

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

2020 JAN 16 AM 11:01

In the Matter of the Petition of	)	DOCKET NO. A03-739
	)	
A&B PROPERTIES, INC. A Hawai'i,	)	R.D. OLSON DEVELOPMENT
Corporation	)	
	)	
To Amend the Agricultural Land Use	)	
District Boundary Into The Urban Land	)	
Use District For Approximately 138.158	)	
Acres Of Land At Kahului, Maui,	)	
Hawai'i, Tax Map Key Nos.:	)	
3-8-01: Por. 2, 3-8-06: Por.4, And 3-8-79:	)	
Por. 13	)	
_____	)	

**MOTION FOR ORDER AMENDING THE  
FINDINGS OF FACT, CONCLUSIONS OF LAW AND  
DECISION AND ORDER FILED MARCH 25, 2004;**

**EXHIBIT "1";**

**AND**

**CERTIFICATE OF SERVICE**

BENJAMIN M. MATSUBARA, #993-0  
 CURTIS T. TABATA, #5607-0  
 Matsubara, Kotake & Tabata  
 888 Mililani Street, Suite 308  
 Honolulu, Hawai'i 96813

Attorneys for Petitioner  
 R.D. OLSON DEVELOPMENT

BEFORE THE LAND USE COMMISSION

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_____	)	

**MOTION FOR ORDER AMENDING THE  
FINDINGS OF FACT, CONCLUSIONS OF LAW AND  
DECISION AND ORDER FILED MARCH 25, 2004**

R.D. OLSON DEVELOPMENT, ("R.D. OLSON" or "Petitioner") by and through its attorneys, MATSUBARA, KOTAKE & TABATA, respectfully moves the Land Use Commission of the State of Hawai'i ("Commission") pursuant to § 15-15-70 and § 15-15-94 of the Commission's Rules for an Order: 1) recognizing R.D. OLSON's standing to seek and obtain the relief requested herein; and 2) amending the Amended Findings of Fact, Conclusions of Law and Decision and Order filed March 25, 2004 ("2004 Decision and Order") providing that a portion of the Petition Area, that portion being identified as Tax Map Key Nos. (2) 3-8-103:014 (portion), 015, 016, 017, and 018, comprising approximately 5.17 acres of land ("Petition Area B" or the "Subject Property"), shall be subject to a new decision and order that is specific to Petition Area B and that said

Petition Area B shall not be subject to the 2004 Decision and Order, for the purpose of establishing appropriate findings of fact, conclusions of law and decision and order that are specifically applicable to Petitioner's Windward Hotel and limited to Petition Area B.

In support of this Motion For Order Amending The Findings Of Fact, Conclusions Of Law And Decision And Order filed March 25, 2004 ("Motion"), Petitioner alleges as follows:

Petitioners proposes to build a 200 room hotel on approximately 5.17 acres of land, located at Maui Business Park II Subdivision at 778 Haleakala Highway, TMK: (2) 3-8-103:014 (portion), 015, 016, 017, 018, Kahului, Maui. A draft environmental impact statement preparation notice is attached hereto and incorporated herein by reference as Exhibit "1".

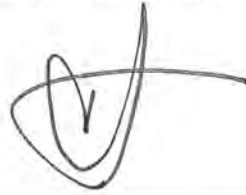
Petitioner has also filed a motion to designate the Commission as the accepting authority and the approving agency for an environmental impact statement.

Petitioner will be filing an amendment to this motion upon the completion of the HRS chapter 343 process, and the amendment will discuss the project details, impacts, proposed mitigation, and include the necessary exhibits in support of this motion.

### III. CONCLUSION

Based upon the foregoing, Petitioner respectfully requests that the Commission grant this motion after a hearing which Petitioner hereby requests pursuant to HAR § 15-15-70(i).

DATED: Honolulu, Hawai`i, January 16, 2020.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Of Counsel:

MATSUBARA, KOTAKE & TABATA  
A Law Corporation

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BENJAMIN M. MATSUBARA  
CURTIS T. TABATA  
Attorneys for Petitioner  
R.D. OLSON DEVELOPMENT

# 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:*

Land Use Commission  
Department of Business, Economic Development & Tourism  
State of Hawaii

January 2020

# 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>	Hawaii State Land Use Commission Department of Business, Economic Development & Tourism State of Hawaii P.O. Box 2359, Honolulu, Hawaii 96804-2359 Contact: Mr. Daniel Orodener, Executive Officer (808.587.3822)
<i>Land Owner:</i>	A & B Properties Hawaii, LLC, Series T 822 Bishop Street, Honolulu, HI 96813
<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. 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. Hawaii Administrative Rules § 11-200.1-23

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

(1) *Identification of the proposing agency or applicant;*

RD Olson Development is identified as the applicant for the proposed development of Windward Hotel.

(2) *Identification of the accepting authority;*

The Hawaii State Land Use Commission, State of Hawaii Department of Business, Economic Development & Tourism will be the accepting authorities.

(3) *List of all required permits and approvals (state, federal, and county) and, for applicants, identification of which approval necessitates chapter 343, HRS, environmental review;*

The Community Plan Amendment (CPA) requires Chapter 343 HRS, environmental review;

<b>Table No. 1 Anticipated Entitlements and Approvals</b>	
<b>Permit / Approval Required</b>	<b>Responsible Authority</b>
Amendment of Decision & Order Docket No. A03-739	State Land Use Commission
HRS Chapter 343 Compliance, Draft Environmental Impact Statement (DEIS)	Maui Planning Commission
Final Environmental Impact Statement (EIS)	Maui Planning Commission



Change in Zoning (CIZ)	Maui Planning Commission & Maui County Council
Community Plan Amendment (CPA)	Maui Planning Commission & Maui County Council
Special Management Area (SMA) Use Permit	Maui Planning Commission
Driveway Permit	Maui County, Public Works, Development Services Division
Building Permit	Maui County, Public Works, Development Services Division
Wastewater Discharge (Hookup) Permit	Maui County, Department of Environmental Management, Wastewater Division
Grading and Grubbing Permit	Maui County, Public Works, Development Services Division
NPDES Permit	State of Hawaii, DOH
Air Pollution Control Permit	State of Hawaii, DOH
Community Noise Permit	State of Hawaii, DOH
Drainage Approval	Maui Department of Public Works, Engineering Division, and State of Hawaii, DOT



Permit to Perform Work Within the State ROW	State of Hawaii, DOT
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(4) *The determination to prepare an EIS;*

An EIS is being prepared pursuant to the HAR § 11-200.1-13(b)(1) and (6).

(5) *Reasons supporting the determination to prepare an EIS:*

The proposed project would irrevocably commit a natural resource and may involve adverse secondary impacts, such as population changes or effects on public facilities.

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

The proposed project is a development of 200 room hotel on approximately 5.17 acres of land — located in Kahului, Maui. Associated infrastructures, landscaping, amenities, and services for hotel operation will be included within the proposed development. (See: Section I.B of this EISPN, “Property Location” for more information)

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

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

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

- Surrounding Land Uses
- Topography and Soils
- Natural Hazards
- Cultural Impact Assessment
- Visual Resources
- Agricultural Resources



- Hazardous Substances
- Flora and Fauna
- Air Quality
- Historical & Archaeological Resources
- Socio-Economic Environment
- Public Services and Facilities
- Infrastructure, Traffic, and Utilities
- Cumulative and Secondary Impacts

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

(8) *Possible alternatives to the proposed action;*

The DEIS will provide a detailed analysis of the potential impacts of various alternatives as listed below. (See: Section I.F of this EISPN, "Alternatives" for more information)

1. No Action Alternative
2. Deferred Action Alternative
3. Alternative Site
4. Multi-family Development
5. Development Under Existing Land Use Designations

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

The Public Scoping Meeting for the subject EIS will be held at \_\_\_ located at \_\_\_ on DATE/TIME.

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

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

Mr. Anthony Wrzosek, Vice President,  
[anthony.wrzosek@rdodevelopment.com](mailto:anthony.wrzosek@rdodevelopment.com)  
(949) 271-1109  
520 Newport Center Drive,  
Suite 600, Newport Beach, California 92660



## **B. Property Location**

The subject property is located in Kahului, within the development known as Maui Business Park Phase II (MBPII), on Lauo Loop on the *mauka* side of Haleakala Highway, Maui, Hawaii; TMK Nos: (2) 3-8-103: 014 (portion), 015, 016, 017 & 018. The project site is currently vacant land with utility and roadway services. The project site is located within the Special Management Area (SMA) and also located in a Tsunami Evacuation Zone. (See: Figures No. 1 Location Map, No. 2 Tax Map Key, No. 3 Site Photographs, No. 4 Tsunami Evacuation Zone Map)

## **C. 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.

## **D. Existing and Historical Land Use**

Prior to its development, the lands comprising the MBPII were actively used as Agricultural sugar cane fields operated by HC&S. The MBPII land is currently for sale and several subdivided parcels are sold and or under construction. The project site is located in the State Land Use Urban District, the County Zoning is M-1 Light Industrial Conditional Zoning (Ordinance 3559), The Wailuku-Kahului Community Plan designation is Light Industrial (LI), and located within the Urban Growth Boundary of the Maui Island Plan.

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

A Draft Environmental Assessment (DEA) was published, transmitted for agency comments and reviewed by the Maui Planning Commission in 2018. Following the acceptance of a Final Environmental Impact Statement (FEIS), a Motion to Amend (MTA) the State



Land Use Commission's (SLUC) Decision & Order will be processed in order to request the necessary amendment to allow for the development of the proposed Hotel Project.

At the request of the Maui County Planning Department as part of the early consultation process, the DEIS will include an analysis of the conditions of the Docket No. A03-739 D&O. A copy of the D&O will be included in the DEIS. Several of the MBP II parcels have been developed, and a map showing developed parcels to date has been provided by the owners. (See: Figure No. 5, Maui Business Park II Land Use Plan.)

## **E. Proposed Action**

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

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

Amenities and uses include but are not limited to, swimming pool, dining area, and other typical and similar incidental support services and accessory uses for Hotel operation. (See: Figure 6, Conceptual Site Plan).

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

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



After all Land Use Designations have been obtained, a Special Management Area (SMA) Use Permit will be required to authorize the Project's Development action in the SMA. (See: Figure 17, Special Management Area Map) The Project is valued in excess of \$500,000.00 therefore an SMA Major Permit is anticipated.

**Off-site Improvements in the project area to be completed by Applicant:**

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

**Off-site Improvements in the project area to be completed by others:**

Anticipated future offsite infrastructure improvements to be provided by the State of Hawaii, Department of Transportation include construction of a new on-ramp to the Airport Access Road located on the eastern corner of the project site. The future roadway parcel currently owned by A&B will be transferred to the State of Hawaii Department of Transportation upon completion of their agreement. The State's timing of the future on-ramp construction is unknown. (See: Figure 7, Conceptual Site Plan with future Airport access Road On-Ramp Plan).

## **F. Alternatives**

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

**1. No Action**

Under the no action alternative, there would be no hotel development.

**2. Deferred Action Alternative**

The potential impacts to the environment would delay the action for a period of time.

**3. Alternative Site**

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

**4. Multi-family Development**



The multi-family development alternative option would satisfy the need for multi-family housing within close proximity to urban amenities in Central Maui.

**5. Development Under Existing Land use Designations**

Potential benefits of the alternative are that Economic activity and benefits from Business/Commercial Uses would occur.

## **II. CONSULTATION AND REVIEW**

### **A. Early Consultation**

Prior to the preparation of this EISPN, a DEA and DEIS were prepared with the Maui Planning Commission identified as the Accepting Authority. During the November and December 2019 MPC hearings it was determined that the correct Accepting Authority is the State LUC. Consultation on the proposed hotel project was undertaken with the following agencies and groups during the previously prepared DEA and DEIS:

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
January 8, 2019	Publication of the EISPN in <i>The Environmental Notice</i>
October 8, 2019	Publication of the DEIS in <i>The Environmental Notice</i>





November 2019	MPC public hearing to provide comments on the DEIS, and discussion to determine to appropriate Accepting Authority
December 2019	Land Use Commission is the Accepting Authority
January 2020	Consultation with LUC, and OEQC on future process
January 2020	EISPN #2 draft submittal to LUC

## **B. EISPN Distribution**

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

### **Federal Agencies**

Natural Resources Conservation Service  
US Army Engineer Division  
US Fish and Wildlife Service  
FAA

### **State Agencies**

Department of Agriculture  
Department of Accounting and General Services  
Department of Business, Economic Development & Tourism (DBEDT)  
DBEDT - Office of Planning  
Department of Education  
Department of Hawaiian Home Lands  
Department of Health- Environmental Planning Office  
Department of Health- Maui District  
Department of Labor and Industrial Relations  
Department of Land and Natural Resources (DLNR) - Land Division



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DLNR – State Historic Preservation Division (SHPD)  
DLNR- Engineering Division  
DLNR- Commission on Water Resource Management  
DLNR – Maui Land Agent  
DLNR – Forestry and Wildlife  
Department of Transportation  
Department of Transportation, Airports Division  
Hawaii Housing Financing and Development Corporation  
Office of Hawaiian Affairs  
University of Hawaii, Environmental Center  
State Land Use Commission

**County Agencies**

Department of Environmental Management  
Department of Fire and Public Safety  
Department of Housing and Human Concerns  
Department of Parks and Recreation  
Department of Planning  
Department of Public Works  
Department of Transportation  
Department of Water Supply  
Police Department  
Emergency Management Agency

**Maui County Council Members**

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

**Individuals & Citizen groups**

Joe Dandera  
David Williams

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

### **C. Public Outreach and Scoping Meeting**

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

The Public Scoping Meeting for the subject EIS will be held at \_\_\_ located at \_\_\_ on DATE/TIME.

## 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):	Motion to Amend Decision and Order for Docket No A03-739, Community Plan Amendment, Change in Zoning, Special Management Area Use Permit, Building, Grading/Grubbing, Electrical, Plumbing Permits from the Department of Public Works
Approving Agency:	State Land Use Commission
Contact Name, Email, Telephone, Address	Mr. Daniel E. Orodener, Executive Officer <a href="mailto:daniel.e.ordenker@hawaii.gov">daniel.e.ordenker@hawaii.gov</a> (808) 587-3822 P.O. Box 2359 Honolulu, Hawaii 96804-2359
Applicant:	R.D. Olson Development
Contact Name, Email, Telephone, Address	Mr. Anthony Wrzosek, Vice President, <a href="mailto:anthony.wrzosek@rdodevelopment.com">anthony.wrzosek@rdodevelopment.com</a> (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, <a href="mailto:bdavis@chpmaui.com">bdavis@chpmaui.com</a> , (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 proposed hotel building sections vary from one, two and four (4) stories in height and will be massed towards the center of the Project Site with generous setbacks on all sides accommodating the width of a landscape buffer, the width of two parking stalls and a parking lot drive isle. 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.

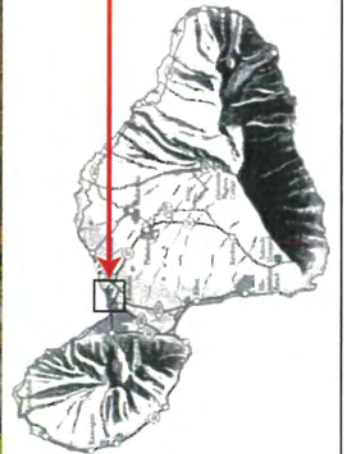
A shuttle will provide free transportation within a 2 mile radius of the hotel, including pick up and drop off to and from the Kahului Airport.

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



## **FIGURES:**

- FIGURE NO. 1 LOCATION MAP**
- FIGURE NO. 2 TAX MAP KEY**
- FIGURE NO. 3 SITE PHOTOGRAPHS**
- FIGURE NO. 4 TSUNAMI EVACUATION ZONE MAP**
- FIGURE NO. 5 MAUI BUSINESS PARK II LAND USE PLAN**
- FIGURE NO. 6 CONCEPTUAL SITE PLAN**
- FIGURE NO. 7 CONCEPTUAL SITE PLAN WITH FUTURE AIRPORT  
ACCESS ROAD ON RAMP PLAN**

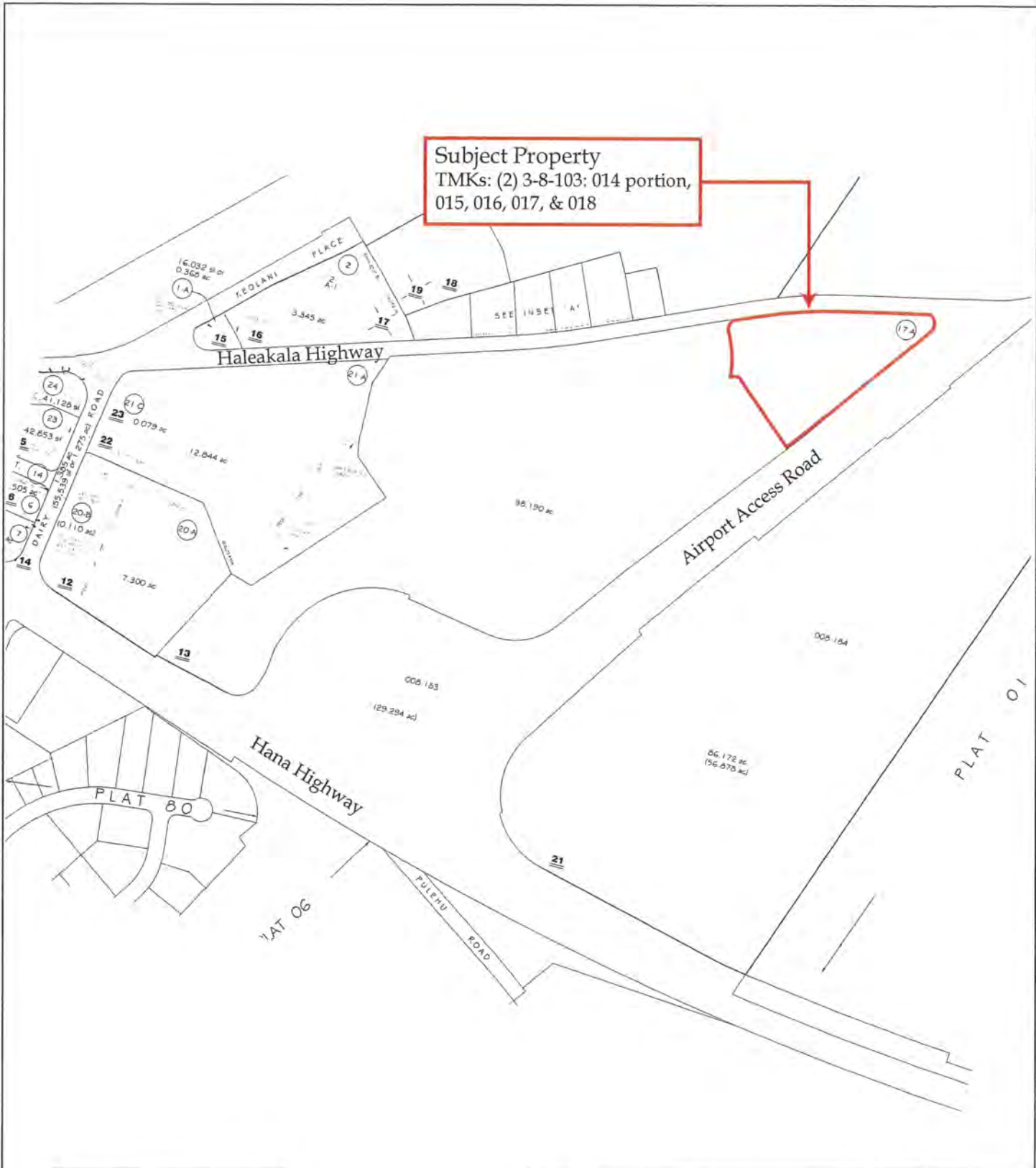


**FIGURE 1**  
Location Map

Windward Hotel  
Source: Google Earth



Not to Scale



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

Windward Hotel  
 Source: County of Maui

  
 Not to Scale







**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

# EXISTING CONDITIONS

CONCEPT DESIGN

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



SCALE: N.T.S.

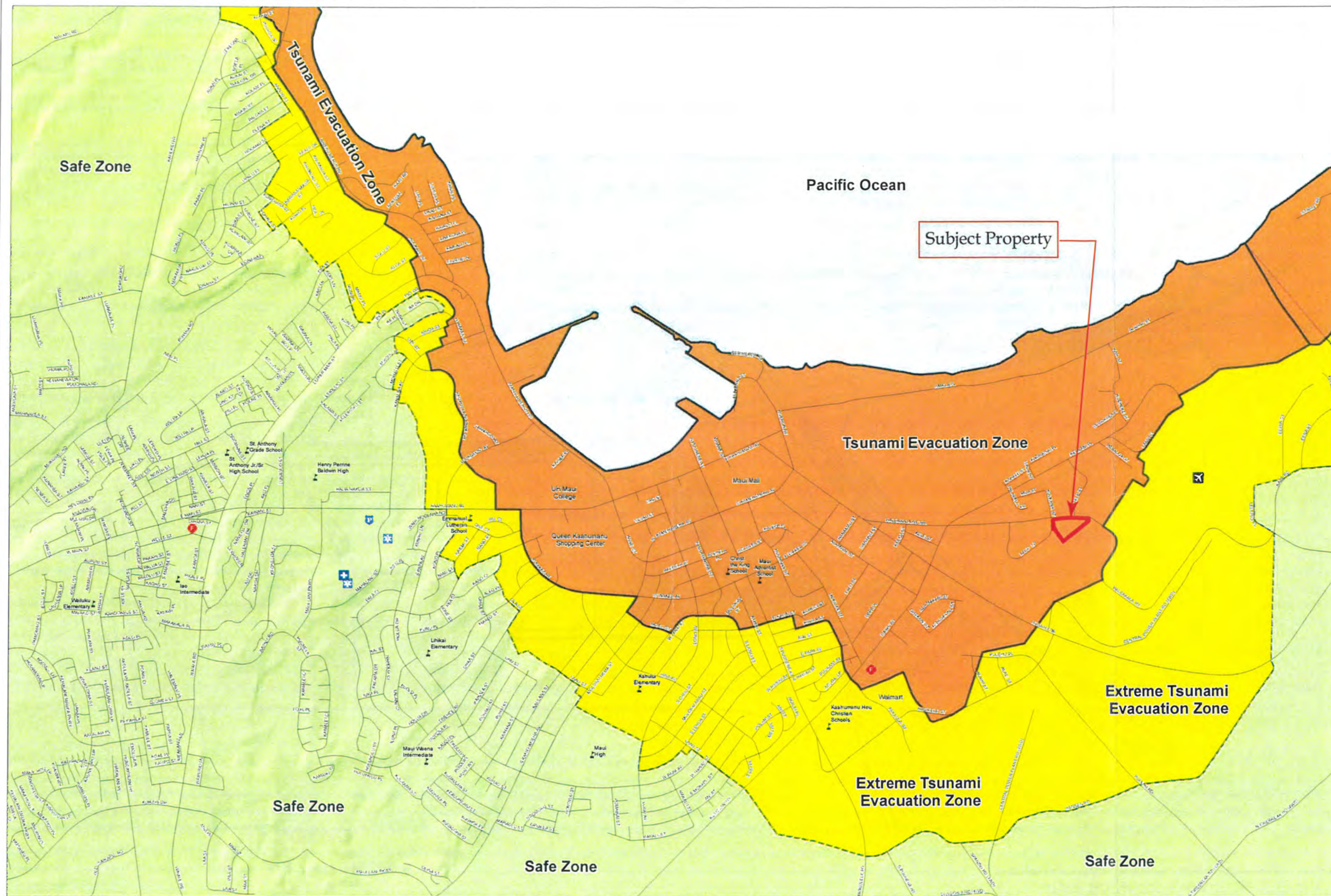
## FIGURE 3

Site Photographs

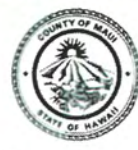
Windward Hotel

Source: Axis GFA





**Kahului - Map 8**



Copyright: County of Maui  
Date Prepared: September 2015



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

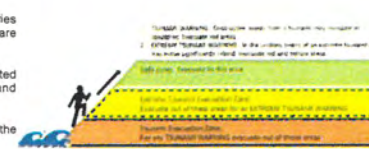
Remain at least 100 feet away from inland waterways and harbors connected to the ocean due to wave surges and possible flooding

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

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

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

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



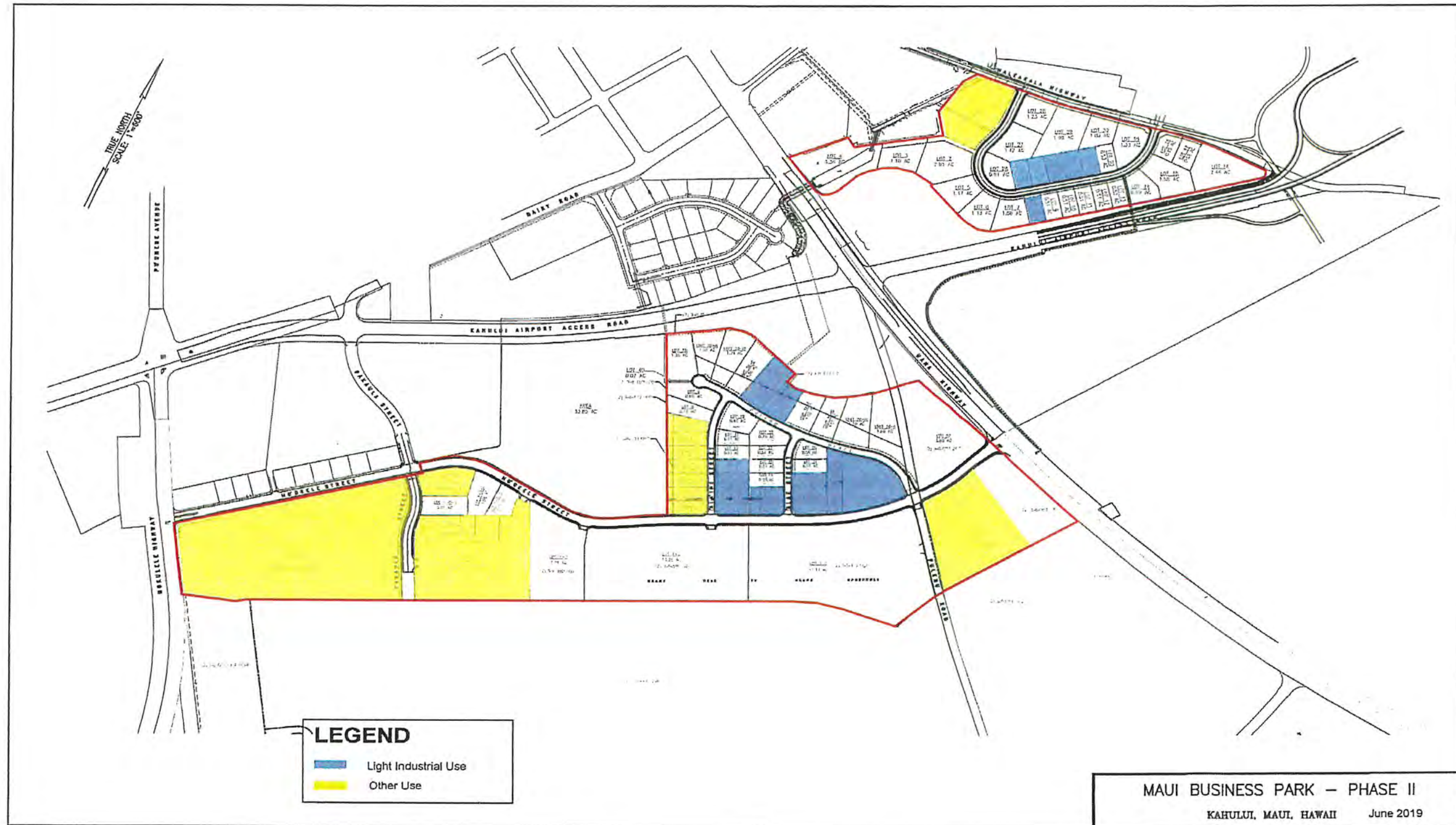
**Legend**

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

**FIGURE 4**  
Tsunami Evacuation Zone Map

Windward Hotel  
Source: County of Maui

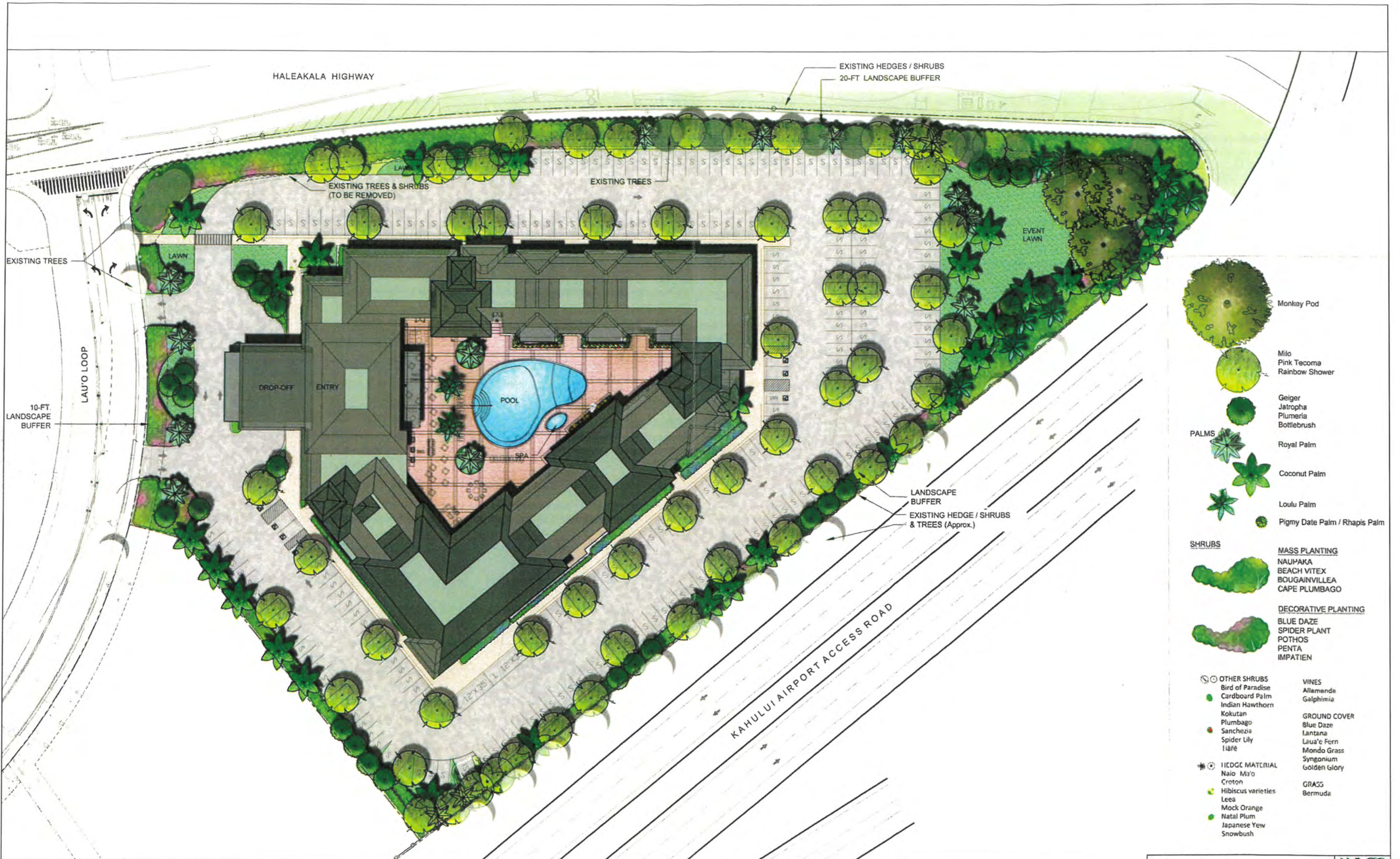




**FIGURE 5**  
 MBPII Land Use Plan

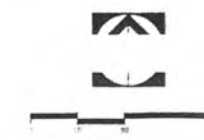
Windward Hotel  
 Source: Chris Hart & Partners





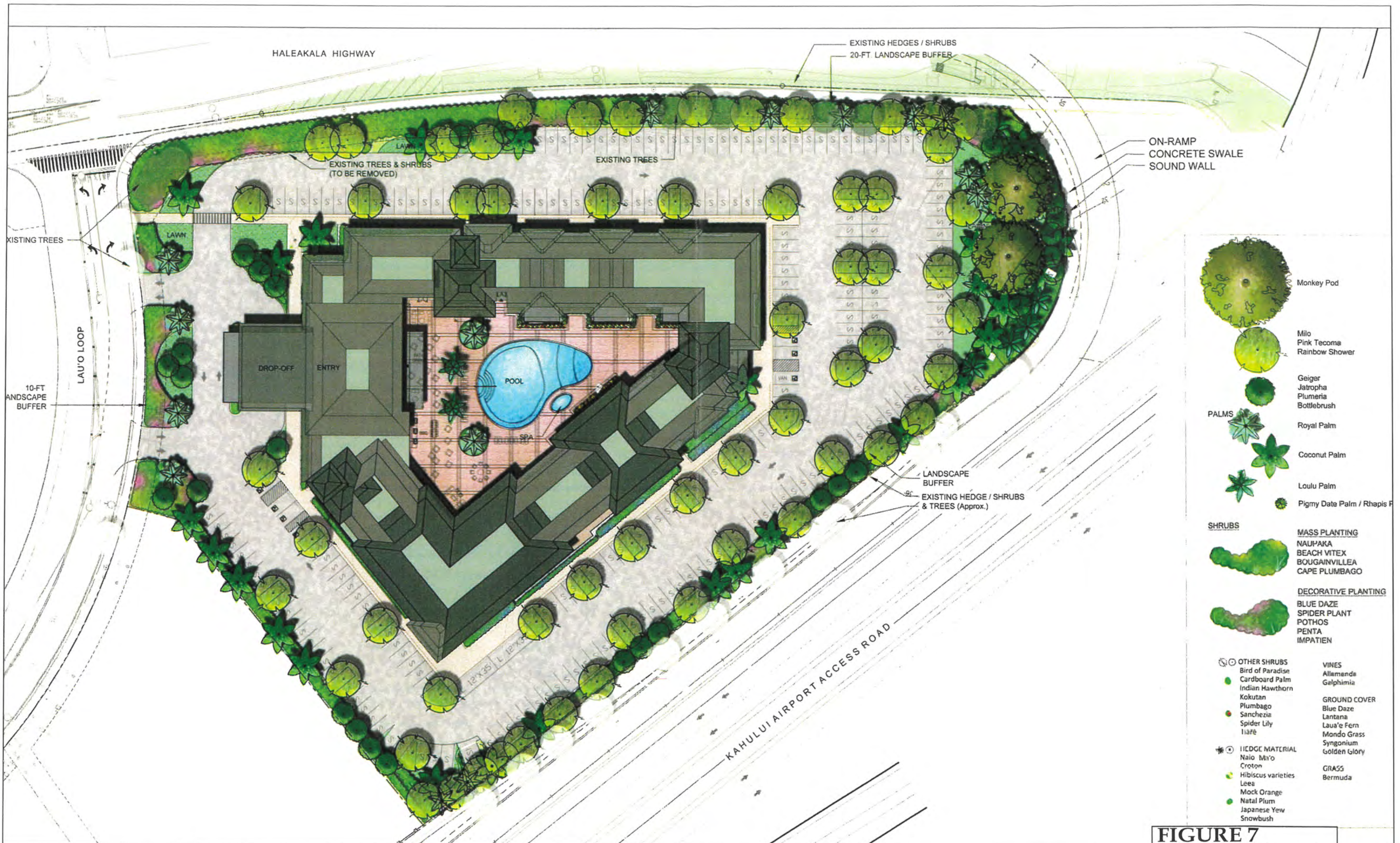
**WINDWARD HOTEL**  
 MAUI, KAHULUI AIRPORT, HAWAII

**CONCEPT LANDSCAPE PLAN**  
 FINAL CONCEPT DESIGN



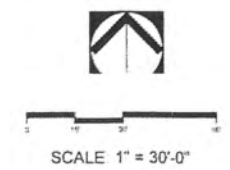
**FIGURE 6**  
 Conceptual Site Plan  
 Windward Hotel  
 Source: Chris Hart & Partners





**WINDWARD HOTEL**  
 MAUI, KAHULUI AIRPORT, HAWAII

**CONCEPT LANDSCAPE PLAN**  
 FINAL CONCEPT DESIGN  
 DATE: 07/03/2019 JOB NO: 17-027 SHEET NO. 1



**FIGURE 7**  
 Conceptual Site Plan with  
 future Airport Access Road  
 on ramp Plan

Windward Hotel  
 Source: Chris Hart & Partners



- Monkey Pod
- Milo
- Pink Tecoma
- Rainbow Shower
- Geiger
- Jatropha
- Plumeria
- Bottlebrush
- PALMS**
- Royal Palm
- Coconut Palm
- Loulu Palm
- Pigmy Date Palm / Rhapsis F
- SHRUBS**
- MASS PLANTING**
- NAUPAKA
- BEACH VITEX
- BOUGAINVILLEA
- CAPE PLUMBAGO
- DECORATIVE PLANTING**
- BLUE DAZE
- SPIDER PLANT
- POTHOS
- PENTA
- IMPATIE
- OTHER SHRUBS**
- Bird of Paradise
- Cardboard Palm
- Indian Hawthorn
- Kokutan
- Plumbago
- Sanchezia
- Spider Lily
- Ii'iafé
- HEDGE MATERIAL**
- Naio Ii'io
- Croton
- Hibiscus varieties
- Lees
- Mock Orange
- Natal Plum
- Japanese Yew
- Snowbush
- VINES**
- Allemanda
- Galphimia
- GROUND COVER**
- Blue Daze
- Lantana
- Lau'a'e Fern
- Mondo Grass
- Syngonium
- Golden Glory
- GRASS**
- Bermuda

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAI'I

In the Matter of the Petition of	)	DOCKET NO, A03-739
	)	
A&B PROPERTIES, INC. A Hawai'i,	)	CERTIFICATE OF SERVICE
Corporation	)	
	)	
To Amend the Agricultural Land Use	)	
District Boundary Into The Urban Land	)	
Use District For Approximately 138.158	)	
Acres Of Land At Kahului, Maui,	)	
Hawai'i, Tax Map Key Nos.:	)	
3-8-01: Por. 2, 3-8-06: Por.4, And 3-8-79:	)	
Por. 13	)	
_____	)	

CERTIFICATE OF SERVICE

I hereby certify that a file-marked of the foregoing document was duly served upon the following AS INDICATED BELOW on January 16, 2020.

DAWN TAKEUCHI-APUNA, ESQ. Deputy Attorney General Department of the Attorney General 425 Queen Street Honolulu, Hawai'i 96813	HAND DELIVERY
---	---------------

MARY ALICE EVANS, DIRECTOR Office of Planning, State of Hawai'i 235 South Beretania Street Room 600, Leiopapa A Kamehameha Bldg. Honolulu, Hawai'i 96813	HAND DELIVERY
--	---------------

MICHELE CHOUTEAU MCLEAN, DIRECTOR  
Maui County Planning Department  
County of Maui, State of Hawai'i  
2200 Main Street  
One Main Plaza, Suite 315  
Wailuku, Hawai'i 96793

CERTIFIED MAIL,  
RETURN RECEIPT  
REQUESTED

MAUI PLANNING COMMISSION  
County of Maui, State of Hawai'i  
2200 Main Street  
One Main Plaza, Suite 315  
Wailuku, Hawai'i 96793

CERTIFIED MAIL,  
RETURN RECEIPT  
REQUESTED

MOANA LUTEY, ESQ.  
Corporation Counsel  
Department of the Corporation Counsel  
200 S. High Street  
Kalana O Maui Bldg, 3rd Fl  
Wailuku, Hawai'i 96793

CERTIFIED MAIL,  
RETURN RECEIPT  
REQUESTED

MR. DANIEL YASUI  
Vice-President  
A&B Properties, Inc.  
822 Bishop Street  
Honolulu, Hawai'i 96813

CERTIFIED MAIL,  
RETURN RECEIPT  
REQUESTED

DATED: Honolulu, Hawai'i, January 16, 2020.



Of Counsel:  
MATSUBARA, KOTAKE & TABATA  
A Law Corporation

---

BENJAMIN M. MATSUBARA  
CURTIS T. TABATA  
Attorneys for Petitioner  
R.D. OLSON DEVELOPMENT