

DAVID Y. IGE
GOVERNOR OF HAWAII



BRUCE S. ANDERSON, Ph.D.
DIRECTOR OF HEALTH

LORRIN W. PANG, M.D., M.P.H.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, HAWAII 96793-3378

July 21, 2020

Mr. Daniel Orodener
Executive Officer
Hawaii State Land Use Commission
Department of Business, Economic
Development & Tourism
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Orodener:

Subject: KANAHA HOTEL AT KAHULUI AIRPORT
Applicant: R.D. Olson Development
TMK: (2) 3-8-103:014 (por.), 015 (por.), 016, 017, 018
Location: Kahului, Maui
Description: Construct 200 Room Hotel Near Kahului Airport

Thank you for the opportunity to review this project. We have the following comments to offer:

1. National Pollutant Discharge Elimination System (NPDES) permit coverage may be required for this project. The Clean Water Branch should be contacted at 808 586-4309.
2. The proposed subdivision was formally sugarcane fields. All lands formerly in the production of sugarcane should be characterized for arsenic contamination. Please contact the Hazard Evaluation and Emergency Response (HEER) Office of the State Department of Health for approval. Please contact them at 808 586-4249.

Mr. Daniel Orodener
July 21, 2020
Page 2

3. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor & Radiological Health Branch at 808 586-4700.

It is strongly recommended that you review the department's website at <https://health.hawaii.gov/epo/files/2018/05/DOHEHA.LandUseContactList.20180502.pdf> and any comments specifically applicable to this project should be adhered to.

Should you have any questions, please contact me at 808 984-8230 or email me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,



Patti Kitkowski
District Environmental Health Program Chief

- c Joanna Seto, DOH Environmental Management Div.
Brett A. Davis, Chris Hart & Partners, Inc.
Anthony Wrzosek, R.D. Olson Development



POLICE DEPARTMENT

COUNTY OF MAUI



MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE
YOUR REFERENCE

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

July 16, 2020

Mr. Brett A. Davis, Senior Planner
Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Hawaii 96793

**Re: Kanaha Hotel at Kahului Airport Environmental Impact Statement
Preparation Notice (EISPN)**


Dear Mr. Davis:

This is in response to your transmittal dated June 28, 2020 requesting comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Kanaha Hotel at Kahului Airport project.

In review of the submitted documents, we would like to suggest efforts be made to minimize noise, dust, and debris so not to inhibit those whose health and wellbeing may be affected. We request adequate traffic control devices and personnel should be utilized to minimize the impacts to pedestrian and vehicular movement by the heavy equipment and vehicles travelling in and out of the area. We also suggest utilizing flag men to direct traffic if the road is temporarily closed for alternating traffic or complete road shutdown. Proper and adequate lighting should also be considered during the evening, late night, and early morning hours during the construction or until completion.

Thank you for giving us the opportunity to comment on this project.

Sincerely,


Assistant Chief John Jakubczak
for: TIVOLI S. FAAUMU
Chief of Police

C: Mr. Daniel Orodener, Hawaii State Land Use Commission
Mr. Anthony Wrzosek, R.D. Olson Development

2020 JUL 28 AM 9:26
LAND USE COMMISSION
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF FACILITIES AND OPERATIONS

July 21, 2020

2020 JUL 28 A 9:25
LAND USE COMMISSION
STATE OF HAWAII

TO: Daniel Orodener
Executive Officer, Land Use Commission
Department of Business, Economic Development and Tourism

FROM: Kenneth G. Masden II
Public Works Manager
Planning Section, Facilities Development Branch

SUBJECT: **Environmental Impact Statement Preparation Notice for the
Proposed Kanaha Hotel at Kahului Airport, Kahului, Maui, Hawaii
TMK: 3-8-103: por. 014 por., 015, 016, 017 & 018**

The Hawaii State Department of Education (HIDOE) has the following comments for the proposed Kanaha Hotel at Kahului Airport (Project). According to the Environmental Impact Statement Preparation Notice, the proposed Project is for the development of a 200 room hotel along with related improvements on approximately five acres of land located at Kahului, Island of Maui, TMK: 3-8-103: 014 por., 015, 016, 017 & 018.

The proposed Project will not impact existing HIDOE schools or facilities.

Thank you for the opportunity to comment. Should you have questions, please contact Robyn Loudermilk, Acting Land Use Planner, Facilities Development Branch, Planning Section, at (808) 784-5093 or via email at robyn.loudermilk@k12.hi.us.

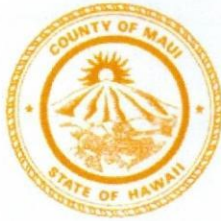
KGM:rl

c: Brett A. Davis, Chris Hart & Partners, Inc.
Anthony Wrzosek, R.D. Olson Development

MICHAEL P. VICTORINO
Mayor

LORI TSUHAKO
Director

LINDA R. MUNSELL
Deputy Director



**DEPARTMENT OF HOUSING
& HUMAN CONCERNS**
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7805

July 15, 2020

Daniel Orodener, Executive Officer
Hawaii State Land Use Commission
Department of Business, Economic Development &
Tourism, State of Hawaii
Post Office Box 2359
Honolulu, Hawaii 96804

2020 JUL 21 A 11:49
LAND USE COMMISSION
STATE OF HAWAII

Dear Mr. Orodener:

Subject: Environmental Impact Statement Preparation Notice (EISP) for Proposed Kanaha Hotel at Kahului Airport Project at Kahului, Maui, Hawaii (TMK (2) 3-8-103:014 (por.), 015 (por.), 016, 017, and 018.

The Department has reviewed the EISP for the above subject project. Based on our review, we have determined that the project is subject to Chapter 2.96, Maui County Code and is required to execute a Residential Workforce Housing Agreement.

Please call Mr. Buddy Almeida of our Housing Division at 270-7355 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "C. BUDDY ALMEIDA".

C. BUDDY ALMEIDA
Housing Administrator

cc: Lori Tshako, Director of Housing and Human Concerns
Anthony Wrzosek, Vice President, R.D. Olson Development
Brent A. Davis, Senior Planner, Chris Hart & Partners, Inc.

TO SUPPORT AND EMPOWER OUR COMMUNITY TO REACH IT'S FULLEST POTENTIAL
FOR PERSONAL WELL-BEING AND SELF-RELIANCE




STATE OF HAWAII

2020 JUL 29 A 10:35
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
DIR 0607
STP 8.2969

July 20, 2020

TO: MR. DANIEL ORODENKER, EXECUTIVE OFFICER
HAWAII STATE LAND USE COMMISSION (LUC)
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

FROM: JADE T. BUTAY, DIRECTOR 
DEPARTMENT OF TRANSPORTATION

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(EISPN)
KANAHA HOTEL AT KAHULUI AIRPORT
KAHULUI, MAUI, HAWAII
TAX MAP KEY: (2) 3-8-103: 014 (POR), 015 (POR), 016, 017, 018

The State of Hawaii, Department of Transportation (HDOT) has reviewed the subject EISPN and understands that the applicant, R.D. Olson Development, through its consultant, has submitted the new EISPN as a result of a determination by the LUC that the project impacts would trigger Hawaii Revised Statutes Chapter 343 review and that the LUC would now be the accepting authority. The proposed Kanaha Hotel at Kahului Airport (formerly known as Windward Hotel) will include the construction of a 200-room hotel with supporting amenities on 5.17 acres of land within the Maui Business Park Phase II, North Project Area (MBPNPA).

HDOT has the following comments:

Airports Division (HDOT-A)

1. The proposed Kanaha Hotel at Kahului Airport (OGG) is approximately 0.45 miles from the end of Runway 2 at OGG. All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf.
2. Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or alteration pursuant to the Code of Federal Regulations (CFR), Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes

need to be included in the submittal. The form and criteria for submittal can be found at the following website: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

3. The proposed project site is also within the 65-70 Day-Night Average Noise Level (DNL) contours on the Kahului Airport Five-Year (1998) Noise Exposure Map. The hotel project is considered an incompatible use according to the CFR Title 14, Part 150, Airport Noise Compatibility Planning guidelines. Accordingly, the developer shall incorporate sound attenuation measures to achieve interior levels of 45 DNL in the proposed hotel.
4. The proximity of the airport will subject the hotel project to multiple noise events daily from aircraft operations. There is a potential for fumes, smoke, vibrations, odors, etc., that may result from aircraft flight operations over existing uses and the proposed future developments at the project site.
5. The Airport Zoning Act, Hawaii Revised Statutes, Chapter 262, requires HDOT-A to prevent hazards and non-conforming uses that conflict with the FAA Hazardous Wildlife Attractants requirements. HDOTA recommends that the proposed development's construction and operation does not create a wildlife attractant. Please review the FAA Advisory Circular 150/5200-33C, *Hazardous Wildlife Attractants On Or Near Airports* for guidance

Highways Division (HDOT-HWY)

1. The Draft Environmental Impact Statement (DEIS) should reference the compliance/status of all land use conditions.
2. The DEIS should mention Hawaii Department of Transportation's future plan to construct a proposed slip ramp located between the Haleakala Highway and Airport Access Road. The DEIS should include a site plan outlining the necessary roadway setback to be reserved, which should be provided along the southeast boundary of the site.
3. A Traffic Impact Analysis Report (TIAR) shall be prepared by a State of Hawaii licensed Professional Engineer with qualified traffic experience.
 - a. The MBPNPA's TIAR dated June 2010, was based on general land use designated for shopping center and light industrial. The proposed project TIAR and the DEIS should provide an analysis to demonstrate whether the trips to be generated by the proposed hotel as a new land use will be consistent with the conclusions of the MBPNPA's TIAR.
 - b. The TIAR shall propose improvements to mitigate any direct impacts identified and required improvements shall be provided at no cost to the State.
 - c. The TIAR should include the Hana Highway/Haleakala Highway intersection, west (Wailuku) of the project site.

Mr. Daniel Orodener
July 20, 2020
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STP 8.2969

If there are any questions, please contact Mr. Blayne Nikaido of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

c: Mr. Brett A. Davis - Senior Planner, Chris Hart & Partners, Inc.

DAVID Y. IGE
GOVERNOR



CURT T. OTAGURO
COMPTROLLER
AUDREY HIDANO
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)20.112

JUL 13 2020

MEMORANDUM

TO: Daniel Orodener, Executive Officer
State Land Use Commission
Department of Business, Economic Development and Tourism

FROM: Christine L. Kinimaka
Public Works Administrator

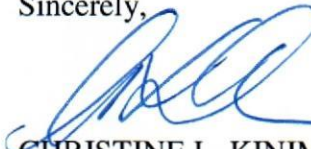
SUBJECT: Kanaha Hotel at Kahului Airport
Chapter 343, Hawaii Revised Statutes (HRS) and Section 11-200,
Hawaii Administrative Rules (HAR)
Environmental Impact Statement Preparation Notice (EISPN)
Kahului, Maui, Hawaii
TMK: (2) 3-8-103-014 (portion), 015 (portion), 016, 017, and 018

2020 JUL 29 A 10:27
LAND USE COMMISSION
STATE OF HAWAII

Thank you for the opportunity to provide comments for the subject project. While the project does not appear to directly affect the Department of Accounting and General Services buildings and baseyard that are located in the immediate vicinity of the project site, we have no comments to offer at this time. However, we do intend to monitor the project as it progresses, given that proximity.

If you have any questions or require further information, please have your staff call Dennis Chen at 586-0491 of the Planning Branch

Sincerely,


CHRISTINE L. KINIMAKA
Public Works Administrator

DC:mo

c: Mr. Brett A. Davis, Chris Hart and Partners, Inc.
Mr. Anthony Wrzosek, R. D. Olson Development
Mr. Wade Shimabukuro, DAGS MDO