop yields economically. "Unique" agricultural lands possess a combination of soil quality, growing season, and moisture supply to produce sustained high yields of a specific crop. "Other" agricultural lands include those that have not been rated as "Prime" or "Unique" but are still considered important agricultural lands.

The lands underlying the project site are "Prime". "Unclassified" lands do not meet the criteria for being rated "Prime", "Unique" or "Other" and are not considered to be agricultural lands of importance to the State of Hawaii. (See: Figure 11, ALISH Map)

LSB. The University of Hawaii, Land Study Bureau (LSB), developed the Overall Productivity Rating, which classifies soils according to five (5) levels, ranging from "A", representing the class of highest productivity soils, to "E", representing the lowest.

The lands underlying the project site are classified as "A". (See: Figure 12, LSB Map)

Potential Impacts and Mitigation Measures. The urban designated land is not anticipated to impact the agricultural resources of Maui. The EIS will further assess potential impacts to agricultural resources.



B. Socio-Economic Environment

1. Population

Existing Conditions. According to the *Maui County Data Book 2017*, the 2010 resident population of Maui County was 154,834 people. Population has continued to grow since, with population reaching 158,693 people in 2012 and 166,260 people in 2017. Any Population data updates from the forthcoming *Maui County Data Book 2018* will be provided in the EIS.

Potential Impacts and Mitigation Measures. The Project Site is currently designated for Light Industrial development and would be anticipated to have a minimal or secondary impact on population and housing. The proposed Hotel or transient accommodations are anticipated to have a similarly insignificant impact on population.

2. Housing

Existing Conditions. According to the Maui Island Plan, Socio Economic Forecast the projected demand for residential housing in the year 2005 was 51,727 homes. The report also projects the year 2020 residential housing demand at 67,512 homes, an increase of 15,785 homes over a 15 year period.

Potential Impacts and Mitigation Measures. The proposed hotel project is subject to Chapter 2.96 Maui County Code, which requires a contribution to the County to provide affordable housing. The Project's participation in the requirements of MCC Chapter 2.96 will function as mitigation for potential impacts to housing on Maui.

3. Economy

Existing Conditions. Tourism and construction are the dominant components of Maui County's economy. While the proposed development is a Hotel, and guest will include recreational travelers, the intent of the development is to provide services to users of Kahului Airport and business travelers who are seeking con-



venient access to the businesses and governmental services located in Central Maui.

Potential Impacts and Mitigation Measures. The Applicants economic consultant will prepare a Market Study to be included in the DEIS analyzing the need for the proposed hotel project.

The project will generate positive short-term construction-phase economic effects and long-term effects on the Maui economy.

On a short-term basis, the project will support the economy via direct and indirect construction-related employment, as well as through the purchase of construction materials and building-related services.

On a long-term basis, the hotel land owner, operator, guests and employees will contribute to the economy in the form of wages, taxes and commercial transactions.

C. Public Services

1. Recreational Facilities.

Existing Conditions. A number of recreational facilities are located in the vicinity of the Project Site including Kanaha Pond State Wildlife Sanctuary, Kanaha Beach Park, Ho'aloha Park and Keopuolani Park.

Potential Impacts and Mitigation Measures. As the intent of the proposed development is to focus on users of the Kahului Airport, business travelers and inter-island travelers preferring accommodations in Central Maui. Participants in canoe regattas, wind or kite surfers may identify the Project as being in convenient proximity to above referenced County Parks which are popular parks for these uses.

2. Medical Facilities



Existing Conditions. Major medical facilities are located approximately 3.1 miles from the Project Site at Maui Memorial Medical Center and the Kaiser Permanente Health Clinic.

Potential Impacts and Mitigation Measures. The proposed Project is not anticipated to have an adverse impact upon existing medical facilities.

3. Police and Fire Protection Services

Existing Conditions. Police protection for the project site is provided by the Maui County Police Department (MPD) headquartered at the Wailuku station approximately 3.1 miles away. The Central Maui patrol includes approximately 100 full time personnel.

Fire prevention, suppression, and protection are provided by Maui County Fire Department's Kahului Station, located on Dairy Road, approximately 2.1 miles from the Project Site.

Potential Impacts and Mitigation Measures. The proposed Project is of a moderate scale and is not anticipated to result in significant adverse impact upon existing police and fire protection services. The proposed hotel will provide onsite security.

4. Schools

Existing Conditions. Kahului is serviced by both private and public schools, which provide education for preschool through intermediate school age children.

Potential Impacts and Mitigation Measures. It is not anticipated that the Proposed Action will have a direct impact on population or public education facilities. Any secondary impacts resulting from an increased population due to employment creation are anticipated to be minimal.

The long-term implementation of the Master Plan Update may contribute to the increase in population projected for the Kihei-Makena region. This impact, and its associated impact on the demand for school facilities, will be more thoroughly analyzed in the Socio-Economic Impact Analysis Report prepared in support of the EIS.



5. Solid Waste

Existing Conditions. The landfills currently operating on Maui, are the Central Maui Landfill in Puunene, and the Hana landfill. Residential solid waste collection is provided by the County and taken to the Central Maui Landfill (CML), which also accepts waste from private refuse collection companies. The CML will reach capacity in 2026. It is expected that 50 additional acres will be acquired for expansion before capacity is reached.

A privately run Construction and Demolition (C&D) landfill in Maalaea reached capacity in 2016. The County now requires contractors to obtain a Construction & Demolition number from the county to begin disposing of debris in the central Maui landfill. In addition, the County is implementing an Integrated Waste Conversion and Energy Project that is expected to divert approximately 85 percent of waste from the CML.

Plastic, glass, metal, cardboard, and newspaper can be recycled when left at various drop-boxes throughout the County. Green waste recycling is provided by several private organizations.

Potential Impacts and Mitigation Measures. The proposed project is not anticipated to have an adverse impact upon existing solid waste facilities. Green waste will be mulched onsite when practicable. During construction, as required by County regulations, construction and demolition waste will be properly disposed.

6. Emergency Management

Existing Conditions. The Maui County Emergency Management Agency is responsible for planning, preparing, and coordinating emergency management operations in meeting disaster situations and coordinating post-disaster recovery operations.

Potential Impacts and Mitigation Measures. The DEIS will include discussion of potential impacts to emergency management facilities as result of the proposed hotel. The Maui County Emergency Management Agency will be provided a copy of this EISPN and future DEIS for comment. The Applicant is willing to



consider recommendations from Maui County Emergency Management Agency, should they provide comment on the proposed project.

D. Infrastructure

1. Roadways

Existing Conditions. Roadways in the vicinity of the Project Site include Aalele Street, Dairy Road/Keolani Place, Haleakala Highway, Lauo Loop, Hanakai Street, Kele Street/Kmart Driveway, Hana Highway, Airport Access Road (AAR) and Hookele Street. The Project Site is accessed from Lauo Loop.

Potential Impacts and Mitigation Measures. A Traffic Impact Analysis Report (TIAR) will be prepared for the project and included within the EIS. This report will analyze current conditions and project conditions with and without the proposed hotel development. It will also make recommendations for any traffic mitigation measures deemed necessary.

2. Utilities

Existing Conditions. The current project site is vacant. Existing underground utility lines are located in close proximity to the project site. The installation of electrical, telephone and cable TV systems for the project will be coordinated with Maui Electric Company, telephone, and cable utility companies.

Potential Impacts and Mitigation Measures. Proposed electrical, telephone, and cable television distribution systems will be served from the existing facilities along Haleakala Highway. Potential impacts to utilities will be more thoroughly analyzed in the Preliminary Engineering Report prepared in support of the EIS.

3. Drainage

Existing Conditions. A Preliminary Engineering Report will be prepared for the EIS. The report will analyze current conditions, including drainage patterns, existing improvements, and runoff totals.



Potential Impacts and Mitigation Measures. The Preliminary Engineering Report will analyze anticipated changes in stormwater runoff and will recommend improvements necessary to comply with County drainage requirements.

4. Water

Existing Conditions. A Preliminary Engineering Report will be prepared for the EIS. The report will analyze current water source and transmission requirements to support the implementation of the hotel development.

Potential Impacts and Mitigation Measures. The Preliminary Engineering Report will analyze anticipated increases in water demand and propose means of meeting that demand.

Analysis for a potential private water system to serve the Hotel development is being prepared and will be included in the EIS.

5. Wastewater

Existing Conditions. A Preliminary Engineering Report will be prepared for the EIS. The report will analyze current wastewater system capacity and existing infrastructure to support the project.

Potential Impacts and Mitigation Measures. The Preliminary Engineering Report will analyze anticipated increases in wastewater flows and propose means of meeting that demand.

Based on preliminary conversations with the County of Maui Department of Environmental Management, Wastewater Reclamation Division, offsite wastewater improvements are being determined and may be required to occur on a parcel dedicated for wastewater infrastructure located at 417 Kele Street, in Kahului; TMK: (2)3-8-079: 004.



E. Cumulative and Secondary Impacts

Cumulative impacts are defined as the impact on the environment, which results from the incremental impact of an action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertakes such other actions.

Secondary impacts are those that have the potential to occur later in time or farther in distance, but which are reasonably foreseeable. They can be viewed as actions of others that are taken because of the presence of the project. Secondary impacts from highway projects, for example, can occur because they can induce development by removing transportation impediments to growth.

The EIS will discuss potential cumulative and secondary impacts from the proposed hotel.

F. Summary of Unavoidable Impacts on the Environment and Resources

The EIS will discuss unavoidable impacts on the environment and resources and analyze their significance.



III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. State Land Use

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission (LUC), establishes four (4) major land use districts in which all lands in the state are placed. These districts are designated as *Urban*, *Rural*, *Agricultural*, and *Conservation*. The project site lies within the State *Urban* district. (See: Figure 5, State Land Use Map)

The Hotel is a permissible land use in the *State Urban District*, however the Project Site is required to amend a March 25, 2004 Findings of Fact, Conclusions of Law, and Decision and Order identified as Docket No. A03-739 for the development of the Light Industrial Maui Business Park Phase II.

The EIS will analyze the proposed motion to amend Docket No. A03-739 with the following standards of the Urban District, Sec 15-15-18, Hawaii Administrative Rules:

1. It shall include lands characterized by "city-like" concentrations of people, structures, streets, urban and other related land uses; streets, urban level of services and other related land uses.
2. It shall take into consideration the following specific factors:
3. Proximity to centers of trading and employment except where the development would generate new centers of trading and employment;
4. Availability of basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection; and
5. Sufficient reserve areas for foreseeable urban growth.
6. It shall include lands with satisfactory topography, drainage, and reasonably free from the danger of any flood, tsunami, unstable soil condition, and other adverse environmental effects.
7. Land contiguous with existing urban areas shall be given more consideration than non-contiguous land, and particularly when indicated for future urban use on state or county general plans.
8. It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the state and county general plans;



- (A) It may include lands which do not conform to the standards in paragraphs (1) to (5):
 - (B) When surrounded by or adjacent to existing urban development; and
 - (C) Only when those lands represent a minor portion of this district;
9. It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services
 10. It may include lands with a general slope of twenty per cent or more if the commission finds that those lands are desirable and suitable for urban purposes and that the design and construction controls, as adopted by any federal, state, or county agency, are adequate to protect the public health, welfare and safety, and the public's interests in the aesthetic quality of the landscape.

B. Hawaii State Plan

Chapter 226, HRS, also known as the *Hawaii State Plan*, is a long-range comprehensive plan that serves as a guide for the future long-range development of the State by identifying goals, objectives, policies, and priorities, as well as implementation mechanisms. As stated in Section 226-1:

The purpose of this chapter is to set forth the Hawaii state plan that shall serve as a guide for the future long-range development of the State; identify the goals, objectives, policies, and priorities for the State; provide a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources; improve coordination of federal, state, and county plans, policies, programs, projects, and regulatory activities; and to establish a system for plan formulation and program coordination to provide for an integration of all major state, and county activities.

The EIS will analyze the proposed hotel project's consistency with State Plan Objectives and Policies.

C. Maui County General Plan

The General Plan of the County of Maui refers to a hierarchy of planning documents that together set forth future growth and policy direction in the County. The General Plan is comprised of the following documents: 1) County-wide Policy Plan; 2) Maui Island Plan; and 3) nine community plans.



The County-wide Policy Plan was adopted in March 2010 and is a broad policy document that identifies a vision for the future of Maui County. It establishes a set of guiding principles and provides comprehensive goals, objectives, policies and implementing actions that portray the desired direction of the County's future. The County-wide Policy Plan provides the policy framework for the development of the Maui Island Plan and nine Community Plans.

The 2030 update to the General Plan of the County of Maui was approved by the Maui County Council and signed into law by the Mayor of Maui County on December 28, 2012. The Maui Island Plan determines the appropriateness of discretionary development proposals. The Maui Island Plan functions as a regional plan and addresses the policies and issues that are not confined to just one community plan area, including regional systems such as transportation, utilities and growth management, for the Island of Maui.

The hotel project, and request for land use entitlements, must conform to the goals, policies and actions found in the General Plan.

Analysis. The EIS will provide a comprehensive discussion of the project's conformance to the County-wide Policy Plan's themes and associated goals, policies and actions.

The EIS will analyze the proposed development's consistency with the Maui Island Plan's goals, objectives and strategies.

D. Wailuku-Kahului Community Plan

Within Maui County, there are nine (9) community plan regions. From a General Plan implementation standpoint, each region is governed by a Community Plan which sets forth desired land use patterns, as well as goals, objectives, policies, and implementing actions for a number of functional areas including infrastructure-related parameters.

The subject property is located within the Wailuku-Kahului Community Plan. The Community Plan was first adopted in 1987, updated in 1992, and currently adopted through Ordinance No. 3061 in 2002.



The applicant is proposing a Community Plan Amendment (CPA) for the subject property from Light Industrial (LI) to Hotel (H) and the concurrent processing of a Change in Zoning application from Light Industrial (M-1) to Hotel District (H-M) in order to maintain consistency with the proposed use and the land use designations. Approval of these entitlements would allow development of the proposed 200-unit hotel.

Hotel (H) Land Use Category is defined as:

This applies to transient accommodations which do not contain kitchens within individual units. Such hotel facilities may include permissible accessory uses primarily intended to serve hotel guests.

The EIS will analyze the proposed project's consistency with the *Wailuku-Kahului Community Plan* Objectives and Policies.

E. County Zoning

Title 19 of the Maui County Code provides comprehensive zoning for the county. The purpose and intent of this comprehensive zoning is to regulate the utilization of land in a manner encouraging orderly development and to promote and protect the health, safety and welfare of the people of the County.

The applicant is requesting a Change in Zoning (CIZ) from Conditional "M-1" Light Industrial District (Ordinance 3559) to MCC 19.14 HM Hotel Zoning.

F. Coastal Zone Management

Coastal Zone Management objectives and policies (section 205A-2 HRS) and the Special Management Area Rules for the Maui Planning Commission (Chapter 202) have been developed to preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawaii. The project parcels are located within the Special Management Area, and therefore the EIS will analyze the project's consistency with Coastal Zone Management Objectives and Policies:

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:



- (a) Improve coordination and funding of coastal recreational planning and management; and
- (b) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or require reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
 - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing;
 - (viii) Encourage reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of Section 46-6, HRS.

2. Historical/Cultural Resources

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

Policies:

- (a) Identify and analyze significant archeological resources;



- (b) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- (c) Support state goals for protection, restoration, interpretation, and display of historic structures.

3. Scenic and Open Space Resources

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

Policies:

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

4. Coastal Ecosystems

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

Policies:

- (a) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (b) Improve the technical basis for natural resource management;
- (c) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (d) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- (e) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and non-point source water pollution control measures.

5. Economic Use

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

Policies:

- (a) Concentrate coastal dependent development in appropriate areas;



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

6. Coastal Hazards

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

Policies:

- (a) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;
- (b) Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and non-point pollution hazards;
- (c) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
- (d) Prevent coastal flooding from inland projects.

7. Managing Development

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

Policies:

- (a) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- (b) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
- (c) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.



8. Public Participation

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

Policies:

- (a) Promote public involvement in coastal zone management processes;
- (b) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and
- (c) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

9. Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

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

10. Marine Resources

Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies:

- (a) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (b) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;
- (c) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (d) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and



- (e) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources. [L 1977, c 188, pt of §3; am L 1993, c 258, §1; am L 1994, c 3, §1; am L 1995, c 104, §5; am L 2001, c 169, §3]



IV. Findings and Conclusions

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish “Significance Criteria” to be used as a basis for identifying whether significant environmental impact will occur. The criteria are:

1. The proposed action will not result in an irrevocable commitment to loss or destruction of natural or cultural resources.
2. The proposed action will not curtail the range of beneficial uses of the environment.
3. The proposed action will not conflict with State or County long-term environmental policies and goals as expressed in Chapter 344, HRS, and those which are more specifically outlined in the Conservation District Rules.
4. The proposed action will not substantially affect the economic or social welfare and cultural activities of the community, county or state.
5. The proposed action will not substantially affect public health.
6. The proposed action will not result in substantial secondary impacts.
7. The proposed action will not involve substantial degradation of environmental quality.
8. The proposed project will not produce cumulative impacts and does not have considerable effect upon the environment or involve a commitment for larger actions.
9. The proposed project will not affect a rare, threatened, or endangered species, or its habitat.
10. The proposed action will not substantially or adversely affect air and water quality or ambient noise levels.



11. The proposed action will not substantially affect or be subject to damage by being located in an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone areas, estuary, fresh waters, geologically hazardous land or coastal waters.
12. The proposed action will not substantially affect scenic vistas or view planes identified in county or state plans or studies.
13. The proposed action will not require substantial energy consumption.

The EIS will analyze the project in relation to these Significance Criteria. A final declaration will be made after the Accepting Authority has considered all agency and public comments on the EIS.



V. CONSULTATION AND REVIEW

A. Early Consultation

Prior to the preparation of this Notice, consultation on the project was undertaken with the following agencies and groups:

June 2017	Distribution of Early Consultation letters to Federal, State and County government agencies requesting comments on the proposed hotel
2017 - 2018	Preparation of Draft Environmental Assessment (DEA) in consultation with Department of Planning, Current Division staff
July, 2018	DEA Distribution to Federal, State and County Agencies
August, 2018	Publication of the DEA in <i>The Environmental Notice</i>
August, 2018	Presentation to the Maui Planning Commission regarding DEA
September, 2018	End of Comment period and decision to move forward with EIS
November, 2018	Preparation of EISPN

B. EIS Preparation Notice Distribution (EISPN)

This 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
FAA



State Agencies

Department of Agriculture
Department of Accounting and General Services
DBEDT - Energy Division
DBEDT - Office of Planning
Department of Education
Department of Hawaiian Home Lands
Department of Health
Department of Human Services
Department of Labor and Industrial Relations
Department of Land and Natural Resources
DLNR - State Historic Preservation Division
Department of Transportation
Hawaii Housing Financing and Development Corporation
Office of Hawaiian Affairs
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
Department of Public Works
Department of Transportation
Department of Water Supply
Police Department
Emergency Management Agency



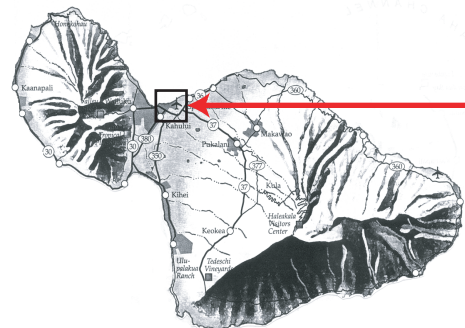
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FIGURES:

- FIGURE NO. 1 LOCATION MAP**
- FIGURE NO. 2 TAX MAP KEY**
- FIGURE NO. 3 SITE PHOTOGRAPHS**
- FIGURE NO. 4 CONCEPTUAL SITE PLAN**
- FIGURE NO. 5 STATE LAND USE MAP**
- FIGURE NO. 6 MAUI COUNTY ZONING MAP**
- FIGURE NO. 7 WAILUKU-KAHULUI COMMUNITY PLAN MAP**
- FIGURE NO. 8 MAUI ISLAND PLAN MAP**
- FIGURE NO. 9 SOILS CLASSIFICATION MAP**
- FIGURE NO. 10 FLOOD MAP**
- FIGURE NO. 11 ALISH MAP**
- FIGURE NO. 12 LSB MAP**



Not to Scale

FIGURE 1
Location Map

Windward Hotel
Source: Google Earth



Subject Property
 TMKs: (2) 3-8-103: 014 portion,
 015, 016, 017, & 018



DEPARTMENT OF FINANCE REAL PROPERTY TAX DIVISION TAX MAP		
COUNTY OF MAUI		
ZONE	SECTION	PLAT
3	8	79
SCALE: 1 IN = 200 FT.		

FIGURE 2

Tax Map Key



Not to Scale

Windward Hotel

Source: County of Maui



**CHRIS
HART**
& PARTNERS, INC.



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

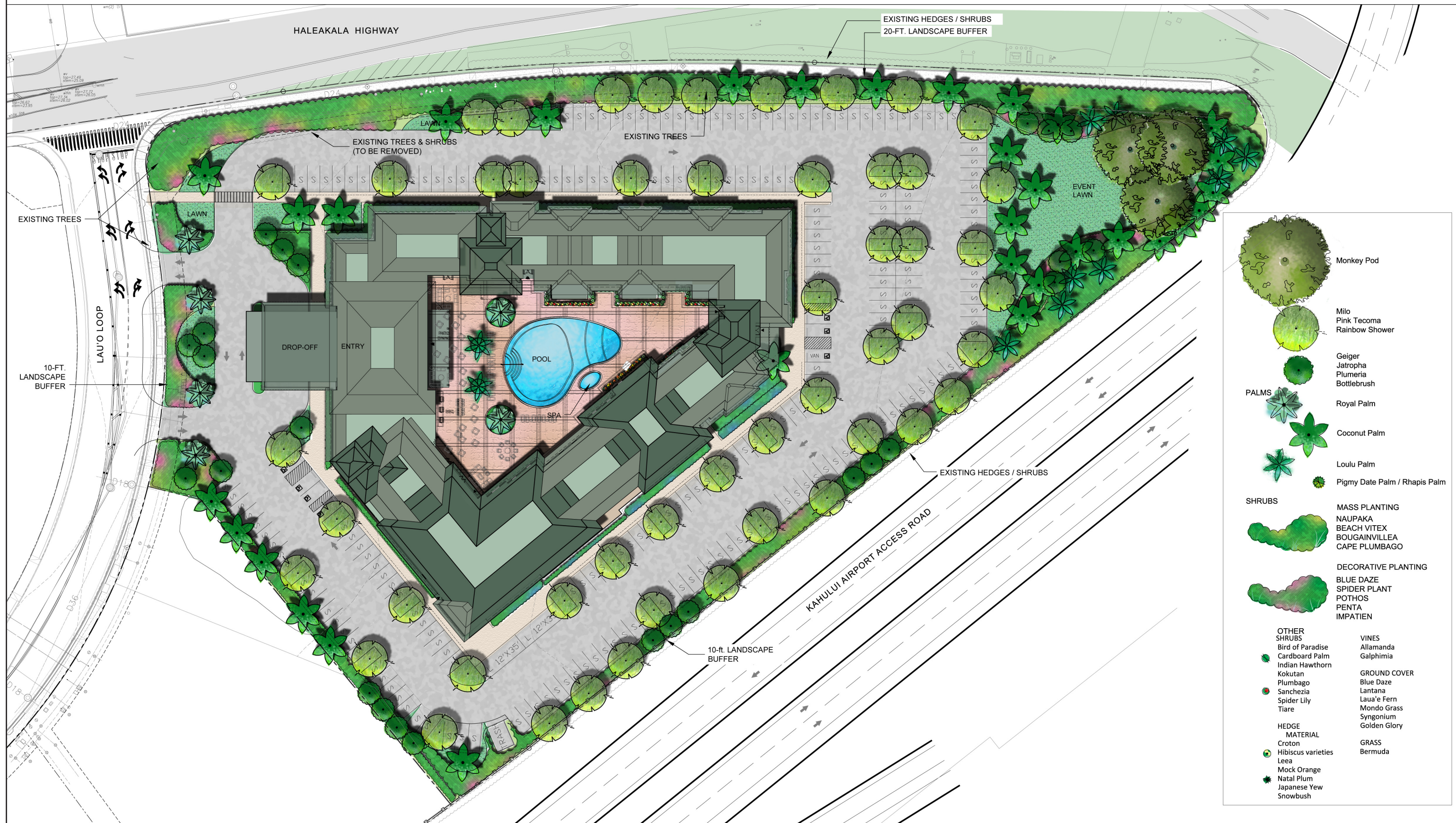


6 VIEW FROM HALEAKALA HWY SIDE OF THE SITE LOOKING SOUTHWEST



EXISTING PLAN VIEW





WINDWARD HOTEL

MAUI, KAHULUI AIRPORT, HAWAII

CONCEPT LANDSCAPE PLAN

FINAL CONCEPT DESIGN

DATE: 05/29/2018 JOB NO.: 17-027 SHEET NO.:1

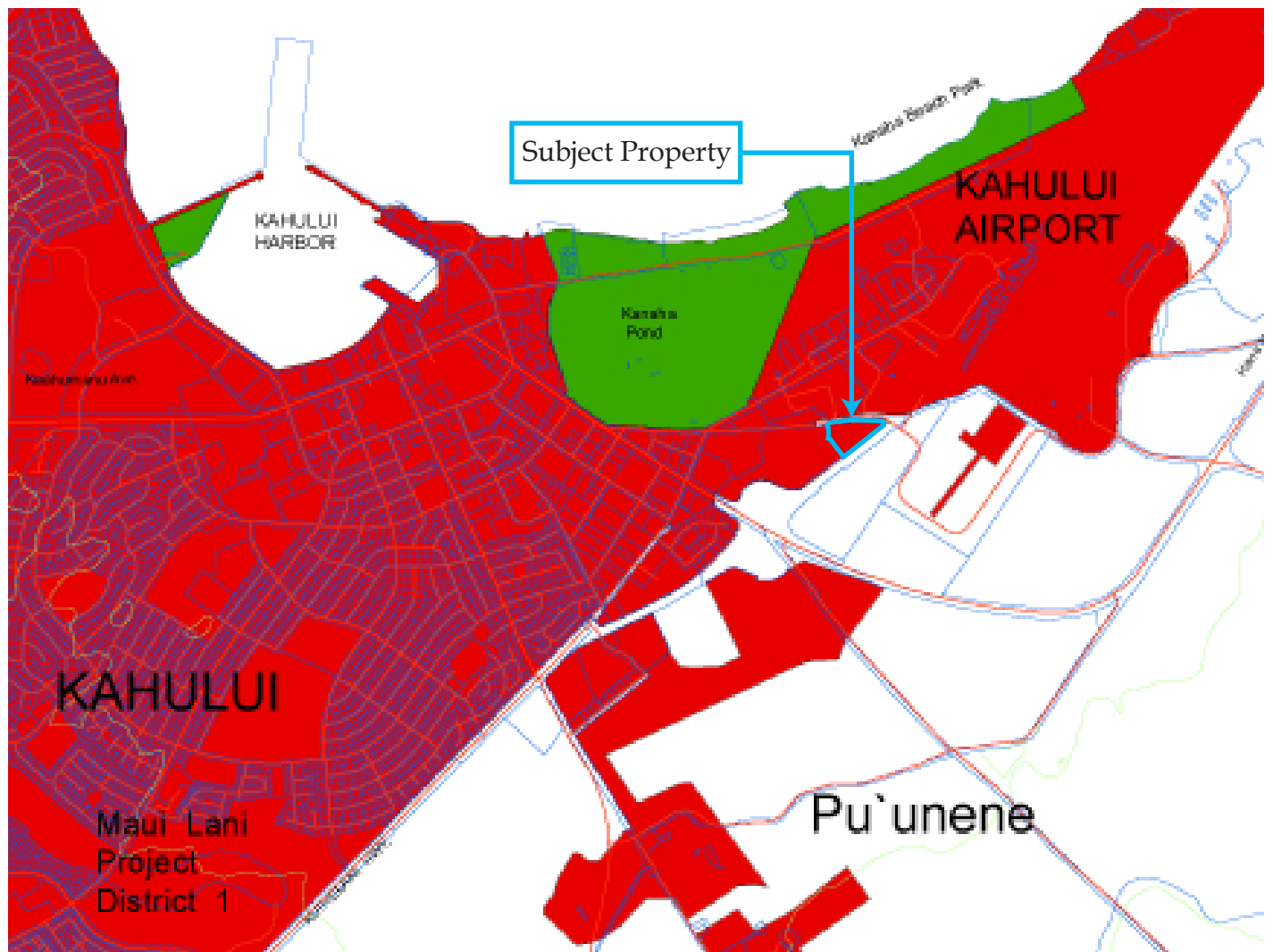


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

FIGURE 4
Conceptual Site Plan

Windward Hotel
Source: Chris Hart & Partners





Legend

-  Special Permit
-  Maui Tax Map Key - 2012
-  Major Roads
-  Contour Lines (100-ft.)

State Land Use District





-  URBAN
-  AGRICULTURAL
-  RURAL
-  CONSERVATION

FIGURE 5

State Land Use Map



Not to Scale

Windward Hotel

Source: State of Hawaii



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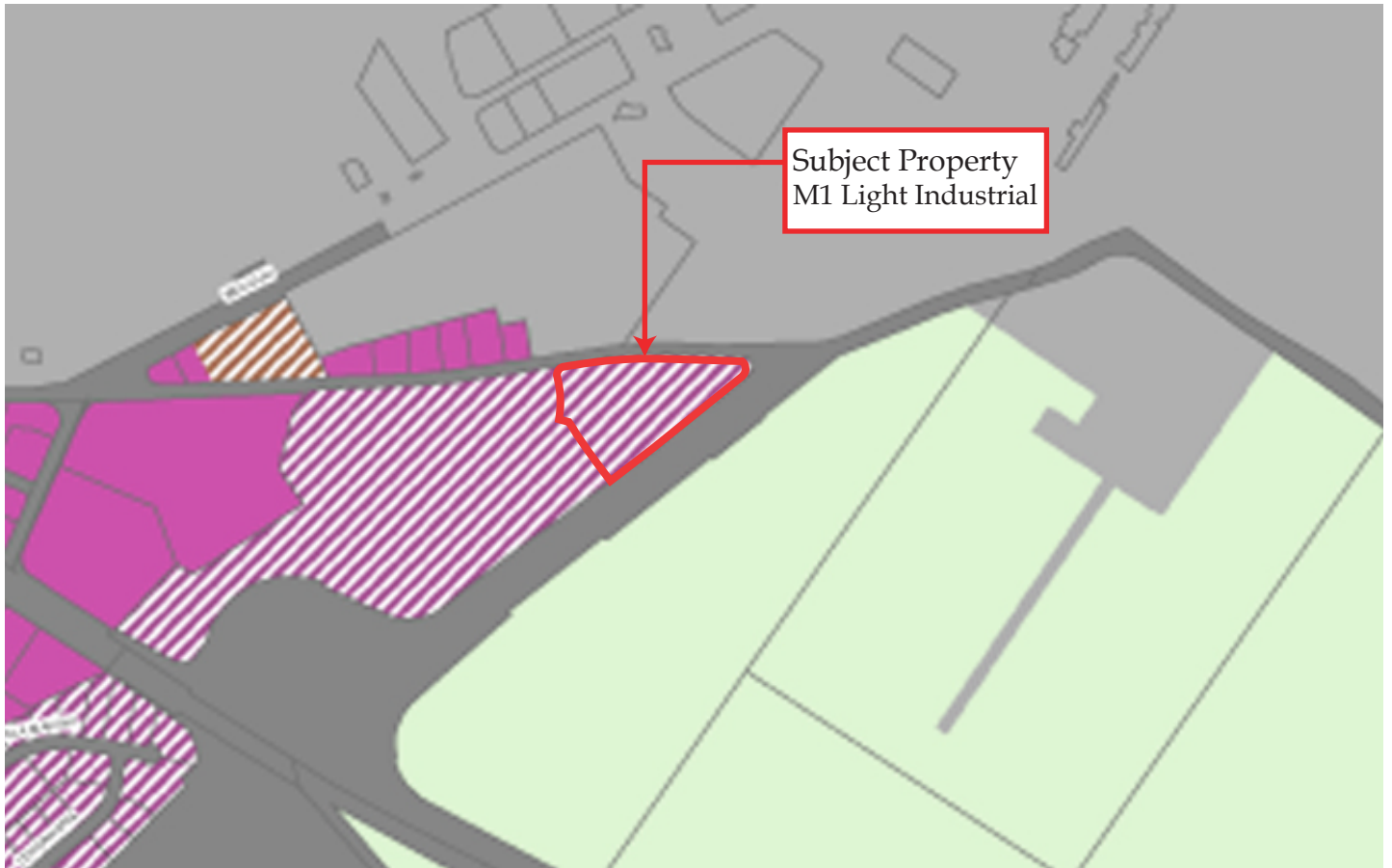


FIGURE 6

Maui County Zoning Map

Windward Hotel

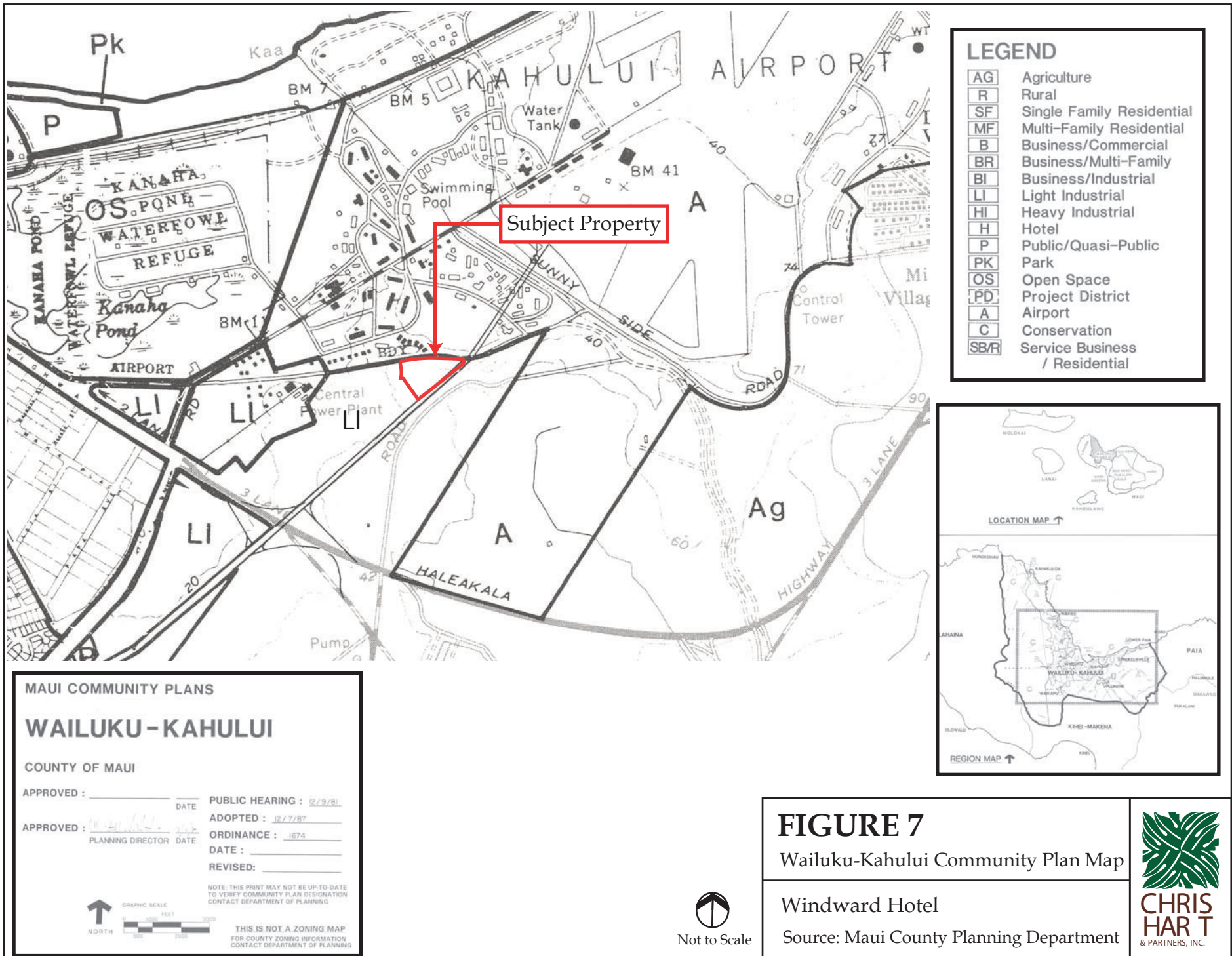
Source: County of Maui

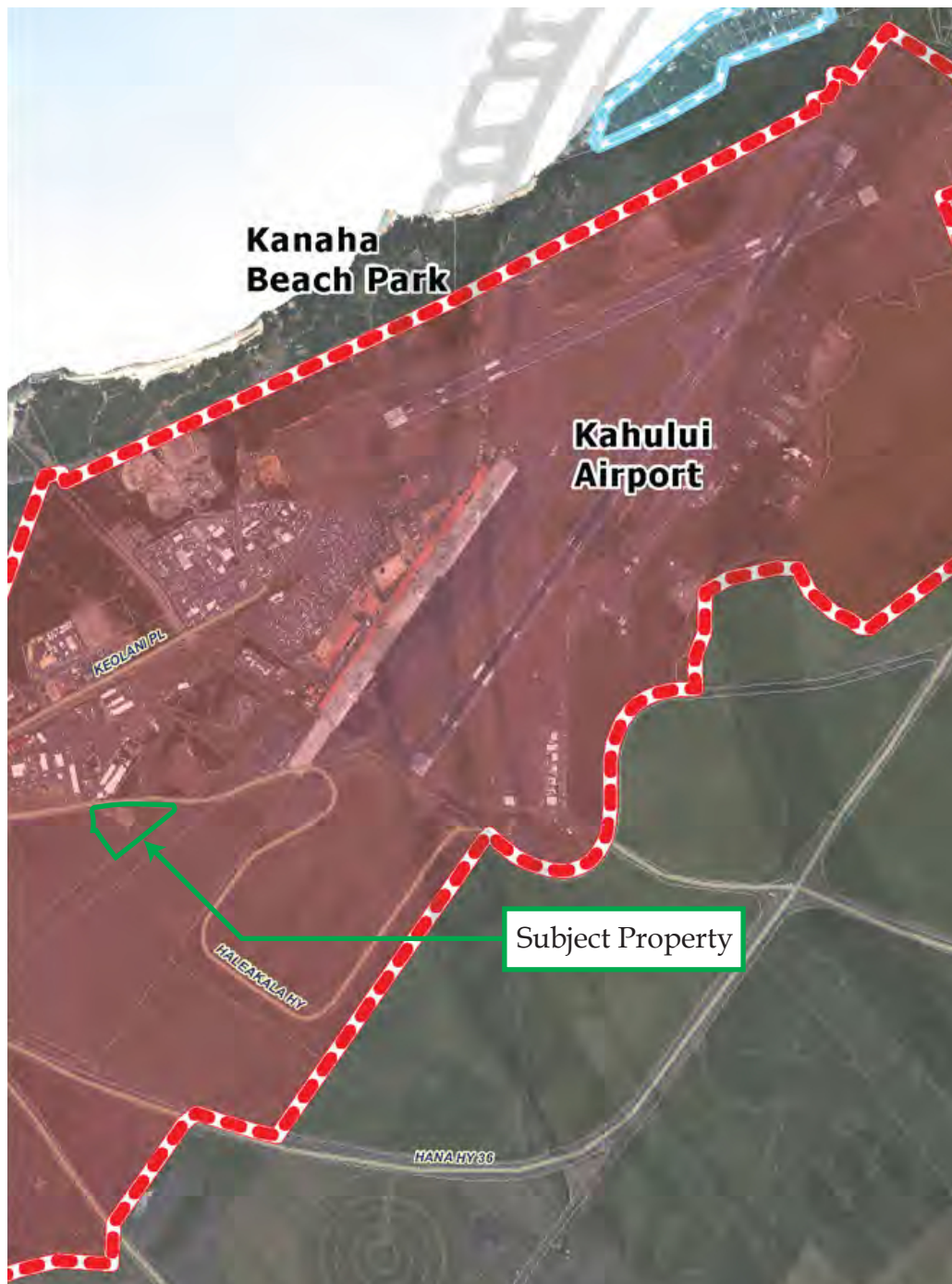


Not to Scale



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Maui Island Plan Directed Growth Map **Spreckelsville / Pa'ia N1**

Legend

Growth Boundaries

-  Urban
-  Small Town
-  Rural

Reference



-  2011 Parcels
-  Primary Roads



FIGURE 8

Maui Island Plan - Spreckelsville/Paia

Windward Hotel

Source: County of Maui


Not to Scale





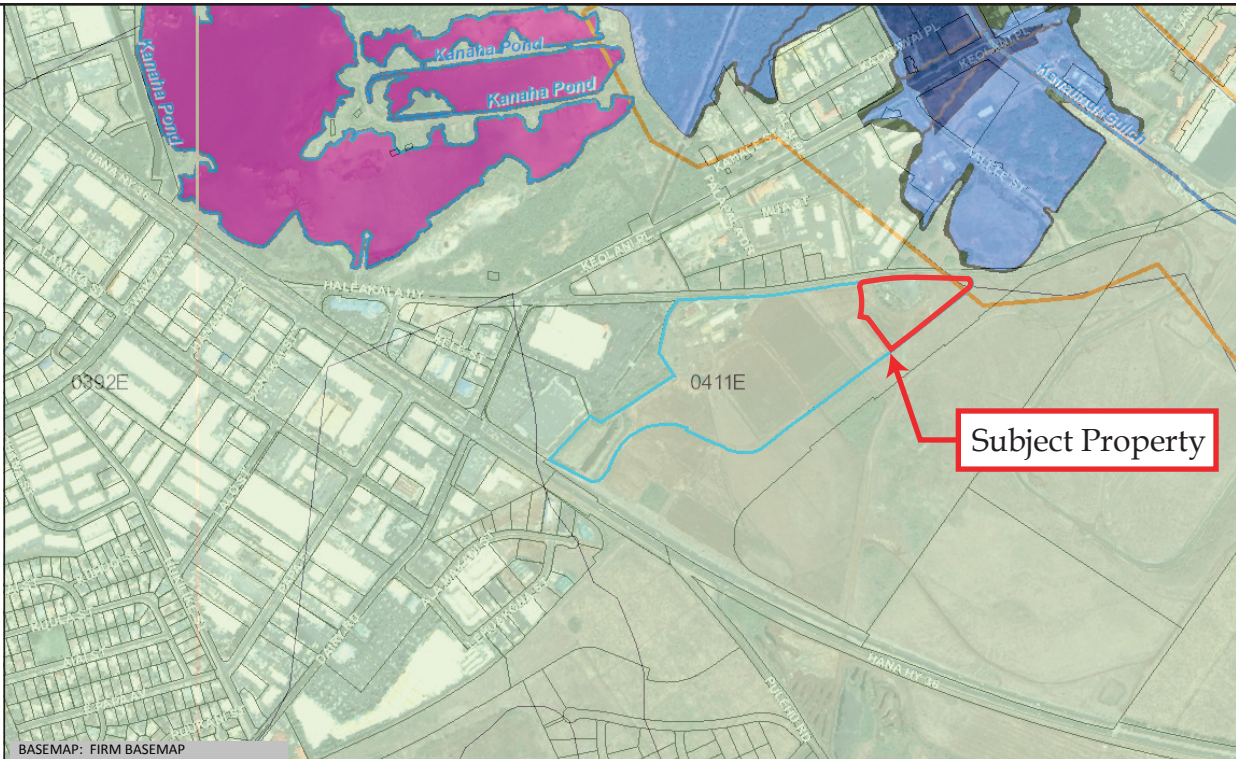
FIGURE 9

Soil Classification Map

Windward Hotel

Source: NRCS


 Not to Scale



Flood Hazard Assessment Report

www.hawaiiinfip.org

Windward Hotel

Property Information

COUNTY: MAUI
 TMK NO: (2) 3-8-079:013
 WATERSHED: KALIALINUI
 PARCEL ADDRESS: HALEAKALA HWY AND LAU'O LOOP
 KAHULUI, HI 96732

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 04, 2015
 LETTER OF MAP CHANGE(S): 14-09-2279P
 FEMA FIRM PANEL: 1500030411E
 PANEL EFFECTIVE DATE: SEPTEMBER 25, 2009

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: YES (MA-0077; MA-0078; MA-0082; MA-0085; MA-0088)
 FOR MORE INFO, VISIT: <http://dlnreng.hawaii.gov/dam/>



Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND (Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.
--	---

FIGURE 10

Flood Map



Not to Scale

Windward Hotel

Source: National Flood Insurance Program



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Agricultural Lands of Importance
to the State of Hawaii (ALISH)

- Prime Lands
- Unique Lands
- Other Lands



Not to Scale

FIGURE 11

ALISH Map

Windward Hotel

Source: State of Hawaii



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Land Study Bureau
Agricultural Productivity Rating

- A
- B
- C
- D
- E



Not to Scale

FIGURE 12

LSB Map

Windward Hotel

Source: State of Hawaii



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