BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAI'I

In the Matter of the Petition of A&B PROPERTIES, INC. A Hawai'i, 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

DOCKET NO. A03-739
R.D. OLSON DEVELOPMENT

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
OF THE STATE OF HAWAI’I

In the Matter of the Petition of
A&B PROPERTIES, INC. A Hawai’i, 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

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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).

Of Counsel: MATSUBARA, KOTAKE & TABATA
A Law Corporation

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

EXHIBIT "1"
EXECUTIVE SUMMARY

Project Name: Windward Hotel

Type of Document: Environmental Impact Statement Preparation Notice (EISPN)

Applicable Chapter 343 Review "Trigger": Amendment to Wailuku-Kahului Community Plan. Additional potential triggers, off-site infrastructure work affecting State and County rights-of-way.

Approving Agency: 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 Orodenker, Executive Officer (808.587.3822)

Land Owner: A & B Properties Hawaii, LLC, Series T
822 Bishop Street, Honolulu, HI 96813

Applicant: RD Olson Development
520 Newport Center Drive, Suite 600
Newport Beach, CA 92660
Contact: Mr. Anthony Wrzosek, Vice President (949.271.1109)

Consultant: Chris Hart & Partners, Inc.
115 North Market Street, Wailuku, Hawaii 96793
Contact: Mr. Brett A. Davis, Senior Planner (808.242.1955)

Property: Kahului, Maui
TMK's (2) 3-8-103:014 (portion) 015, 016, 017 & 018

Land Use Controls: State Land Use: Urban
Community Plan: Light Industrial (LI)
County Zoning: M-1 Light Industrial Conditional Zoning (Ordinance 3559)

Project Summary: 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.
Windward Hotel

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<td></td>
<td>Road On Ramp Plan</td>
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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;

<table>
<thead>
<tr>
<th>Table No. 1</th>
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<tbody>
<tr>
<td>Anticipated Entitlements and Approvals</td>
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<tr>
<td>Permit/ Approval Required</td>
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<td>---------------------------</td>
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<tr>
<td>Amendment of Decision &amp; Order Docket No. A03-739</td>
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<tr>
<td>HRS Chapter 343 Compliance, Draft Environmental Impact Statement (DEIS)</td>
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<td>Final Environmental Impact Statement (EIS)</td>
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<td>Application Type</td>
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<tr>
<td>Change in Zoning (CIZ)</td>
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<td>Community Plan Amendment (CPA)</td>
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<td>Special Management Area (SMA) Use Permit</td>
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<td>Driveway Permit</td>
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<td>Wastewater Discharge (Hookup) Permit</td>
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<td>Grading and Grubbing Permit</td>
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<td>NPDES Permit</td>
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<tr>
<td>Air Pollution Control Permit</td>
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<tr>
<td>Community Noise Permit</td>
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<tr>
<td>Drainage Approval</td>
</tr>
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</table>
(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
Windward Hotel

- 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 EISP, "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
(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 Transpiration include construction of a new on-ramp to the Airport Access Road located on the eastern corner of the project site. The future roadway parcel currently owned by A&B will be 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 where 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 The Environmental Notice
- **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 The Environmental Notice
- **October 8, 2019** Publication of the DEIS in The Environmental Notice
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
Windward Hotel

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
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

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Windward Hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Short Name:</td>
<td>Windward Hotel EISPN</td>
</tr>
<tr>
<td>HRS §343-5 Trigger(s):</td>
<td>Amendment to the Wailuku-Kahului Community Plan</td>
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<tr>
<td>Island(s):</td>
<td>Maui</td>
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<tr>
<td>Judicial District(s):</td>
<td>Kahului</td>
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<tr>
<td>TMK(s):</td>
<td>(2) 3-8-103:014 (portion), 015, 016, 017, 018</td>
</tr>
<tr>
<td>Permit(s)/Approval(s):</td>
<td>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</td>
</tr>
<tr>
<td>Approving Agency:</td>
<td>State Land Use Commission</td>
</tr>
<tr>
<td>Contact Name, Email, Telephone, Address</td>
<td>Mr. Daniel E. Orodenker, Executive Officer <a href="mailto:daniel.e.orodenker@hawaii.gov">daniel.e.orodenker@hawaii.gov</a> (808) 587-3822 P.O. Box 2359 Honolulu, Hawaii 96804-2359</td>
</tr>
<tr>
<td>Applicant:</td>
<td>R.D. Olson Development</td>
</tr>
<tr>
<td>Contact Name, Email, Telephone, Address</td>
<td>Mr. Anthony Wzosek, Vice President, <a href="mailto:anthony.wzosek@rdodevelopment.com">anthony.wzosek@rdodevelopment.com</a> (949) 271-1109 520 Newport Center Drive, Suite 600, Newport Beach, California 92660</td>
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<td>Consultant:</td>
<td>Chris Hart &amp; Partners, Inc.</td>
</tr>
<tr>
<td>Contact Name, Email, Telephone, Address</td>
<td>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</td>
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### Status (select one)

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<th>FEA-FONSI</th>
<th>FEA-EISP</th>
<th>Act 172-12 EISPN</th>
<th>DEIS</th>
<th>FEIS</th>
<th>FEIS Acceptance Determination</th>
<th>FEIS Statutory Acceptance</th>
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<tr>
<td>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.</td>
<td>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.</td>
<td>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.</td>
<td>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.</td>
<td>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.</td>
<td>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.</td>
<td>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.</td>
<td>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.</td>
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Page 1 of 2
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
Subject Property
TMKs: (2) 3-8-103: 014 portion, 015, 016, 017, & 018

FIGURE 2
Tax Map Key
Windward Hotel
Source: County of Maui
WINDWARD HOTEL
MAUI, KAHLULI AIRPORT, HAWAII

CONCEPT LANDSCAPE PLAN
FINAL CONCEPT DESIGN
DATE: 5/13/2015  JOE NO: 17007  SHEET NO: 1

SCALE 1" = 30' 6"

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

Windward Hotel
Source: Chris Hart & Partners
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.

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RETURN RECEIPT  
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