



Appendix 3.5 (continued)

Comment Letters Received for the 2019 EISPN
and Response Letters



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI
HOUSING DIVISION

MICHAEL P. VICTORINO
Mayor

WILLIAM R. SPENCE
Acting Director

LORI TSUHAKO
Deputy Director

2065 MAIN STREET, Suite 108 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX 270-6284 • EMAIL housing.hhc@mauicounty.gov

January 29, 2019

RECEIVED

JAN 31 2019

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CC: BH 17/028

Ms. Tara Furukawa, Staff Planner
Maui Planning Department
2200 Main Street, Suite 619
Wailuku, Hawaii 96793

Dear Ms. Furukawa:

**Subject: Environmental Impact Statement Preparation Notice for the
Windward Hotel.
TMK: 2/3-8-103:014 (portion), 015, 016, 017, 018
Project NO: 1051-004**

The Department has reviewed the Environmental Impact Statement Preparation Notice for the above subject project. Based on our review, we have determined that the subject project is subject to chapter 2.96, Maui County Code. The owner will be required comply with all applicable requirements.

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

Sincerely,

C. BUDDY ALMEIDA
Housing Administrator

cc: Director of Housing and Human Concerns
R.D. Olsen Development
Chris Hart & Partners, Inc. ✓

RECEIVED
HHC-HOUSING DIVISION

2019 JAN -9 AM 10: 50

COUNTY OF MAUI



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

RECEIVED JAN 07 2019
1350 KF

January 3, 2019

**ENVIRONMENTAL ASSESSMENT / ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (EISPN)**

Dear Participant:

Attached for your review is an Environmental Impact Statement Preparation Notice (EISPN) prepared pursuant to the Hawai'i EIS law (Ch. 343, HRS and 11-200, HAR).

Name of Project: Windward Hotel

Island: Maui

TMK: (2) 3-8-103:014 (portion), 015, 016, 017, 018

Name of Applicant or Proposing Agency: R.D. Olson Development
520 Newport Center Drive, Suite 600
Newport Beach, California 92660
Mr. Anthony Wrzosek, Vice President
(949) 271-1109

Approving Agency: Maui Planning Department
2200 Main Street, Suite 619
Wailuku, Hawaii 96793
Ms. Tara Furukawa, Staff Planner
(808) 270-8205

Planning Consultant: Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, HI, 96793-1717
Mr. Brett A. Davis, Senior Planner
bdavis@chpmaui.com
(808) 242-1955

Please address your comments to the Approving Agency and copied to the Planning Consultant and the Applicant.

The deadline for receiving comments is February 7, 2019.

Thank you for your participation in the Hawai'i Environmental Review Process.



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

June 7, 2019

Ms. Lori Tzuhako, Director
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, HI 96793

Dear Ms. Tzuhako,

RE: Environmental Impact Statement Preparation Notice (EISPN) Comments
for the proposed Windward Hotel, located in Kahului, Maui, Hawaii at
TMK's: (2) 3-8-103:014, (portion) 015, 016, 017, and 018.

Thank you for your comment letter of January 29, 2019 indicating that the project will need to comply with Chapter 2.96 of the Maui County Code and that prior to the issuance of a building permit a Residential Work Force Housing agreement will be required. We look forward to working with you to complete the Residential Work Force Housing agreement upon approval of the project's SMA permit.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com should you have any questions.

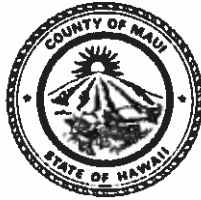
Sincerely yours,

David Sereda, President

Cc: Mr. Anthony Wrzosek, Applicant
Ms. Tara Fujiwara Maui County Planning Department
Project File 19-014

191213

MICHAEL P. VICTORINO
Mayor



KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director

DEPARTMENT OF PARKS & RECREATION
700 Hali'a Nako Street, Unit 2, Wailuku, Hawaii 96793

(808) 270-7230
FAX (808) 270-7934

DEPT. OF PLANNING
COUNTY OF MAUI

JAN 16 2019

RECEIVED

January 14, 2019

Ms. Tara Furukawa, Staff Planner
County of Maui, Planning Department
2200 Main Street, Suite 619
Wailuku, HI 96793

Dear Ms Furukawa:

**SUBJECT: ENVIRONMENTAL ASSESSMENT / ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (EISPN)**

Thank you for the opportunity to review and comment on the Environmental Impact Statement Preparation Notice (EISPN) for the Windward Hotel project. The Department of Parks and Recreation has no comments; but, would like to review the project as it develops.

Feel free to contact me, or Robert Halvorson, Chief of Planning and Development, at 270-7387, should you have any questions.

Sincerely,

KARLA H. PETERS
Acting Director of Parks & Recreation

c: Robert Halvorson, Chief
Brett A. Davis, Senior Partner
Anthony Wrzosek, Vice President

KP:RH:do



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

June 7, 2019

Ms. Karla H Peters, Director
County of Maui, Department of Parks & Recreation
700 Hali'a Nakoia Street, Unit 2
Wailuku, HI 96793

Dear Ms. Peters,

RE: Environmental Impact Statement Preparation Notice (EISPN)
Comments for the proposed Windward Hotel, located in Kahului,
Maui, Hawaii at TMK's: (2) 3-8-103:014, (portion) 015, 016, 017, and
018.

Thank you for your comment letter of January 14, 2019 indicating that the department does not have any comments on the proposed hotel project at this time. As indicated in your letter the Applicant will ensure that the Department receives copies of the Draft EIS and Final EIS.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com should you have any questions.

Sincerely yours,

David Sereda, President

Cc: Mr. Anthony Wrzosek, Applicant
Ms. Tara Fujiwara Maui County Planning Department
Project File 19-014

19/340



POLICE DEPARTMENT COUNTY OF MAUI



MICHAEL P. VICTORINO
MAYOR

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

TIVOLI S. FAAUMU
CHIEF OF POLICE

OUR REFERENCE
YOUR REFERENCE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

January 18, 2019

Mr. Brett A. Davis, Senior Planner
Christ Hart & Partners, Inc.
115 North Market Street
Wailuku, Hawaii 96793-1717

**SUBJECT: Environmental Assessment / Environmental Impact Statement
Preparation Notice (EISPN)**


Dear Mr. Davis:

This is in response to your letter dated January 3, 2019 requesting comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Windward Hotel.

In review of the submitted documents, we have no comments or recommendations as long as the project meets all requirements and minimal standards set forth by county codes and state laws.

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: Anthony Wrzosek, R.D. Olson Development
Tara Furukawa, Dept. of Planning

DEPT. OF PLANNING
COUNTY OF MAUI

JAN 22 2019

RECEIVED



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

June 7, 2019

Tivoli S. Faaumu, Chief of Police
County of Maui, Police Department
55 Mahalani Street
Wailuku, HI 96793

Dear Mr. Faaumu,

RE: Environmental Impact Statement Preparation Notice (EISPN) Comments
for the proposed Windward Hotel, located in Kahului, Maui, Hawaii at
TMK's: (2) 3-8-103:014, (portion) 015, 016, 017, and 018.

Thank you for your comment letter of January 18, 2019 indicating that the department does not have any comments on the proposed hotel project at this time. The project will be built in compliance with standards and requirements of the Maui County Code and the State laws.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com should you have any questions.

Sincerely yours,

David Sereda, President

Cc: Mr. Anthony Wrzosek, Applicant
Ms. Tara Fujiwara Maui County Planning Department
Project File 19-014

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Acting Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

February 7, 2019

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

Dear Mr. Davis:

SUBJECT: AMENDED COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE (EISPN) IN SUPPORT OF A COMMUNITY PLAN AMENDMENT AND CHANGE OF ZONING (CIZ) FOR THE PROPOSED WINDWARD HOTEL, LOCATED IN KAHULUI, ISLAND OF MAUI, HAWAII; TMKS: (2) 3-8-103:014 (POR.), 015, 016, 017 & 018 (CPA 2018/0001)(CIZ 2018/0001) (SM1 2018/0001) (EIS 2018/0001)

In our letter dated January 28, 2019, the Department of Planning (Department) stated that we received the above-referenced document on February 8, 2019. Please note that this was in error. The date stamp on the documents we received should really have been for the receipt date of January 8, 2019. Please note that our comments still have not changed. The Department notes that the proposed project scope has not changed since the Draft Environmental Assessment (EA) dated July, 2018. We have no further comment on the project, other than to please ensure that the Draft EIS addresses the comments provided in the Department's March 5, 2018 letter. Please also address the comments provided by the Maui Planning Commission (Commission) at the August 28, 2018 meeting for preparation of the Final EA.

Once again, thank you for the opportunity to comment on this project. Should you have any questions, please contact Staff Planner Tara Furukawa by email at tara.furukawa@mauicounty.gov or by phone at (808) 270-7520.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michele McLean".

MICHELE MCLEAN, AICP
Acting Planning Director

Mr. Brett Davis, Planner
February 7, 2019
Page 2

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Pam Eaton, Planning Program Administrator (PDF)
Jennifer Maydan, Planning Supervisor (PDF)
Danny Dias, Planning Supervisor (PDF)
Tara K. Furukawa, Staff Planner (PDF)
Maui Planning Commission (PDF)
Jordan Hart, Chris Hart & Partners (PDF)
Anthony Wrzosek, R.D. Olson Development (PDF)
Project File

MCM:TKF:lak

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**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

July 17, 2019

Ms. Michelle McLean, AICP, Director
County of Maui, Department of Planning
One Main Plaza #315
2200 Main Street
Wailuku, HI 96793

Dear Ms. McLean,

RE: Environmental Impact Statement Preparation Notice (EISPN)
Comments for the proposed Windward Hotel, located in Kahului,
Maui, Hawaii at TMK's: (2) 3-8-103:014, (portion) 015, 016, 017, and
018.

Thank you for your comment letter dated February 7, 2019 indicating that the DEIS address the comments provided by the Department Letter dated of March 5, 2018 and the comments provided by the Maui Planning Commission (Commission at the August 28, 2018 meeting for preparation of the Final EA.

Comment 1. The Draft EA does not include a copy of the Decision and Order (D&O) for the District Boundary (DBA) Amendment to Urban, nor does it address some of the conditions. Please include a copy of the letter, and address the conditions in the Draft EA.

Response 1. Section IV A. *State Land Use Law*, of the Draft Environmental Impact Statement (DEIS) has been revised to analyze the conditions of the Decision & Order (D&O). A copy of the D&O is included in the DEIS.

Comment 2. Under Conclusions of Law in the D&O for the DBA, #6, it says that the Petitioner submitted a plan to the U.S. Fish and Wildlife Service (USFWS) detailing the steps to remove the tobacco trees, where the Blackburn's sphinx moth lay eggs. The USFWS reviewed the plans and accepted it; however, the plan and approval wasn't included in the Flora and Fauna portion of the Draft EA. Please address that concern.

Response 2. 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 USFWS acceptance letter is summarized in the Flora and Fauna section of the DEIS and also included as an Appendix in the DEIS. The Applicant will distribute the DEIS to the USFWS for an additional opportunity to comment on this proposed project.

Comment 3. In the D&O, under Conclusions of Law #9, it says that energy-saving features will be incorporated to minimize direct emissions from electrical demand; however, there was no mention of whether any photovoltaics will be incorporated into the design. Can you please address this?

Response 3. No rooftop photovoltaic system is proposed as part of the hotel. Energy-saving features will be incorporated to minimize electrical demand for the proposed Hotel project. The following list includes but not limited to:

- 1) Use of energy efficient and/or Energy Star labeled appliances and fixtures;
- 2) Use of passive solar cooling;
- 3) Use of natural lighting;
- 4) Use of energy efficient lighting;
- 5) Use of lighting controls in storage areas, closets, stairwells and other low use areas;
- 6) Use of window tinting film that filters glare (white light) and UV while allowing in all of the "useable light";
- 7) Use of variable frequency drives on pumps (pool, water features);
- 8) Use of electronically commutated motors and controls in walk in refrigeration units;
- 9) Use of low flow water fixtures;
- 10) Use of smart thermostats in units;
- 11) Use of appropriate landscaping to shade buildings and parking lots.

Development of the project is not anticipated have any adverse impact upon the existing electrical or telephone systems that will serve the subject property

Comment 4. On page 23 of the Draft EA, it says that the Applicant plans to utilize the private A&B water systems and obtain access for additional demand for water from the County system. In the D&O, under Conclusions of Law, #11, it says that Petitioner intends to develop a potable water source for the Project by using surface flows in the Waihee and Spreckels Ditches. In the Findings of Fact, #110, the Department of Water Supply (DWS) requested that the Petitioner develop a system to be dedicated to DWS or develop new groundwater sources outside of the Iao or Waihee Aquifers. Is the development of the new water source no longer

being pursued? Please clarify with the DWS and ensure that the Draft EA and Preliminary Engineering and Drainage Reports include the correct information and breakdown on potable and non-potable water source.

Response 4. An additional new water source is not being pursued. To clarify, the existing private A&B water system is the new water source that was referenced in the 2004 SLUC D&O. The Applicant intends to use the water allocated to the lots from the private water system source for non-potable uses and to request the use of County water for drinking water to meet the demand for the proposed hotel. In consultation with the Department of Water Supply, the project team civil engineers have updated the PER and the DEIS section III. D. 1. Water has been updated to provide the breakdown on potable and non-potable water.

Comment 5. *For #1a of the D&O, it says that a Housing Study shall be completed and submitted for approval by the Commission. Was that ever done? Was a market analysis performed for this project?*

Response 5. The 2018 Annual Compliance Report prepared by the previous petitioner (A&B) to the State Land Use Commission has been included as appendix in the DEIS. The following response is included in the 2018 report:

A housing study was prepared by the previous petitioner (A&B) in compliance with this condition, A&B prepared and submitted the subject housing study to the SLUC in September 2004. The study focused on the increased housing unit demand due to the immigration of job seekers at the Project. Based on the study, approximately 13 acres of land for affordable housing would be needed. The timing of the demand for these units would be over an approximately 13-year period from 2008 through 2020. The analysis confirmed that the preferable location for the land contribution would be in the Central Maui region. By letter dated November 10, 2004 the Maui Department of Housing and Human Concerns concurred with the findings of the housing study and recommended its approval to the Maui Planning Department. It should also be noted that although the Maui County's Residential Workforce Housing Policy was enacted in 2006, it did not address nor specify affordable housing requirements for commercial and industrial projects.

Affordable housing requirements related to the Project were deliberated by the Maui County Council as part of the zoning application. The Council, as a condition of zoning for the Project, has required A&B to contribute a total of 50 acres of land for affordable housing, community center and park purposes. The specific provisions of the zoning condition are described below.

“That Alexander & Baldwin, Inc. shall provide land for affordable housing, a community multi-purpose center, and park purposes at the approximate location of the terminus of Kamehameha Avenue, near the new Maui Lani Park and Pomaikai Elementary School, as follows:

- a. *Approximately 40 acres for affordable housing purposes;*
- b. *Approximately 7 acres for a Kahului community multi-purpose center; and*
- c. *Approximately 3 acres for park purposes. The precise location of these lands shall be acceptable to the Department of Housing and Human Concerns and the Department of Parks and Recreation, and Alexander & Baldwin, Inc. shall perform archaeological and topographic surveys of the land for the County's evaluation of the property's acceptability."*

As a result of initial land planning work and discussions with various representatives of the County, a suitable location within the A&B's Waiale master planned residential community just south of the Maui Lani development was identified.

In August 2010, the previous petitioner (A&B) filed a land use petition with the State Land Use Commission to reclassify the Waiale lands from the Agricultural to the Urban District. The SLUC subsequently conducted hearings on the Waiale petition and in June 2012 approved the reclassification of the land. Pursuant to A&B's discussions with the County, an application to subdivide parcels for affordable housing, community center and park sites, was filed in April, 2015.

Additionally, the previous petitioner (A&B) worked with the County Department of Housing and Human Concerns in developing conceptual housing plans for the lands to be dedicated to the County for affordable housing and park use. With the receipt of final subdivision approval, draft deeds and other applicable conveyance documents were transmitted to the County Department of Housing and Human Concerns and Department of Parks and Recreation in March 2018.

A Market study was prepared for the proposed hotel project and the analysis is provided in section II. B. 2. *Economy* of the DEIS. The economic report is included as an Appendix in the DEIS.

Comment 6. *On page 60 of the D&O, #7, it says that the Petitioner shall contribute to regional transportation improvements, which should be mentioned in the Draft EA.*

Response 6. As mentioned in response #1, the section IV A. *State Land Use Law*, has been updated to analyze the conditions of the D&O. Additionally section III. D. 4. *Roadways and Traffic* has been revised to acknowledge the requirement to contribute regional transportation improvements.

In 2006, the previous petitioner (A&B) worked in cooperation with the State Department of Transportation-Maui District Office, to fund and implement the coordination of traffic signals during the AM and PM peak periods along the Dairy Road corridor from Haleakala Highway to Puunene Avenue. This work consisted of an evaluation of existing traffic signal equipment, the procurement

and installation of new traffic signal equipment and communication systems, and the preparation and implementation of timing plans to coordinate the traffic signals at all intersections. The system was activated in December 2006.

In September 2012, the previous Petitioner (A&B) executed an agreement with the DOT concerning fair share costs and contributions, in compliance with this condition. A copy of the Department of Transportation Fair Share Memorandum of agreement is provided as an appendix in the DEA. (See: Appendix Q)

A&B is in discussions with the DOT to design, permit and construct an onramp to the DOT's Airport Access Road. The onramp would serve south bound traffic in the vicinity of Haleakala Highway. Costs relating to the onramp would be charged against the Petitioner's documented fair share contribution.

Comment 7. On page 62 of the D&O, #12, it says that the Petitioner shall fund and implement a program to control bird nesting or occupation of insects, pest or wildlife infestation to minimize hazards to aircraft operation. Please mention this in the Draft EA.

Response 7. The previous Petitioner (A&B) has consulted with the County of Maui regarding utilizing the existing drainage basins adjacent to the South Project Area for open area recreational use by a private entity (related correspondences concerning this matter were included in the 2010 annual report). Alternatively, the basins will be maintained by the project's owners association. The future use of these existing drainage basins will incorporate the provisions of this condition. This Information is provided in the DEIS.

Comment 8. In the D&O, #13, it says that the Petitioner shall inform all occupants of possible odor, noise and dust pollution resulting from adjacent Agricultural lands. Currently, there are no nearby farms, and this should be mentioned in the Draft EA.

Response 8. The DEIS has been updated in section III. A. 1. *Land Use*, to indicate that the proposed hotel site is located within an urban area adjacent to other urban developed lands. There are no adjacent farms or active agricultural uses therefore odors, noise and dust pollution resulting from adjacent Agricultural lands.

Comment 9. In the D&O, #15, it says that the Petitioner shall submit a visual analysis study for the location of the Hookele Street Extension, emphasizing the maintenance of a "View Corridor" toward Haleakala. There will also be an impact to views of Haleakala from Hana Highway and Dairy Road. For the Draft EA, please include a view analysis.

Response 9. The Applicant has prepared an updated view analysis that focuses on the proposed hotel. The DEIS has been updated in section III. A. 8. *Visual*

Resources, to acknowledge the view analysis was prepared as an appendix in the DEIS.

Comment 10. In the D&O, #21, it says that the Petitioner shall give notice of a change of ownership. The Applicant is listed as R.D. Olson Development but the land owner is listed as A&B Properties. Please state the nature of the relationship and whether R.D. Olson plans to acquire the site from A&B Properties.

Response 10. The Applicant, R.D. Olson development intends to acquire the site from A&B Properties after the land use entitlement process is complete.

Comment 11. In the early consultation comments, the DPW asked that you provide a pedestrian path analysis. While there was mention that there will be connectivity, we notice that there aren't very many routes in/out of the proposed hotel property. Could the design considerations include more access routes? Are there sidewalks all along the way to the airport? If not, will the developer implement sidewalks?

Response 11. Sidewalks are currently provided along both Lauo Loop and Haleakala Highway fronting the proposed hotel project site.

The Kahului Airport is undergoing an expansion that includes a recently Airport Access Road, a Rental Car Facility under construction and a planned on ramp from Haleakala Highway to the Airport access Road along the eastern corner of the proposed hotel site. Currently there is no pedestrian or bicycle access along the Airport Access Road, however pedestrian access is available on the existing sidewalks on either side of Keolani Place allowing safe pedestrian access to the airport parking lot and the terminal. Recognizing that most hotel guests would not choose to walk from the hotel to the airport via Keolani Place, the Applicant intends to provide hotel guests shuttle service to and from the hotel and airport.

Comment 12. In the comments from the Maui Police Department (MPD), they mention that adequate lighting is a factor to be considered for safety and DOFAW mentioned that "Seabird lighting" should be used during the seabird nesting season. Lighting plans were submitted; however, there is no discussion or proposed mitigation of the two (2) agencies' concerns in the Draft EA. Please include this in the Draft EA.

Response 12. The DEIS has been revised in section III A. 4. *Terrestrial Biota (Flora and Fauna)* to discuss the agencies concerns about lighting and provide mitigation measures. The design documents contained within the DEIS include a lighting plan layout for safety purposes.

Comment 13. On page 22 of the Draft EA, in the section on solid waste, it says that the Maui Demolition & Construction Landfill will reach capacity as early as 2015, and it is now 2018. Is there more updated information?

Response 13. The DEIS has been updated to include the most current information related to solid waste landfill capacity.

Comment 14. On page 43, item F of the Draft EA, it says, "Any cumulative impacts will be addressed with appropriate mitigation measures." Please address the criteria.

Response 14. The DEIS has been updated in *section VI. HRS Chapter 343 Significance Criteria* to include an analysis of addressing cumulative impacts with appropriate mitigation measures.

Comment 15. To verify that there is adequate parking, please provide a parking analysis for Zoning Administration and Enforcement Division (ZAED) review.

Response 15. The Applicant has prepared a parking analysis that was submitted to ZAED for review on June 7, 2018. A copy of that transmittal was emailed to the planning department current division on the same day.

Comment 16. Please ensure that there are three (3-4') feet overhangs.

Response 16. The Applicant's Architect has designed the hotel to have overhangs of a minimum of 3 feet.

Comment 17. Acreages are different throughout the document in the Draft EA and in the consultant studies. Please ensure that the correct acreage is stated.

Response 17. The acreages have been corrected in the consultant studies and all reports use 5.17 acres as the project site.

Comment 18. On page 18 of the Draft EA, it says, "Section," and there's no document listed to reference. Please insert that information.

Response 18. A DEIS has been revised to state *section III D. Infrastructure.*

Comment 19. On page 21 of the Draft EA, it says that the police station is 2.8 miles away, but major medical facilities are 3.1 miles away. The police station and hospital are located along the same street, so please ensure that the distance is the same.

Response 19. The DEIS has been updated to indicate that the police station and the major medical facilities are 3 miles from the project site.

Comment 20. There are some spelling errors throughout the document. Please run a spell check before resubmission.

Response 20. CH&P will review the document for spelling errors and run spell check before resubmission of the DEIS.

MAUI PLANNING COMMISSION COMMENTS

1. *Discuss parking requirements, further expand upon the discussion of the parking to be provided, and indicate that the parking lot will serve guests and employees;*

Response 1. A parking breakdown is provided in the DEIS. The onsite parking lot is intended to accommodate guests and employees of the hotel.

2. *Include a discussion of demand for hotel rooms and the outcomes of other hotels owned on Maui;*

Response 2. The DEIS contains a section (Economy) that discusses the demand for additional hotel rooms, and impacts of other existing and proposed hotel developments in central Maui.

3. *Revisit the issue of alternate water source;*

Response 3. The DEIS contains a section (Water) that evaluates the potential alternative water sources for the proposed hotel project.

4. *Because water will be drawn from wells, discuss whether there will be an impact to Kanaha Pond;*

Response 4. The DEIS contains a section (Groundwater Resources) that evaluates the potential impacts to groundwater including Kanaha Pond.

5. *Include a discussion of whether photovoltaics will be incorporated into the project;*

Response 5. No rooftop photovoltaic system is proposed as part of the hotel.

6. *Mention that the developer has indicated he will hire from the local labor force for construction and hospitality, and indicate whether they will be union vs non-union;*

Response 6. The Applicant indicated that the local labor force will be hired for construction and hospitality.

7. *Include a discussion of the need to re-designate the land from light industrial;*

Response 7. The DEIS contains discussion of the request to change the zoning from light industrial to hotel.

8. *Coordinate with Alexander and Baldwin to include a map showing what percentage of land is used. And not used for industrial purposes within the Maui Business Park;*

Ms. Michele McLean, AICP, Director
Planning Dept. Response Letter
July 17, 2019
Page 9 of 9

Response 8. Please see the Attached Maui Business Park II Land Use Plan. Approximately 19.4% of the total area sold/under development at MBPII is light industrial.

9. Work with the Department of Housing and Human Concerns on fulfillment of the workforce housing requirement.

Response 9. The Applicant will comply with the requirements of chapter 2.96 Maui County Code.

Thank you for participating in the early consultation review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com should you have any questions.

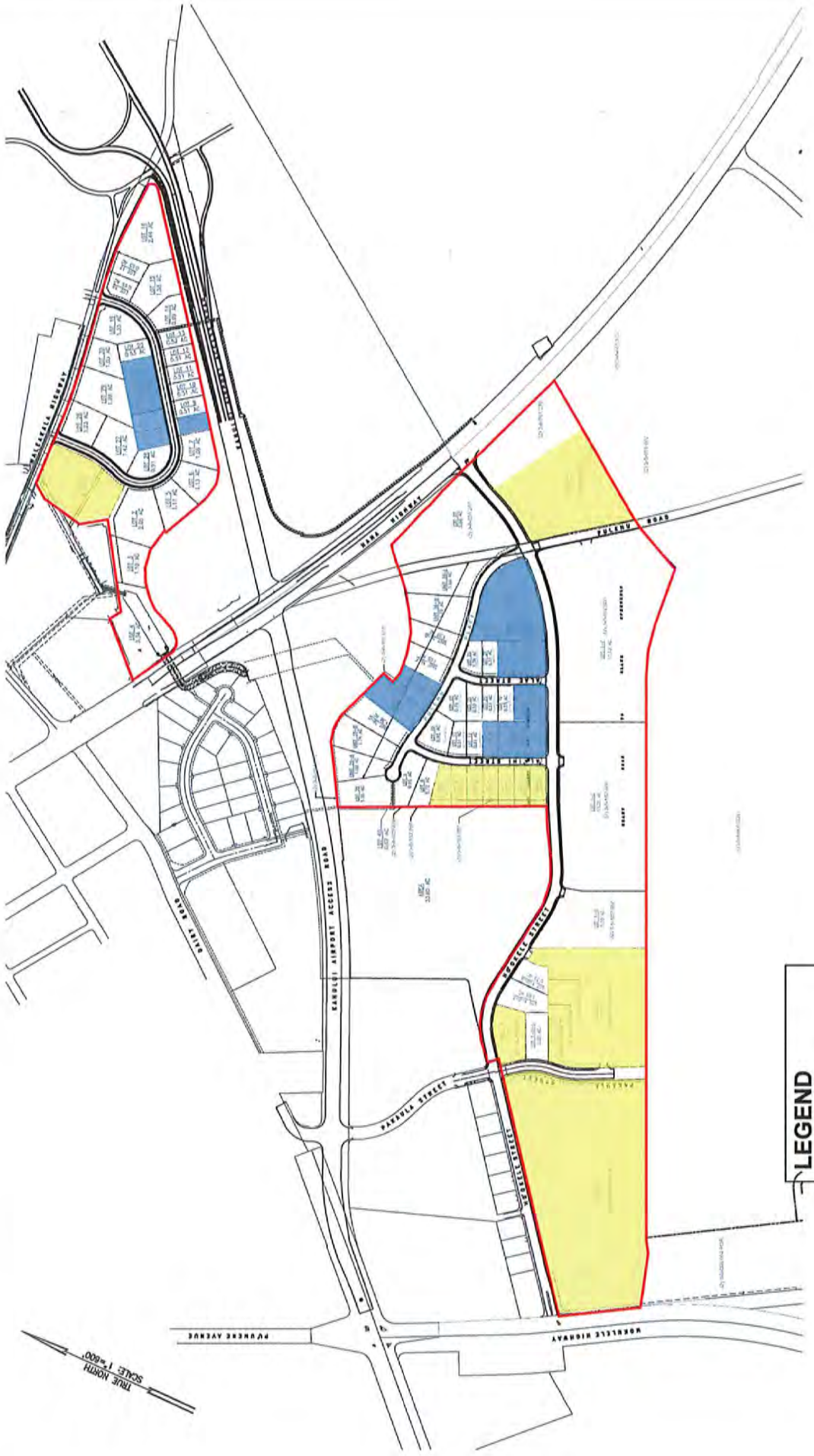
Sincerely yours,



Raymond Cabebe, Vice President

Enclosure (1): Maui Business Park II Land Use Plan

Cc: Mr. Anthony Wrzosek, Applicant
Ms. Tara Furukawa, Maui County Planning Department
Project File 17-028



LEGEND

- Light Industrial Use
- Other Use

MAUI BUSINESS PARK -- PHASE II
 KAHULUI, MAUI, HAWAII
 June 2019

MICHAEL P. VICTORINO
Mayor

DAVID C. GOODE
Acting Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955



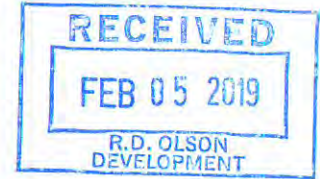
COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

GLEN A. UENO, P.E., L.S.
Development Services Administration

RODRIGO "CHICO" R. RABARA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

January 30, 2019



MEMO TO: MICHELE MCLEAN, ACTING PLANNING DIRECTOR

FROM: ✓ DAVID C. GOODE, ACTING DIRECTOR OF PUBLIC WORKS

SUBJECT: **ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
FOR WINDWARD HOTEL; TMK: (2) 3-8-103: POR. 014, 015 – 018**

We reviewed the subject application and have the following comments:

Comments from the Highways Division:

1. Thank you for the opportunity to review the Environmental Impact Statement (EIS) preparation notice. The Haleakala Highway frontage is under the State jurisdiction, and Lau'o Loop (238103031) frontage is owned by A&B and not yet dedicated to the County. Our comment is, therefore, limited to conformance with the National Pollutant Discharge Elimination System (NPDES) permit conditions within the Municipal Separate Storm Sewer System (MS4) regulated urbanized area.

Comments from the Engineering Division:

1. Comments from Draft Environmental Assessment (DEA) July 2018 not addressed, DEA, Pg. 30: Please confirm. Unable to find Level of Service (LOS) E reflected in Table 3.4 and Figure 3.1A of the Traffic Impact Analysis Report (TIAR) for any movement at this location.
2. DEA, Pg. 30: Please confirm. Does this mean that warrants were checked and at least one was satisfied based on 2020 volumes or warrants were not checked?
3. TIAR, Pg. 14: Projects identified under this item are outside the study area, provide some discussion on the significance of identifying these developments.

4. TIAR, Pg. 14: For each of the projects listed, provide an anticipated completion date.
5. TIAR, Background Trip Generation: For clarity, provide an exhibit showing the study area and how the background trip generation from the projects in 4.1 affect the study area/intersections.
6. TIAR, Pg. 18, Item 6: Are improvements to LOS strictly a result of rerouted traffic? Are timing changes assumed or recommended to achieve an improved LOS?
7. TIAR, Pg.18, Item 5: Provide discussion if intersection remain unsignalized.
8. TIAR, Pg. 18, Item 5: Please revise, first statement says, “. . . may be warranted” Following statement says, “. . . would be warranted”
9. TIAR, Pg. 26, Trip Generation Rates: Use Land Use Code 310 Hotel for trip generation.
10. TIAR, Pg. 26, 52.2.1: Provide discussion of the Haleakala Highway/ Costco intersection if unsignalized also.
11. TIAR, Pg. 27, 2nd Paragraph: Is this still the expectation if nearest signalized intersection is at Haleakala Highway/Dairy Road?
12. TIAR Conclusions: Any mitigation or recommendations for base year or with project scenarios?

If you have any questions regarding this memorandum, please call Rowena M. Dagdag-Andaya at 270-7845.

DCG:RMDA:da

xc: Highways Division
Engineering Division
R.D. Olson Development
Chris Hart & Partners, Inc.

S:\DSA\Engr\CZM\Draft Comments\38103014_015-018_windward_htl_eispn.rtf



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

July 17, 2019

Ms. Rowena Dagdag-Andaya, Director
County of Maui
Department of Public Works
200 S. High Street
Kalana O Maui Bldg. 4th Fl
Wailuku, HI 96793

Dear Ms. Dagdag-Andaya,

RE: Environmental Impact Statement Preparation Notice (EISPN) Comments
for the proposed Windward Hotel, located in Kahului, Maui, Hawaii at
TMK's: (2) 3-8-103:014, (portion) 015, 016, 017, and 018.

Thank you for your comment letter dated January 30, 2019. The following responses
have been prepared to your comments.

Comments from the Highways Division:

1. *Thank you for the opportunity to review the Environmental Impact Statement (EIS) preparation notice. The Haleakala Highway frontage is under the State jurisdiction, and Lau'o Loop (238103031) frontage is owned by A&B and not yet dedicated to the County. Our comment is, therefore, limited to conformance with the National Pollutant Discharge Elimination System (NPDES) permit conditions within the Municipal Separate Storm Sewer System (MS4) regulated urbanized area.*

Response: The project will comply with the National Pollutant Discharge Elimination System (NPDES) permit conditions within the Municipal Separate Storm Sewer System (MS4) regulated urbanized area.

Comments from the Engineering Division:

1. *Comments from Draft Environmental Assessment (DEA) July 2028 not addressed, DEA, Pg. 30: Please confirm. Unable to find Level of Service (LOS) E reflected in Table 3.4 and Figure 3.1A of the Traffic Impact Analysis Report (TIAR) for any movement at this location.*

Response: The LOS E/F movements described for the following intersections in the DEA are accurate and reflected in Table 3.1 and Figure 3.1A/B of the TIAR.

1. Haleakala Highway/Lauo Loop West (Int #4) - LOS E during Saturday MD peak hour.
2. Haleakala Highway/Costco Main Access (Int #5) - LOS F/E during Weekday PM/Saturday MD peak hour, respectively.
3. Dairy Road/Kele Street (Int #11) - Westbound shared left-turn/through lane operated under LOS F during PM peak and over-capacity at Saturday MD peak.

The LOS E/F movements described for the following intersections in the DEA are not accurate and will be corrected to show the following:

1. Haleakala Highway/Dairy Road/Keolani Place (Int #6) - LOS D or better for all movements.
2. Hana Highway/Hanakai St (North) (Int #9) - LOS E for minor street northbound left-turn/through movement and southbound through movement during the weekday AM peak hour only.
3. Hana Highway/Hanakai St (South) (Int #10) - Various LOS E/F movements for minor street northbound through/right-turn movement and southbound left-turn/through movement during the weekday PM and Saturday MD peak hours.
4. Hana Highway/Dairy Road (Int #12) - Various left-turn movements and southbound shared through/right-turn movement operated at LOS E/F due to long cycle lengths.

2. *DEA, Pg. 30: Please confirm. Does this mean that warrants were checked and at least one was satisfied based on 2020 volumes or warrants were not checked?*

Response: The signal warrants for the following intersections were checked and documented in Appendix D of the TIAR:

1. Haleakala Highway/Costco Main Access intersection
 - a. Signal is not warranted for existing conditions.
 - b. Based on anticipated forecast traffic for Base Year 2020 without the Project, the analysis indicates that at least four hourly volumes will meet the minimum thresholds for the MUTCD Four-Hour Vehicle Volume Traffic Signal warrant analysis.
2. Haleakala Highway/Lauo Loop West Intersection
 - a. Signal warrant was checked for all scenarios. Signal is not warranted for Future Year 2020 with Project scenario.
3. *TIAR, Pg. 14: Projects identified under this item are outside the study area, provide some discussion on the significance of identifying these developments.*

Response: All Projects identified in TIAR, pg.14, Section 4.2.1 are all anticipated projects that will either add traffic or reroute traffic in the study area. Section 4.2.1 in the TIAR discusses each project's impact and anticipated build-out year. Figure 4.1 shows the location of these nearby projects.

4. *TIAR, Pg. 14: For each of the projects listed, provide an anticipated completion date.*

Response: The TIAR has been updated to include the anticipated completion dates for all nearby background developments based on latest available data. The Maui Palms Hotel redevelopment project was also added to the study, based on anticipated schedule of completion via Maui News.

5. *TIAR, Background Trip Generation: For clarity, provide a; exhibit showing the study area and how the background trip generation from the projects in 4.1 affect the study area/intersections.*

Response: A new Figure 4.2A and 4.2B has been included in the updated TIAR to show the traffic volumes generated by the cumulative background projects at each study intersection.

6. *TIAR, Pg. 18, Item 6: Are improvements to LOS strictly a result of rerouted traffic? Are timing changes assumed or recommended to achieve an improved LOS?*

Response: Improvements to LOS from Existing to Base Year 2020 conditions are based on traffic reductions at the [6] Haleakala Highway/Dairy Road/Keolani Place intersection generated from rerouted traffic from the CONRAC, which diverts exiting Airport traffic from Keolani Place/Dairy Road to Airport Access Road.

7. *TIAR, Pg.18, Item 5: Provide discussion if intersection remain unsignalized.*

Response: The TIAR has been updated and states that "If a signal is not installed, the northbound shared left-turn/through movement is anticipated to operate at LOS F and overcapacity conditions for the PM and SAT MD peak hours."

8. *TIAR, Pg. 18, Item 5: Please revise, first statement says, "... may be warranted" Following statement says, "... would be warranted"*

Response: The TIAR has been updated to address this modification.

9. *TIAR, Pg. 26, Trip Generation Rates: Use Land Use Code 310 Hotel for trip generation.*

Response: The TIAR has been updated to reflect the full 200 rooms using ITE Land Use Code 310 Hotel.

10. *TIAR, Pg. 26, 52.2.1: Provide discussion of the Haleakala Highway/Costco intersection if unsignalized also.*

Response: See response to comment #8.

11. *TIAR, Pg. 27, 2nd Paragraph: Is this still the expectation if nearest signalized intersection is at Haleakala Highway/Dairy Road?*

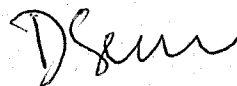
Response: Based on observations, platoons in eastbound flows are generated from the Haleakala Highway/Dairy Road/Keolani Place intersection. Therefore, it is expected to continue operating in a similar fashion.

12. *TIAR Conclusions: Any mitigation or recommendations for base year or with project scenarios?*

Response: It's our understanding that Costco is conditioned to monitor the Haleakala Highway/Costco Main Access intersection and signalize if/when warranted. Outside of this improvement, no other roadway improvements are recommended.

Thank you for participating in the early consultation review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com should you have any questions.

Sincerely yours,



David Sereda, President

MICHAEL P VICTORINO
MAYOR



MARC I TAKAMORI
Acting Director

MICHAEL B DU PONT
Deputy Director

Telephone (808) 270-7511

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI
200 South High Street
Wailuku, Hawaii, USA 96793-2155

February 5, 2019

Maui Planning Department
2200 Main Street, Suite 619
Wailuku, HI 96793
Ms. Tara Furukawa, Staff Planner

Subject: Windward Hotel - Environmental Assessment / Environmental Impact
Statement Preparation Notice (EISPN)

Dear Ms. Tara Furukawa,

Thank you for the opportunity to review the Environmental Assessment / Environmental
Impact Statement Preparation Notice (EISPN). We have no comments to make at this
time.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "M. Takamori", written over a horizontal line.

Marc Takamori
Acting Director

RECEIVED

FEB 11 2019

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

cc: Brett M1028

cc: Chris Hart & Partners, Inc.
R.D. Olson Development



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

June 7, 2019

Mr. Marc Takamori, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, HI 96793-2155

Dear Mr. Takamori,

RE: Environmental Impact Statement Preparation Notice (EISPN) Comments
for the proposed Windward Hotel, located in Kahului, Maui, Hawaii at
TMK's: (2) 3-8-103:014, (portion) 015, 016, 017, and 018.

Thank you for your comment letter of February 5, 2019 indicating that the department
does not have any comments on the proposed hotel project at this time.

Thank you for participating in the early consultation review process. Please feel free to
call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com
should you have any questions.

Sincerely yours,

David Sereda, President

Cc: Mr. Anthony Wrzosek, Owner Representative
Ms. Tara Fujiwara Maui County Planning Department
Project File 19-014

Hi David, I received your response. I am copying the project consultant on this email. Thanks!

>>> David Williams <davewil@mc.net> 1/15/2019 2:56 PM >>>

I oppose this hotel, or any other development that will increase visitor accommodations.

Quite simply. Our roads, beaches and parks are over crowded with visitors.

Visitors are now complaining there are too many other visitors.

The Maui County Island Plan states the number of visitors on island each day should not exceed 25% of resident population. That would mean no more than about 40,000 visitors on island each day. Because County officials allowed over building, that number is often over 70,000.

Please do not allow any more visitor accommodations to be built on Maui.

David William's
120 Kualapa Pl
Lahaina, HI 96761



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

July 17, 2019

David Williams
120 Kualapa Pl
Lahaina, HI 96761

Dear Mr. Williams,

RE: Environmental Impact Statement Preparation Notice (EISPN)
Comments for the proposed Windward Hotel, located in Kahului,
Maui, Hawaii at TMK's: (2) 3-8-103:014, (portion) 015, 016, 017, and
018.

Thank you for your comment letter of January 14, 2019 with the following comments.

Comment: I oppose this hotel, or any other development that will increase visitor accommodations.

Quite simply. Our roads, beaches and parks are overcrowded with visitors. Visitors are now complaining there are too many other visitors.

The Maui County Island Plan states the number of visitors on island each day should not exceed 25% of resident population. That would mean no more than about 40,000 visitors on island each day. Because County officials allowed over building, that number is often over 70,000.

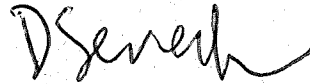
Please do not allow any more visitor accommodations to be built on Maui.

Response: The DEIS will contain an analysis of the Maui Island Plan including visitor accommodations. The proposed hotel project is located in Kahului near the airport and will provide additional hotel rooms in the central valley for visitors that are not staying in resort destination areas located in West and South Maui.

Mr. David Williams
EISPN Comment Response Letter
Windward Hotel
July 17, 2019
Page 2 of 2

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com should you have any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read "D Sereda". The signature is fluid and cursive, with a long horizontal stroke at the end.

David Sereda, President

Cc: Mr. Anthony Wrzosek, Applicant
Ms. Tara Furukawa Maui County Planning Department
Project File 19-014

Hi, thanks for your input. I'm copying the project consultants on this email so that they are aware.

Tara Furukawa, Staff Planner

County of Maui Department of Planning

2200 Main St., Suite 619

Wailuku, HI 96793

(808) 270-7520

Email: tara.furukawa@co.maui.hi.us

>>> "haikujoe" <haikujoe@hawaii.rr.com> 1/16/2019 9:04 AM >>>

Planning Commission and staff planner Tara Furukawa

I saw the article in the maui now web site and wanted to comment

Please just say no and catch up with the infrastructure on this poor little island.

Why are we doing this and for whom will it benefit?

It's time we start to regulate tourism,

the roads are burdened with traffic

Please say no for all the right reasons.

Mahalo

J. Dandrea

haikujoe@hawaii.rr.com



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

July 17, 2019

Joe Dandrea
haikujoe@hawaii.rr.com

Dear Mr. Dandrea,

RE: Environmental Impact Statement Preparation Notice (EISPN) Comments
for the proposed Windward Hotel, located in Kahului, Maui, Hawaii at
TMK's: (2) 3-8-103:014, (portion) 015, 016, 017, and 018.

Thank you for your comment email of January 16, 2019 with the following comments.

Comment: Planning Commission and staff planner Tara Furukawa

*I saw the article in the maui now web site and wanted to comment Please just say no and
catch up with the infrastructure on this poor little island.*

Why are we doing this and for whom will it benefit?

It's time we start to regulate tourism, the roads are burdened with traffic

Please say no for all the right reasons.

Response: The Applicant is aware that proposed hotel will only be approved if
supporting infrastructure and water is available. The DEIS will identify water sources,
infrastructure needs and potential impacts.

As part of the project's Draft EIS a Traffic Impact Assessment Report has been prepared
and included as an Appendix. The proposed hotel is not anticipated to impact turning
movements at the intersections in the project area. It is the understanding of the project
team that Costco is required to monitor the intersection entrance to the warehouse and
report to the State of Hawaii Department of Transportation as part of their conditions of
development, separate from this proposed project.

The proposed hotel project is located in Kahului near the airport and will provide
additional hotel rooms in the central valley for visitors that are not staying in resort
destination areas located in West and South Maui. The existing hotel room inventory in
Kahului is limited and a new hotel closer to the airport will provide additional rooms.

Mr. Joe Dandera
EISPN Comment Response Letter
Windward Hotel
July 17, 2019
Page 2 of 2

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com should you have any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read "D. Sereda". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

David Sereda, President

Cc: Mr. Anthony Wrzosek, Applicant
Ms. Tara Furukawa, Maui County Planning Department
Project File 19-014

Brett Davis

From: Tara Furukawa <Tara.Furukawa@co.maui.hi.us>
Sent: Tuesday, January 22, 2019 10:13 AM
To: Brett Davis; Jordan Hart
Subject: Fwd: No to Windward Hotel

>>> Debra Greene <debra@DebraGreene.com> 1/18/2019 2:57 PM >>>

Aloha Tara,

I am writing to oppose the Windward Hotel proposed near Kahului airport. There are plenty of hotels in Kahului, we do not need another one. In particular, Maui does not need more hotel jobs. We need light industrial jobs, which pay a living wage.

Changing the zoning from light industrial to accommodate a hotel, swimming pool, etc., is not right. Instead we need to attract light industrial companies so families can afford to live here.

Please do not amend the community plan. A better project with higher paying wages needs to go in that space. Otherwise it needs to stay as-is to protect the shoreline. No SMA permit. No more hotels, please!

Debra

Debra Greene, PhD
debra@debragreene.com



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

July 17, 2019

Ms. Debra Greene
debra@debragreene.com

Dear Ms. Greene,

RE: Environmental Impact Statement Preparation Notice (EISPN)
Comments for the proposed Windward Hotel, located in Kahului,
Maui, Hawaii at TMK's: (2) 3-8-103:014 (portion) 015, 016, 017, and
018.

Thank you for your email of January 22, 2019. We have prepared the following responses to your comments.

Comments: I am writing to oppose the Windward Hotel proposed near Kahului airport. There are plenty of hotels in Kahului, we do not need another one. In particular, Maui does not need more hotel jobs. We need light industrial jobs, which pay a living wage.

Changing the zoning from light industrial to accommodate a hotel, swimming pool, etc., is not right. Instead we need to attract light industrial companies so families can afford to live here.

Please do not amend the community plan. A better project with higher paying wages needs to go in that space. Otherwise it needs to stay as-is to protect the shoreline. No SMA permit. No more hotels, please!

Response: The proposed hotel project is located in Kahului near the airport and will provide additional hotel rooms in the central valley for visitors that are not staying in resort destination areas located in West and South Maui. The existing hotel room inventory in Kahului is limited and a new hotel closer to the airport will provide additional rooms.

The project is proposing a change in zoning and community plan amendment in order to construct the proposed hotel, the Applicant is pursuing these permits with the Maui Planning Department.

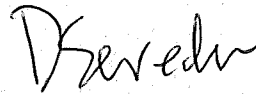
The hotel is not located along the shoreline and is not anticipated to impact the special management area (SMA). The hotel project property is limited in size of approximately 5

Ms. Debra Greene
EISPN Comment Response Letter
Windward Hotel
July 17, 2019
Page 2 of 2

acres and is not intended to compete with the full service resort hotels most common on Maui, and found in Wailea, Ka'anapali and Kapalua.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com should you have any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read "David Sereda". The signature is written in a cursive, flowing style.

David Sereda, President

Cc: Mr. Anthony Wrzosek, Applicant
Ms. Tara Furukawa, Maui County Planning Department
Project File 17-028

Brett Davis

From: Tara Furukawa <Tara.Furukawa@co.maui.hi.us>
Sent: Friday, February 1, 2019 1:01 PM
To: Brett Davis
Subject: Fwd: 200 Room Windward Hotel, Kahului Maui

Forwarding..

>>> whitehawaiian11 <whitehawaiian11@gmail.com> 1/30/2019 11:23 PM >>>

Aloha Planning Commission,

My name is Justin Kekiwi, I am a lineal Descendant of Honua'ula, Maui and I'm writing to you all in response to the Maui Now Article regarding the proposed 200 room Hotel in Kahului Maui.

I strongly oppose of this proposal for several reasons. This added Infrastructure will utilize more resources that our local community desperately needs and deserves.

We are in a Housing Crisis! How can we continue to house and cater to tourists when we have homeless families living on the beaches, in thier vehicles, with friends and relatives, and struggling pay check to pay check to feed and support thier families? This shit is real! This tunnel vision mindset of improving Infrastructures for foreigners and corporations is out of control and you need to fix it. Please work with the community to find ways and solutions to feed and house our local community and make us your priority, not them.

Our beaches, our rivers, our mountains, the roads, our sacred sites and places of peace are over crowded and out of control. We need to better manage these things before we can even think to add more fuel to the fire. Please remember we live on an island, our resources are EXTREMELY limited, and to learn from what has happened to Oahu. We cant afford to make those same mistakes!

In the article it states this development will

"require a Motion to Amend the State Land Use Commission Decision & Order, a Change in Zoning and an amendment to the the Wailuku-Kahului Community Plan."

There are so many things wrong with this.

Amending the Land Use Commission Decision & Order is a big deal.

A change in zoning is even a bigger deal, it's like the normal thing to do now with these types of developments.

Amending the Wailuku- Kahului plan! Really? The community worked so hard and long to put these community plans together and they have become law. To continue these amendments to these plans all around the island is a slap in the face to our community who spent thier time putting it together.

I understand the excuse for these types of developments are it will create construction jobs, and hotel jobs, and bring in money from tourism.

How about building houses for those construction workers who will build thier own houses, for thier friends, and families? How about building farms to feed our people and make cost of good healthy food go down?

Where is the water coming from? How do these types of developments skip all the families and farmers who have been waiting years for water? What about the Kalo farmers? We don't need anymore hotels! We need to sustain our resources and we need to put our local people in affordable housing, bottom line!

In closing, this short term mindset of western civilization will collapse soon enough. Will you as decision makers for our people and the future be the cause of our future keiki struggling to survive, or will you be the ones who set the foundation blocks for them to build a prosperous and rewarding lifestyle on our beautiful islands?

Money is not forever, Aloha 'Āina mau loa!

Mahalo nui for your time,

Justin Kekiwi



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

June 17, 2019

Mr. Justin Kekiwi
Whitehawaiian11@gmail.com

Dear Mr. Kekewi

RE: Environmental Impact Statement Preparation Notice (EISPN) Comments for the proposed Windward Hotel, located in Kahului, Maui, Hawaii at TMK's: (2) 3-8-103:014 (portion), 015, 016, 017, and 018.

Thank you for your comment email of January 30, 2019. We have prepared the following responses to your comments.

Comments: *I strongly oppose of this proposal for several reasons. This added Infrastructure will utilize more resources that our local community desperately needs and deserves.*

We are in a Housing Crisis! How can we continue to house and cater to tourists when we have homeless families living on the beaches, in thier vehicles, with friends and relatives, and struggling pay check to pay check to feed and support thier families? This shit is real! This tunnel vision mindset of improving Infrastructures for foreigners and corporations is out of control and you need to fix it. Please work with the community to find ways and solutions to feed and house our local community and make us your priority, not them.

Our beaches, our rivers, our mountains, the roads, our sacred sites and places of peace are over crowded and out of control. We need to better manage these things before we can even think to add more fuel to the fire. Please remember we live on an island, our resources are EXTREMELY limited, and to learn from what has happened to Oahu. We cant afford to make those same mistakes!

In the article it states this development will"require a Motion to Amend the State Land Use Commission Decision & Order, a Change in Zoning and an amendment to the the Wailuku-Kahului Community Plan."There are so many things wrong with this. Amending the Land Use Commission Decision & Order is a big deal.

A change in zoning is even a bigger deal, it's like the normal thing to do now with these types of developments. Amending the Wailuku- Kahului plan! Really? The community worked so hard and long to put these community plans together and they have become law. To continue these amendments to these plans all around the island is a slap in the face to our community who spent their time putting it together.

Justin Kekiwi
EISPN Comment Response Letter
Windward Hotel
June 17, 2019
Page 2 of 2

I understand the excuse for these types of developments are it will create construction jobs, and hotel jobs, and bring in money from tourism.

How about building houses for those construction workers who will build their own houses, for their friends, and families? How about building farms to feed our people and make cost of good healthy food go down?

Where is the water coming from? How do these types of developments skip all the families and farmers who have been waiting years for water? What about the Kalo farmers? We don't need anymore hotels! We need to sustain our resources and we need to put our local people in affordable housing, bottom line!

*In closing, this short term mindset of western civilization will collapse soon enough. Will you as decision makers for our people and the future be the cause of our future keiki struggling to survive, or will you be the ones who set the foundation blocks for them to build a prosperous and rewarding lifestyle on our beautiful islands?
Money is not forever,*

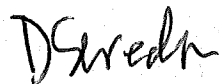
Response: The proposed hotel project is required to participate in the affordable housing program on Maui. The project site is located in Kahului near the airport and will provide additional hotel rooms in the central valley for visitors that are not staying in resort destination areas located in West and South Maui. The Applicant is aware that proposed hotel will only be approved if supporting infrastructure and water is available. The DEIS will identify water sources, infrastructure needs and potential impacts.

The project is proposing a change in zoning and community plan amendment in order to construct the proposed hotel, the Applicant is pursuing these permits with the Maui Planning Department.

The hotel is not located along the shoreline and is not anticipated to impact the special management area (SMA). The hotel project property is limited in size of approximately 5 acres and is not intended to compete with the full service resort hotels most common on Maui, and found in Wailea, Ka'anapali and Kapalua.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com should you have any questions.

Sincerely,



David Sereda, President

Cc: Mr. Anthony Wrzosek, Applicant
Ms. Tara Fujiwara Maui County Planning Department
Project File 17-028

Brett Davis

From: Tara Furukawa <Tara.Furukawa@co.maui.hi.us>
Sent: Monday, January 28, 2019 2:01 PM
To: Brett Davis; Jordan Hart
Subject: Fwd: Planned Olson Hotel, Kahului EIS comments

>>> Susan Werner <pauwela808@gmail.com> 1/24/2019 10:29 AM >>>

Aloha Tare. I am a long-time resident and I am concerned about the planned hotel in the Kahului business area near Costco.

My main concern is the height. At 4 stories it will be taller than any structure in the area, will block views, and set a precedent for higher buildings in the future. I don't think this is the place for such a structure. I think it should be required to conform to current height limits of only 3 floors.

Another concern is that it is for business, and as the second hotel in the airport area there is still no hotel for local folks, families and traveling youth sports teams at affordable rates. We already have one hotel for business travelers, and the real need is for a hotel for Hawaii residents traveling interisland for pleasure and recreation.

Thank you for your consideration of these concerns.

Susan Werner
Haiku, Maui



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

June 17, 2019

Ms. Susan Werner
Pauwela808@gmail.com

Dear Ms. Werner,

RE: Environmental Impact Statement Preparation Notice (EISPN) Comments for the proposed Windward Hotel, located in Kahului, Maui, Hawaii at TMK's: (2) 3-8-103:014 (portion) 015, 016, 017, and 018.

Thank you for your comment letter of January 28, 2019. We have prepared the following responses to your comments.

Comments: Aloha Tare. I am a long-time resident and I am concerned about the planned hotel in the Kahului business area near Costco.

My main concern is the height. At 4 stories it will be taller than any structure in the area, will block views, and set a precedent for higher buildings in the future. I don't think this is the place for such a structure. I think it should be required to conform to current height limits of only 3 floors.

Another concern is that it is for business, and as the second hotel in the airport area there is still no hotel for local folks, families and traveling youth sports teams at affordable rates. We already have one hotel for business travelers, and the real need is for a hotel for Hawaii residents traveling interisland for pleasure and recreation.

Response: 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 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 view analysis is included in the forthcoming DEIS. While the proposed development will have an impact on views across the site, in the context of its undeveloped condition,

Ms. Susan Werner
EISPN Comment Response Letter
Windward Hotel
June 17, 2019
Page 2 of 2

the visual impacts are not anticipated to be significant in the context of existing visual resources in the vicinity.

The proposed hotel project is located in Kahului near the airport and will provide additional hotel rooms in the central valley for visitors that are not staying in resort destination areas located in West and South Maui. The existing hotel room inventory in Kahului is limited and a new hotel closer to the airport will provide the needed additional rooms.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com should you have any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read "D Sereda". The signature is fluid and cursive, with a long horizontal stroke at the end.

David Sereda, President

Cc: Mr. Anthony Wrzosek, Applicant
Ms. Tara Fujiwara Maui County Planning Department
Project File 17-028

Brett Davis

From: Tara Furukawa <Tara.Furukawa@co.maui.hi.us>
Sent: Monday, February 4, 2019 7:36 AM
To: Brett Davis; Mayors Office; paula33@hawaii.edu; tasha.kama@mauicounty.us
Subject: Re: Protect Maui

Hi, I received your email. Thanks!

>>> Paula Alceseba <paula33@hawaii.edu> 2/1/2019 7:21 PM >>>

Aloha,

I am a student at UHMC studying Sustainability, and I am concerned about the proposed 200-room hotel to be constructed in Maui Business Park II. I vehemently oppose this plan and it is absolutely irresponsible to continue with this development. It is a slap in the face for the people who live here!

I do not know what Maui you live in where you think another hotel is the best thing to do with that land, but there are so many of our native Hawaiians and local residents who are having a difficult time finding a place to live. Affordable Housing and/or Diversified Agriculture must be our priority in Central Maui, We must stop catering to the tourists! We need to build our local community to be sustainable, so they can continue to live here and grow the economy! You will have a shortage of employees because hotel workers already have a difficult time trying to live here.

We need to use that land responsibly and a hotel is not the right choice. We can use those 5 acres to grow food, or provide housing for local families! Something to make a positive impact!

Please do the right thing for the community and stop thinking about how much money can be made! Stop being selfish! Stop exploiting the land and use this as an opportunity to help the people you are supposed to work for. A hotel is the wrong choice and you know it.

Mahalo for reading and I hope you will address my concerns.

Sincerely,



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

June 17, 2019

Ms. Paula Alcoseba
Paula33@hawaii.edu

Dear Ms. Alcoseba,

RE: Environmental Impact Statement Preparation Notice (EISPN) Comments for the proposed Windward Hotel, located in Kahului, Maui, Hawaii at TMK's: (2) 3-8-103:014 (portion), 015, 016, 017, and 018.

Thank you for your comment email of February 1, 2019. We have prepared the following responses to your comments.

Comment: I am a student at UHMC studying Sustainability, and I am concerned about the proposed 200-room hotel to be constructed in Maui Business Park II. I vehemently oppose this plan and it is absolutely irresponsible to continue with this development. It is a slap in the face for the people who live here!

I do not know what Maui you live in where you think another hotel is the best thing to do with that land, but there are so many of our native Hawaiians and local residents who are having a difficult time finding a place to live. Affordable Housing and/or Diversified Agriculture must be our priority in Central Maui, We must stop catering to the tourists! We need to build our local community to be sustainable, so they can continue to live here and grow the economy! You will have a shortage of employees because hotel workers already have a difficult time trying to live here.

We need to use that land responsibly and a hotel is not the right choice. We can use those 5 acres to grow food, or provide housing for local families! Something to make a positive impact! Please do the right thing for the community and stop thinking about how much money can be made! Stop being selfish!

Stop exploiting the land and use this as an opportunity to help the people you are supposed to work for. A hotel is the wrong choice and you know it.

Mahalo for reading and I hope you will address my concerns.

Response: The proposed hotel project is required to participate in the affordable housing program on Maui. The project site is located in Kahului near the airport and the DEIS will contain an analysis of agricultural productivity of the land. The Applicant is aware that proposed hotel will only be approved if supporting infrastructure and

Paula Alcese
EISPN Comment Response Letter
Windward Hotel
June 17, 2019
Page 2 of 2

water is available. The DEIS will identify water sources, infrastructure needs and potential impacts.

The hotel project property is limited in size of approximately 5 acres and is not intended to compete with the full service resort hotels most common on Maui, and found in Wailea, Ka'anapali and Kapalua.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com should you have any questions.

Sincerely yours,



David Sereda, President

Cc: Mr. Anthony Wrzosek, Applicant
Ms. Tara Fujiwara Maui County Planning Department
Project File 17-028

Brett Davis

From: Irene Newhouse <einew@hotmail.com>
Sent: Sunday, February 3, 2019 4:44 PM
To: tara.furukawa@mauicounty.gov; Brett Davis
Subject: comment on Windward hotel proposal - no, no, no

The Costco area is already congested & hard to navigate, because it needs several more traffic lights that no one wants to propose installing because they'd be rather close together. Adding a potential 100+ cars/day (1/2-occupancy of a 200-room hotel) to the area will make it a nightmare.

Wailea hotels, as far as I can determine, have the highest occupancy rates on Maui - almost 85%. This still means 15% of the rooms are empty at any given time, and even more at other hotels. I don't think Maui needs another major hotel development! In fact, the Maui Prince is being demolished this month, to be rebuilt as condominiums. This doesn't sound like a scarcity of hotel rooms to me!

Irene Newhouse
129 Walua Place
Kihei HI 06753



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

July 17, 2019

Ms. Irene Newhouse
129 Walua Place
Kihei, HI 96753

Dear Ms. Newhouse,

RE: Environmental Impact Statement Preparation Notice (EISPN) Comments
for the proposed Windward Hotel, located in Kahului, Maui, Hawaii at
TMK's: (2) 3-8-103:014 (portion) 015, 016, 017, and 018.

Thank you for your email of February 3, 2019. We have prepared the following
responses to your comments.

*Comments: The Costco area is already congested & hard to navigate, because it needs several more traffic
lights that no one wants to propose installing because they'd be rather close together. Adding a potential
100+ cars/day (112-occupancy of a 200-room hotel) to the area will make it a nightmare.*

*Wailea hotels, as far as I can determine, have the highest occupancy rates on Maui - almost 85%. This still
means 15% of the rooms are empty at any given time, and even more at other hotels.*

*I don't think Maui needs another major hotel development! In fact, the Maui Prince is being demolished
this month, to be rebuilt as condominiums.*

This doesn't sound like a scarcity of hotel rooms to me!

Response: As part of the project's Draft EIS a Traffic Impact Assessment Report has
been prepared and included as an Appendix. The proposed hotel is not anticipated to
impact turning movements at the intersections in the project area. It is the
understanding of the project team that Costco is required to monitor the intersection
entrance to the warehouse and report to the State of Hawaii Department of
Transportation as part of their conditions of development, separate from this proposed
project.

The proposed hotel project is located in Kahului near the airport and will provide
additional hotel rooms in the central valley for visitors that are not staying in resort

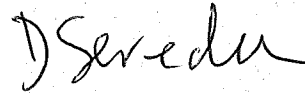
Irene Newhouse
EISPN Comment Response Letter
Windward Hotel
July 17, 2019
Page 2 of 2

destination areas located in West and South Maui. The existing hotel room inventory in Kahului is limited and a new hotel closer to the airport will provide additional rooms.

The hotel project property is limited in size of approximately 5 acres and is not intended to compete with the resort full service hotels in Wailea, Ka'anapali and Kapalua.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at bdavis@chpmaui.com should you have any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read "D Sereda". The signature is fluid and cursive, with a large initial "D" and a stylized "S".

David Sereda, President

Cc: Mr. Anthony Wrzosek, Applicant
Ms. Tara Furukawa, Maui County Planning Department
Project File 19-014

Appendix 3.6

Comment Letters Received for the 2019 DEIS
and Response Letters



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard
Honolulu, Hawaii 96850



In Reply Refer To:
01EPIF00-2017-TA-0337

October 15, 2019

Ms. Tara Furukawa, Staff Planner
County of Maui Department of Planning
2200 Main Street, Suite 619
Wailuku, Hawaii 96793

Subject: Technical Assistance for the Draft Environmental Impact Statement for the Proposed Windward Hotel, Island and County of Maui

Dear Ms. Furukawa:

The U.S. Fish and Wildlife Service (Service) received your correspondence on October 8, 2019 or the review of the Draft Environmental Impact Statement for the Proposed Windward Hotel, Island and County of Maui. We previously provided comments on the draft Environmental Assessment for this same project on October 16, 2018 (Service File 2017-TA-0337). The Service offers the following comments to assist you in your planning process so that impacts to trust resources can be avoided through site preparation, construction, and operation. Our comments are provided under the authorities of the Endangered Species Act of 1973 (ESA), as amended (16 U.S.C 1531 *et seq.*).

R.D. Olson Development is planning to develop a 200 room hotel with associated onsite amenities on five acres within Maui Business Park Phase II, off of Laue Loop in Kahului. The hotel will primarily serve users of the Kahului International Airport, as well as others requiring accommodation in Central Maui. The hotel will consist of four stories, with elevator towers, and will include amenities, such as a swimming pool, dining area, sundry shop, laundry room, ballroom, 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.

Based on information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Project, nine federally listed animal species have the potential to either be in or fly through the vicinity of the project area: the federally threatened Newell's shearwater (*Puffinus auricularis newelli*), and endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*), Hawaiian petrel (*Pterodroma sandwichensis*), Band-rumped storm-petrel (*Oceanodroma castro*), Hawaiian stilt (*Himantopus mexicanus knudseni*), Hawaiian coot (*Fulica alai*), Hawaiian common gallinule (*Gallinula galeata sandvicensis*), Hawaiian duck (*Anas wyvilliana*), and Blackburn's sphinx moth (*Manduca blackburni*).

Avoidance and Minimization Measures

Hawaiian hoary bat

The Hawaiian hoary bat roosts in both exotic and native woody vegetation across all islands and will leave young unattended in trees and shrubs when they forage. If trees or shrubs 15 feet or taller are cleared during the pupping season, there is a risk that young bats could inadvertently be harmed or killed since they are too young to fly or may not move away. Additionally, Hawaiian hoary bats forage for insects from as low as three feet to higher than 500 feet above the ground and can become entangled in barbed wire used for fencing.

To avoid and minimize impacts to the endangered Hawaiian hoary bat we recommend incorporating the following applicable measures into your project description:

- Do not disturb, remove, or trim woody plants greater than 15 feet tall during the bat birthing and pup rearing season (June 1 through September 15).
- Do not use barbed wire for fencing.

Hawaiian petrel, Band-rumped storm-petrel, and Newell's shearwater

Hawaiian seabirds may traverse the project area at night during the breeding, nesting and fledging seasons (March 1 to December 15). Outdoor lighting could result in seabird disorientation, fallout, and injury or mortality. Seabirds are attracted to lights and after circling the lights they may become exhausted and collide with nearby wires, buildings, or other structures or they may land on the ground. Downed seabirds are subject to increased mortality due to collision with automobiles, starvation, and predation by dogs, cats, and other predators. Young birds (fledglings) traversing the project area between September 15 and December 15, in their first flights from their mountain nests to the sea, are particularly vulnerable.

To avoid and minimize potential project impacts to seabirds we recommend you incorporate the following applicable measures into your project description:

- Fully shield all outdoor lights so the bulb can only be seen from below bulb height and only use when necessary.
- Install automatic motion sensor switches and controls on all outdoor lights or turn off lights when human activity is not occurring in the lighted area.
- Avoid nighttime construction during the seabird fledging period, September 15 through December 15.

Hawaiian waterbirds

Listed Hawaiian waterbirds are found in fresh and brackish-water marshes and natural or man-made ponds. Hawaiian stilts may also be found wherever ephemeral or persistent standing water may occur. Threats to these species include non-native predators, habitat loss, and habitat degradation. Hawaiian ducks are also subject to threats from hybridization with introduced mallards.

- Based on the project details provided, our information suggests that your project may result in standing water or the creation of open water, thus attracting Hawaiian waterbirds to the site. In particular, the Hawaiian stilt is known to nest in sub-optimal locations (e.g.

any ponding water), if water is present. Hawaiian waterbirds attracted to sub-optimal habitat may suffer adverse impacts, such as predation and reduced reproductive success, and thus the project may create an attractive nuisance. Therefore, we recommend you work with our office during project planning so that we may assist you in developing measures to avoid impacts to listed species (e.g., fencing, vegetation control, predator management).

Blackburn's sphinx moth

The Blackburn's sphinx moth may be in the vicinity of the proposed project area. Adult moths feed on nectar from native plants, including beach morning glory (*Ipomoea pes-caprae*), iliee (*Plumbago zeylanica*), and maiapilo (*Capparis sandwichiana*); larvae feed upon non-native tree tobacco (*Nicotiana glauca*) and native aiea (*Nothocestrum* sp.). To pupate, the larvae burrow into the soil and can remain in a state of torpor for up to a year (or more) before emerging from the soil. Soil disturbance can result in death of the pupae.

We offer the following survey recommendations to assess whether the Blackburn's sphinx moth is within the project area:

- A biologist familiar with the species should survey areas of proposed activities for Blackburn's sphinx moth and its larval host plants prior to work initiation.
 - Surveys should be conducted during the wettest portion of the year (usually November-April or several weeks after a significant rain) and within 4-6 weeks prior to construction.
 - Surveys should include searches for eggs, larvae, and signs of larval feeding (chewed stems, frass, or leaf damage).
 - If moths or the native aiea or tree tobacco over 3 feet tall are found during the survey, please contact the Service for additional guidance to avoid take.

If no Blackburn's sphinx moth, aiea, or tree tobacco are found during surveys, it is imperative that measures be taken to avoid attraction of Blackburn's sphinx moth to the project location and prohibit tree tobacco from entering the site. Tree tobacco can grow greater than 3 feet tall in approximately 6 weeks. If it grows over 3 feet, the plants may become a host plant for Blackburn's sphinx moth. We therefore recommend that you:

- Remove any tree tobacco less than 3 feet tall.
- Monitor the site every 4-6 weeks for new tree tobacco growth before, during and after the proposed ground-disturbing activity.
 - Monitoring for tree tobacco can be completed by any staff, such as groundskeeper or regular maintenance crew, provided with picture placards of tree tobacco at different life stages.

Please also refer to the Tree Tobacco Shrub Removal Plan submitted to the Service for this project on February 5, 2003.

Native Plants for Landscaping

Where disturbed areas do not need to be maintained as an open area, restore disturbed areas using native plants as appropriate for the location. Whenever possible we recommend using native plants for landscaping purposes.

The following website is a good resource to use when choosing landscaping plants: Native Plants Hawaii (<https://nativeplants.hawaii.edu/index/>)

If this potential project should receive federal funding, federal permits, or any federal authorization, it will require a Section 7 consultation with the Service. The Service only conducts Section 7 consultations with the federal action agency or their designated representative.

Thank you for participating with us in the protection of our endangered species. If you have any further questions or concerns regarding this consultation, please contact Eldridge Naboia, Fish and Wildlife Biologist, 808-284-0037, e-mail: eldridge_naboia@fws.gov. When referring to this project, please include this reference number: ***01EPIF00-2017-TA-0337***.

Sincerely,

Michelle Bogardus
Island Team Leader
Maui Nui and Hawaii Island



November 10, 2021

Ms. Michelle Bogardus, Maui Nui and Hawaii Island Team Leader
United States Department of the Interior
Fish and Wildlife Service, Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, HI 96850

Dear Ms. Bogardus,

Subject: Response to Comments for the Draft Environmental Impact Statement
(DEIS)

for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of October 15, 2019, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Avoidance and Minimization Measures

Hawaiian hoary bat

The Hawaiian hoary bat roosts in both exotic and native woody vegetation across all islands and will leave young unattended in trees and shrubs when they forage. If trees or shrubs 15 feet or taller are cleared during the pupping season, there is a risk that young bats could inadvertently be harmed or killed since they are too young to fly or may not move away. Additionally, Hawaiian hoary bats forage for insects from as low as three feet to higher than 500 feet above the ground and can become entangled in barbed wire used for fencing.

To avoid and minimize impacts to the endangered Hawaiian hoary bat we recommend incorporating the following applicable measures into your project description:

- *Do not disturb, remove, or trim woody plants greater than 15 feet tall during the bat birthing and pup rearing season (June 1 through September 15).*

- *Do not use barbed wire for fencing.*

Response. To minimize the potential impacts to the Hawaiian Hoary bat, woody plants greater than fifteen (15) feet tall will not be removed or trimmed between June 1 and September 15 throughout the development and operation of the project. These dates were provided by the USFWS in letters dated October 10, 2018 and October 15, 2019.

Hawaiian petrel, Band-rumped storm-petrel, and Newell's shearwater

Hawaiian seabirds may traverse the project area at night during the breeding, nesting and fledging seasons (March 1 to December 15). Outdoor lighting could result in seabird disorientation, fallout, and injury or mortality. Seabirds are attracted to lights and after circling the lights they may become exhausted and collide with nearby wires, buildings, or other structures or they may land on the ground. Downed seabirds are subject to increased mortality due to collision with automobiles, starvation, and predation by dogs, cats, and other predators. Young birds (fledglings) traversing the project area between September 15 and December 15, in their first flights from their mountain nests to the sea, are particularly vulnerable.

To avoid and minimize potential project impacts to seabirds we recommend you incorporate the following applicable measures into your project description:

- *Fully shield all outdoor lights so the bulb can only be seen from below bulb height and only use when necessary.*
- *Install automatic motion sensor switches and controls on all outdoor lights or turn off lights when human activity is not occurring in the lighted area.*
- *Avoid nighttime construction during the seabird fledging period, September 15 through December 15.*

Response. Outdoor lighting will be minimized to the extent practicable to help avoid creating an attractive nuisance to Newell's shearwaters and Hawaiian petrels that might transit over the property at night. Outdoor lights will be shielded so that the bulb can only be seen from below in accordance with the guidelines for light fixtures provided in the USFWS letters dated October 10, 2018, and October 15, 2019.

Hawaiian waterbirds

Listed Hawaiian waterbirds are found in fresh and brackish-water marshes and natural or man-made ponds. Hawaiian stilts may also be found wherever ephemeral or persistent standing water may occur. Threats to these species include non-native predators, habitat loss, and habitat degradation. Hawaiian ducks are also subject to threats from hybridization with introduced mallards.

- *Based on the project details provided, our information suggests that your project may result in standing water or the creation of open water, thus attracting Hawaiian waterbirds to the site. In particular, the Hawaiian stilt is known to nest in sub-optimal locations (e.g. any ponding water), if water is present. Hawaiian waterbirds attracted to sub-optimal habitat may suffer adverse impacts, such as predation and reduced reproductive success, and thus the project may create an attractive nuisance. Therefore, we recommend you work with our office during project planning so that we may assist you in developing measures to avoid impacts to listed species (e.g., fencing, vegetation control, predator management).*

Response. Development of the proposed hotel project will not involve the creation of golf course(s) or permanent open water features, which typically attract bird species. Hotel visitors will be expected to comply with Maui County leash laws. The Applicant will institute a pest control program administered by groundskeepers aimed primarily at rodent and feral animal control.

Blackburn's sphinx moth

*The Blackburn's sphinx moth may be in the vicinity of the proposed project area. Adult moths feed on nectar from native plants, including beach morning glory (*Ipomoea pes-caprae*), iliee (*Plumbago zeylanica*), and maiapilo (*Capparis sandwichiana*); larvae feed upon non-native tree tobacco (*Nicotiana glauca*) and native aiea (*Nothocestrum* sp.). To pupate, the larvae burrow into the soil and can remain in a state of torpor for up to a year (or more) before emerging from the soil. Soil disturbance can result in death of the pupae.*

We offer the following survey recommendations to assess whether the Blackburn's sphinx moth is within the project area:

- *A biologist familiar with the species should survey areas of proposed activities for Blackburn's sphinx moth and its larval host plants prior to work initiation.*
 - *Surveys should be conducted during the wettest portion of the year (usually November-April or several weeks after a significant rain) and within 4-6 weeks prior to construction.*
 - *Surveys should include searches for eggs, larvae, and signs of larval feeding (chewed stems, frass, or leaf damage).*
 - *If moths or the native aiea or tree tobacco over 3 feet tall are found during the survey, please contact the Service for additional guidance to avoid take.*

If no Blackburn's sphinx moth, aiea, or tree tobacco are found during surveys, it is imperative that measures be taken to avoid attraction of Blackburn's sphinx moth to the project location and prohibit tree tobacco from entering the site. Tree tobacco can grow greater than 3 feet tall in approximately 6 weeks. If it grows over 3 feet, the plants may become a host plant for Blackburn's sphinx moth. We therefore recommend that you:

- *Remove any tree tobacco less than 3 feet tall.*
- *Monitor the site every 4-6 weeks for new tree tobacco growth before, during and after the proposed ground-disturbing activity.*
 - *Monitoring for tree tobacco can be completed by any staff, such as groundskeeper or regular maintenance crew, provided with picture placards of tree tobacco at different life stages.*

Please also refer to the Tree Tobacco Shrub Removal Plan submitted to the Service for this project on February 5, 2003.

Response. No known larval host plants for the Blackburn's sphinx moth have been observed within the project property. Another comprehensive survey for endangered Blackburn's sphinx moth host plants will be conducted just prior to land clearing to ensure that the species and its habitat will not be affected by the proposed project. As recommended by the USFWS in letters dated October 10, 2018, and October 15, 2019.

A tree tobacco shrub removal plan was submitted to USFWS on February 5, 2003, and accepted via letter on May 21, 2003. The USFWS letter determined that the mitigation measures provided are unlikely to result in violations of Section 9 of Endangered Species Act. The Applicant will continue to coordinate with the USFWS on wildfire prevention and response measures throughout the planning process.

Native Plants for Landscaping

Where disturbed areas do not need to be maintained as an open area, restore disturbed areas using native plants as appropriate for the location. Whenever possible we recommend using native plants for landscaping purposes.

The following website is a good resources to use when choosing landscaping plants: Native Plants Hawaii (<https://nativeplants.hawaii.edu/index/>)

If this potential project should receive federal funding, federal permits, or any federal authorization, it will require a Section 7 consultation with the Service. The Service only conducts Section 7 consultations with the federal action agency or their designated representative.

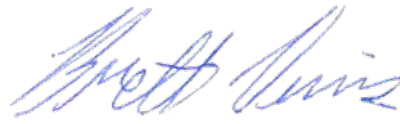
Response. During land clearing and construction associated with development of the proposed hotel, care will be taken to prevent the invasion of disturbed areas by noxious invasive weed species, non-native tree tobacco, and other potential non-native host plants of the Blackburn's sphinx moth. However, to minimize the potential for introducing new invasive plants to the project area, the Applicant will ensure that off-site sources of revegetation materials (seed mixes, gravel, mulches, etc.) are certified weed-free. All areas that are hydroseeded would be monitored for six months after hydroseeding to ensure removal of any invasive plants that have established from seeds inadvertently introduced as part of the seed mixes. Building supplies imported to Maui for construction will be regularly inspected at Kahului Harbor for presence of alien species.

The proposed hotel development will employ a palette of suitable native plant species which are known to occur within the natural dry scrubland habitats native to the Kahului area for landscaping. To the extent practicable, the proposed hotel will utilize seeds of native species previously harvested from the Kahului environs and available from local nurseries and related sources.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Brett Davis". The signature is written in a cursive style with a large, sweeping initial "B".

Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

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)19.212

OCT 14 2019

Ms. Tara Furukawa, Staff Planner
Maui Planning Department
2200 Main Street, Suite 619
Wailuku, Hawaii 96793

Dear Ms. Furukawa:

Subject: Draft Environmental Impact Statement for
Windward Hotel, Maui, Hawaii
TMK #(2) 3-8-103:014 (por.), 015, 016, 017, and 018

Thank you for the opportunity to comment on the subject project. We have no comments to offer at this time as the proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities.

If you have any questions, your staff may call Ms. Dora Choy of the Public Works Division – Planning Branch at 586-0488.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine L. Kinimaka".

Christine L. Kinimaka
Public Works Administrator

DC:

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

RECEIVED

OCT 17 2019

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CL: Brett 17/028



November 10, 2021

Ms. Christine L. Kinimaka, Public Works Administrator
State of Hawaii, Department of Accounting and General Services
P.O. Box 119, Honolulu, Hawaii 96810-0119

Dear Ms. Kinimaka,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter dated October 14, 2019, indicating that your department has no comments or recommendations to offer at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the DEIS review process. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,

Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 21, 2019

Maui Planning Department
Attn: Ms. Tara Furukawa, Staff Planner
2200 Main street, Suite 619
Wailuku, HI 96793

via email: tara.furukawa@mauicounty.gov

Dear Ms. Furukawa:

SUBJECT: Draft Environmental Impact Statement (DEIS) for the Proposed **Windward Hotel** located at Kahului, Island of Maui; TMK: (2) 3-8-103:014 por., 015, 016, 017 & 018

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of the request pertaining to the subject matter received from your agent, Chris Hart & Partners, Inc., to DLNR's Divisions for their review and comments.

At this time, enclosed are comments from the (a) Engineering Division and (b) Commission on Water Resource Management. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or by email at darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure(s)

cc:

Central Files

Planning Consultant: Brett A. Davis, Senior Planner via email: bdavis@chpmaui.com

Applicant: Anthony Wrzosek, Vice President, R.D. Olson Development



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

October, 2019

Draft Environmental Impact Statement (DEIS)

Dear Participant:

Attached for your review is a Draft Environmental Impact Statement (DEIS) prepared pursuant to the Hawai'i EIS law (Ch. 343, HRS and 11-200, HAR).

Name of Project: Windward Hotel

Island: Maui

TMK: (2) 3-8-103:014 (portion), 015, 016, 017, 018

Name of Applicant or Proposing Agency: R.D. Olson Development
520 Newport Center Drive, Suite 600
Newport Beach, California 92660
Mr. Anthony Wrzosek, Vice President
(949) 271-1109

Approving Agency: Maui Planning Department
2200 Main Street, Suite 619
Wailuku, Hawaii 96793
Ms. Tara Furukawa, Staff Planner
(808) 270-8205

Planning Consultant: Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, HI, 96793-1717
Mr. Brett A. Davis, Senior Planner
bdavis@chpmaui.com
(808) 242-1955

RECEIVED
LAND DIVISION
2019 OCT -9 AM 10:37
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

Please address your comments to the Approving Agency and copied to the Planning Consultant and the Applicant.

The deadline for receiving comments is Friday November 22, 2019.

Thank you for your participation in the Hawai'i Environmental Review Process.



November 10, 2021

Mr. Russell Y. Tsuji, Land Administrator
State of Hawaii, Department of Land & Natural Resources
Land Division
1151 Punchbowl St., Room 220
Honolulu, HI 96813

Dear Mr. Tsuji,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015, 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of November 21, 2019, distributing our request for comments to various DLNR divisions. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,

Brett Davis, Senior Planner

Mr. Russell Y. Tsuji, Land Administrator
State of Hawaii, Department of Land & Natural Resources
November 10, 2021
Page 2 of 2

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

LD1905

DAVID Y. IGE
GOVERNOR OF HAWAII

RECEIVED
LAND DIVISION



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT



2019 OCT 16 PM 1:39

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

October 14, 2019

MEMORANDUM

TO:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Maui District
- Historic Preservation

~~TO:~~
FROM

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Draft Environmental Impact Statement (DEIS) for the Proposed **Windward Hotel**

LOCATION:

Kahului, Island of Maui; TMK: (2) 3-8-103:014 por., 015, 016, 017, & 018

APPLICANT:

Chris Hart & Partners, Inc., on behalf of R.D. Olson Development

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **November 20, 2019**.

The DEA can be found on-line at: <http://health.hawaii.gov/oegc/> (Click on The Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417 or by email at darlene.k.nakamura@hawaii.gov. Thank you.

- () We have no objections.
- () We have no comments.
- () Comments are attached.

Signed:

Print Name:

Cary S. Ohang, Chief Engineer

Date:

10/14/19

Attachments

cc: Central Files

19 OCT 15 PM 06:27 (HAWAIIAN)

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/Russell Y. Tsuji

Ref: Draft Environmental Impact Statement (DEIS) for the Proposed Windward Hotel

TMK(s): (2) 3-8-103:014 por., 015, 016, 017, & 018

Location: Kahului, Island of Maui

Applicant: Chris Hart & Partners, Inc., on behalf of R.D. Olson Development

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (<http://gis.hawaiiinfip.org/FHAT>).

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- o Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- o Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- o Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- o Kauai: County of Kauai, Department of Public Works (808) 241-4896.

Signed: 
CARTY S. CHANG, CHIEF ENGINEER

Date: 10/16/14



November 10, 2021

Mr. Carty S. Chang, P.E., Chief Engineer
State of Hawaii, Department of Land & Natural Resources
Engineering Division
1151 Punchbowl Street, Room 221
Honolulu, HI 96813

Dear Mr. Chang,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of October 16, 2019, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Engineering Division Comments

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (<http://gis.hawaiiinfip.org/FHAT>).

Response. The Applicant acknowledges this comment and will comply with any regulations with respect to the Special Flood Hazard Area. The project site is located within Flood Zone X, i.e., areas outside of the 0.2% annual chance floodplain. No adverse flood hazards are anticipated to affect the site or the neighboring properties, however, proper emergency management efforts will be adhered to. Flood hazards will be discussed in the upcoming DEIS for the proposed hotel project.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your letter. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

LD 2671

DAVID Y. IGE
GOVERNOR OF HAWAII

RECEIVED
LAND DIVISION



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT



NOV 15 AM 8:20

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

October 14, 2019

MEMORANDUM

TO:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Maui District
- Historic Preservation

FR:

TO:

FROM: Russell Y. Tsuji, Land Administrator ✓

SUBJECT: Draft Environmental Impact Statement (DEIS) for the Proposed **Windward Hotel**

LOCATION: Kahului, Island of Maui; TMK: (2) 3-8-103:014 por., 015, 016, 017, & 018

APPLICANT: Chris Hart & Partners, Inc., on behalf of R.D. Olson Development

RECEIVED
COMMISSION ON WATER
RESOURCE MANAGEMENT
2019 OCT 14 PM 3:21

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **November 20, 2019**.

The DEA can be found on-line at: <http://health.hawaii.gov/oeqc/> (Click on The Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417 or by email at darlene.k.nakamura@hawaii.gov. Thank you.

- () We have no objections.
- () We have no comments.
- (x) Comments are attached.

Signed: /s/ M. Kaleo Manuel

Print Name: Deputy Director

Date: November 12, 2019

Attachments
cc: Central Files

| | |
|----------|------------|
| FILE ID: | REF-4628.6 |
| DOC ID: | 21966 |

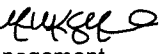


STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

November 12, 2019

REF: RFD.4628.6

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: M. Kaleo Manuel, Deputy Director 
Commission on Water Resource Management

SUBJECT: Draft Environmental Impact Statement (DEIS) for the Proposed Windward Hotel

FILE NO.: RFD.4628.6
TMK NO.: (2) 3-8-079:013, (2) 3-8-103:014, (2) 3-8-103:015, (2) 3-8-103:016, (2) 3-8-103:017, (2) 3-8-103:018

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://dlnr.hawaii.gov/cwr/>.

Our comments related to water resources are checked off below.

1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EAP as having high water efficiency can be found at <http://www.epa.gov/watersense>.
5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://planning.hawaii.gov/czm/initiatives/low-impact-development/>
6. We recommend the use of alternative water sources, wherever practicable.
7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>.
8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at

- http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.
- 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
 - 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.
 - 11. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.
 - 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
 - 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
 - 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
 - 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.
 - 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
 - 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
 - 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- OTHER:

If you have any questions, please contact Lenore Ohye of the Commission staff at 587-0216.



November 10, 2021

Mr. M. Kaleo Manuel, Deputy Director
State of Hawaii, Department of Land and Natural Resources
Commission on Water Resource Management
P.O. Box 621
Honolulu, Hawai'i 96809

Dear Mr. Manuel,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of November 12, 2019, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

- We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EAP as having high water efficiency can be found at <http://www.epa.gov/watersense>.*

Response. The Applicant acknowledges this comment and has reviewed the above-referenced listing of fixtures. The forthcoming DEIS will include a Climate Change Assessment prepared by Wilson Okamoto Corporation for the proposed project (Section 2.1.4). Of all the specific green building objectives included within the project, the following are proposed to achieve water efficiency.

- Utilize water conserving plumbing fixtures and fittings
- Irrigation with automatic controllers, sensors, and metering of outdoor water use

5. *We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and LEED certification. More information on stormwater BMPs can be found at <http://planning.hawaii.gov/initiatives/low-impact-development/>*

Response. The Applicant has reviewed the above-referenced stormwater BMPs and will comply with the guidelines. The proposed project includes stormwater management system that will provide water quality treatment and/or natural Low Impact Development (LID) features, such as vegetative swales, to reduce the discharge of pollutants to the maximum extent practicable.

In compliance with the stormwater quality requirements, implementation of other LID strategies may include installing underground stormwater treatment devices or chambers, minimizing parking, complying with the parking code limits, and reducing sidewalks — as sidewalks are currently present around the perimeter of the project site.

An appropriate maintenance plan will be developed for each stormwater quality feature — where accumulated debris and sediments will be removed during regularly scheduled maintenance and disposed at a County approved disposal site — to achieve appropriate stormwater quality.

Further details about storm water will be discussed in the forthcoming Draft EIS, Section 2.4.2 (Drainage).

7. *We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>.*

Response. The Applicant acknowledges this comment and will consider about the participation in the Hawaii Green Business Program. The Applicant, however, has shown a commitment to green business practices by preparing Climate Change Assessment and incorporating specific green building objectives into the proposed hotel. Such objectives will allow the proposed hotel to conserve energy during the construction and the operation of the hotel.

8. *We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.*

Response. The Applicant has reviewed the above-referenced BMPs for landscape irrigation conservation. In addition, non-potable water will be prioritized for irrigation purposes and potable water will only be used where required by specific flora.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be

available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your letter. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,

A handwritten signature in blue ink that reads "Brett Davis". The signature is written in a cursive style with a large, sweeping initial "B".

Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014



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

RECEIVED

NOV 18 2019

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning
CC: Brett → Helen

17/028

OFFICE OF FACILITIES AND OPERATIONS

November 12, 2019

Ms. Tara Furukawa, Staff Planner
County of Maui
Department of Planning
2200 Main Street, Suite 619
Wailuku, Hawaii 96793

Re: Draft Environmental Impact Statement for the proposed Windward Hotel by
R.D. Olson Development Kahului, Maui, Hawaii, TMK: 3-8-103: por. 014 por., 015,
016, 017 & 018 (EIS 2018/0001).

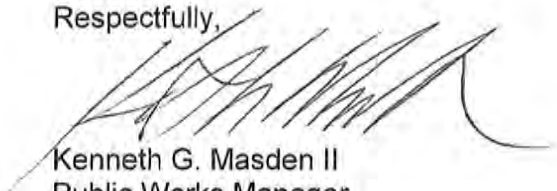
Dear Ms. Furukawa:

The Hawaii State Department of Education (HIDOE) has the following comments for the proposed Windward Hotel (Project). According to the Draft Environmental Impact Statement, 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 HIDOE previously commented on the proposed Project by the attached letters dated September 5, 2018 and January 30, 2019. As there are no changes to the previously reviewed Project, no HIDOE or facilities will be impacted.

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

Respectfully,


Kenneth G. Masden II
Public Works Manager
Planning Section

KGM: rll
Attachments

c:/Brett A. Davis, Chris Hart & Partners, Inc.



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

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

September 5, 2018

Ms. Tara Furukawa, Staff Planner
County of Maui
Department of Planning
2200 Main Street, Suite 619
Wailuku, Hawaii 96793

Re: Community Plan Amendment, Change in Zoning, Special Management Area Permit, and Environmental Assessment for the proposed Windward Hotel by R.D. Olson Development, Kahului, Maui, Hawaii, TMK: 3-8-103: por. 014, 015, 016, 017 & 018 (CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, and EA 2018/0001)

Dear Ms. Furukawa:

The Hawaii State Department of Education (HIDOE) has the following comments for the proposed Windward Hotel (Project). According to the Draft Environmental Assessment, 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: por. 014, 015, 016, 017 & 018.

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

Thank you for the opportunity to comment. Should you have questions, please contact Robyn Loudermilk, School Lands and Facilities Specialist of the Facilities Development Branch, Planning Section, at 784-5093 or via email at robyn_loudermilk@notes.k12.hi.us.

Respectfully,

A handwritten signature in black ink, appearing to read "Kenneth G. Masden II".

Kenneth G. Masden II
Public Works Manager
Planning Section

KGM: rll

c: Jordan Hart, Chris Hart & Partners, Inc.



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

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

January 30, 2019

Ms. Tara Furukawa, Staff Planner
County of Maui
Department of Planning
2200 Main Street, Suite 619
Wailuku, Hawaii 96793

Re: Environmental Impact Statement Preparation Notice for the Proposed Windward Hotel
Kahului, Maui, Hawaii, TMK: 3-8-103: por. 014, 015, 016, 017 & 018

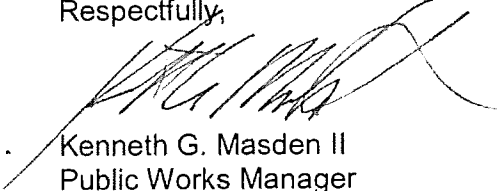
Dear Ms. Furukawa:

The Hawaii State Department of Education (HIDOE) has the following comments for the proposed Windward Hotel (Project). According to the Draft 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: por. 014, 015, 016, 017 & 018.

The HIDOE previously commented on the proposed Project by letter dated September 5, 2018. As there are no changes to previously reviewed Project, it will not impact existing HIDOE schools and facilities.

Thank you for the opportunity to comment. Should you have questions, please contact Robyn Loudermilk, School Lands and Facilities Specialist of the Facilities Development Branch, Planning Section, at 784-5093 or via email at robyn_loudermilk@notes.k12.hi.us.

Respectfully,



Kenneth G. Masden II
Public Works Manager
Planning Section

KGM: rll

c: Brett A. Davis, Chris Hart & Partners, Inc.



November 10, 2021

Mr. Kenneth G. Masden, II, Public Works Manager
State of Hawaii, Department of Education
Planning Section
P. O. Box 2360
Honolulu, HI 96804

Dear Mr. Masden,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter dated November 12, 2019, confirming that the project has been reviewed since the letters dated September 5, 2018 and January 30, 2019 – no changes are made to the project. The applicant acknowledges that your department has concluded that no HIDOE schools or facilities will be impacted by the proposed hotel project.

The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your letter. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,

A handwritten signature in blue ink that reads "Brett Davis". The signature is written in a cursive, flowing style.

Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014



OFFICE OF PLANNING STATE OF HAWAII

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

DAVID Y. IGE
GOVERNOR

Mary Alice Evans
DIRECTOR
OFFICE OF PLANNING

DTS201912171523AA

December 23, 2019

RECEIVED

DEC 30 2019

Ms. Michele Chouteau McLean
Director
Planning Department
County of Maui
2200 Main Street, Suite 619
Wailuku, Hawaii 96793
Attn.: Tara Furukawa

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CC: Brett & Helen
17/028

Dear Ms. McLean:

Subject: Draft Environmental Impact Statement for the Windward Hotel
Kahului, Maui
TMK: (2) 3-8-103: 014 (por.), 015, 016, 017, and 018

Thank you for the opportunity to provide comments on the Draft Environmental Impact Statement (DEIS) for the Windward Hotel. R.D. Olson Development (Applicant) proposes to develop a 200-room, one- to four-story hotel on 5.17 vacant acres on Lauo Loop on the mauka side of Haleakala Highway (State Route 380) and adjacent to Kahului Airport.

The hotel will serve guests seeking accommodation in Central Maui and is targeted at the Kahului Airport and Kahului-Wailuku business markets. Among the 200 hotel rooms planned, 120 will be standard rooms and 80 will be extended-stay rooms with kitchens. Amenities to be provided include a swimming pool, dining area, sundry shop, meeting room, business center and other support services and accessory uses for hotel operation. Also proposed are associated on-site and off-site infrastructure improvements, including water, sewer, roads, drainage and electrical systems.

The project site is within the Maui Business Park, Phase 2. The Park is within the State Land Use Urban District, but subject to the conditions of the State Land Use Commission (LUC) Decision and Order Docket No. A03-739 A&B Properties, Inc. (D&O) for light industrial use. The Park is zoned M-1 Light Industrial Conditional Zoning, designated for Light Industrial (LI) use in the Wailuku-Kahului Community Plan, and within the Urban Growth Boundary of the Maui Island Plan. The project site is also within the Special Management Area (SMA). The proposed project is subject to the Maui County Code, Chapter 2.96 Workforce Housing requirement.

Upon acceptance of the Final Environmental Impact Statement by the Maui Planning Commission, the Applicant intends on seeking a Community Plan Amendment, a Motion to Amend the LUC D&O, a Change in Zoning, and an SMA Permit.

The Office of Planning (OP) has reviewed the DEIS and offers the following comments:

1. No Detailed Discussion of Alternatives

The DEIS briefly discusses five alternatives and dismisses them as not meeting the project's objectives (Section F, pgs. 12-16). No alternative is discussed in detail. Hawaii Administrative Rules (HAR) § 11-200-24 (h)¹ requires a draft environmental impact statement to describe alternatives which could attain the objectives of the action. "The section shall include a rigorous exploration and objective evaluation of the environmental impacts of all such alternative actions...In each case, the analysis shall be sufficiently detailed to allow the comparative evaluation of the environmental benefits, costs, and risks of the proposed action and each reasonable alternative." Summarily dismissing all alternatives is unusual, especially for a draft environmental impact statement that by nature is required because "a proposed action may have a significant effect". The significance of the potential effect may be less apparent if no alternative is considered in detail.

For example, when considering Alternative 3 "Alternate Site" the Applicant states that "the Project Site is the most feasible available location" (DEIS, pg. 14). However, no information is provided on any effort by the Applicant to identify other feasible available locations or the result of such efforts. In fact, according to the December 2004 Final Environmental Impact Statement (FEIS) prepared for the Maui Business Park Phase II development (MBPPII), another parcel near the project site was designated "Hotel" by Maui County Ordinance No. 3045. (FEIS Figure 7, 2002 Wailuku-Kahului Community Plan Land Use Map.)

Especially concerning is Applicant's cursory discussion of Alternative 5 "Development Under Existing Land Use Designation" (DEIS, pg. 16). The Applicant intends on petitioning the LUC to amend the condition of the D&O to change the use of the parcel from light industrial to hotel. Under HAR § 15-15-94 (b) the LUC may modify or delete conditions of the D&O "for good cause shown". However, the DEIS merely asserts that a thorough assessment of light industrial development can be found in the FEIS prepared in support of the MBPPII. The DEIS fails to provide any details of this assessment. Furthermore, the DEIS does not discuss whether the FEIS assessment is still relevant since the FEIS was prepared in December 2004, fifteen years ago.

2. Apparent Inconsistency with Wailuku-Kahului Community Plan

The Applicant proposes to amend the Wailuku-Kahului Community Plan for the subject property from Light Industrial to Hotel to maintain consistency with the proposed use, and notes that the Hotel Land Use Category is defined as applying "to transient accommodations which do not contain kitchens within individual units. Such hotel facilities may include permissible accessory uses

¹ The Applicant initiated the environmental review process prior to the adoption of the new HAR Chapter 11-200.1, effective August 8, 2019. Consequently, this DEIS is subject to the now-repealed HAR Chapter 11-200.

Ms. Michele Chouteau McLean
December 23, 2019
Page 3

primarily intended to serve hotel guests (DEIS, pg. 156).” Yet, this appears to be inconsistent with the Applicant’s stated intent to provide 80 extended-stay hotel rooms with kitchens (DEIS, pg. 38).

3. Previous Comments

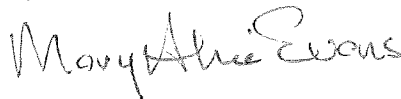
Our previous Environmental Impact Statement Preparation Notice letter dated February 7, 2019, requested that the DEIS:

- Contain specific findings on the extent of traditional and customary native Hawaiian cultural practices in the project area pursuant to the Hawaii Supreme Court’s holding in *Ka Pa’akai O Ka’Aina v. Land Use Commission*;
- Discuss the current status of compliance with LUC conditions imposed in the LUC D&O Docket A03-739;
- Evaluate the project site’s exposure and vulnerability to natural hazards linked to climate change;
- Assess the project in relation to the SMA as designated by the County of Maui;
- Address the project’s impact on water resources and coastal resources resulting from stormwater runoff. The analysis should include a critique on planned drainage infrastructure, low impact development design elements, and erosion/sediment controls;
- Detail the project’s relevancy with the provisions of Hawaii Revised Statutes (HRS) Chapter 226, the Hawaii State Planning Act; and
- Examine the project’s adherence with HRS § 205A-2, the objectives and supporting policies of the Hawaii Coastal Zone Management (CZM) program.

OP acknowledges that our February 7, 2019 comments have been addressed in the DEIS.

If you have any questions, please contact Aaron Setogawa of our Land Use Division at (808) 587-2883 or Joshua Hekekoa of our CZM program at (808) 587-2845.

Sincerely,



Mary Alice Evans
Director

c: Mr. Brett A. Davis, Senior Planner, Chris Hart & Partners, Inc.
Mr. Anthony Wrzosek, Vice President, R.D. Olson Development
Mr. Daniel Orodener, Executive Director, Land Use Commission



November 10, 2021

Ms. Mary Alice Evans, Director
State of Hawaii, Office of Planning and Sustainable Development
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Ms. Evans,

RE: Draft Environmental Assessment Comments for the proposed Windward Hotel, located in Kahului, Maui, Hawaii at
TMK's: (2) 3-8-103:014 (portion) 015 (portion), 016, 017, and 018,
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of December 23, 2019, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Comment 1: No Detailed Discussion of Alternatives

The DEIS briefly discusses five alternatives and dismisses them as not meeting the project's objectives (Section F, pgs. 12-16). No alternative is discussed in detail. Hawaii Administrative Rules (HAR)§ 11-200-24 (h)¹ requires a draft environmental impact statement to describe alternatives which could attain the objectives of the action. "The section shall include a rigorous exploration and objective evaluation of the environmental impacts of all such alternative actions .. In each case, the analysis shall be sufficiently detailed to allow the comparative evaluation of the environmental benefits, costs, and risks of the proposed action and each reasonable alternative." Summarily dismissing all alternatives is unusual, especially for a draft environmental impact statement that by nature is required because "a proposed action may have a significant effect". The significance of the potential effect may be less apparent if no alternative is considered in detail.

For example, when considering Alternative 3 "Alternate Site" the Applicant states that "the Project Site is the most feasible available location" (DEIS, pg. 14). However, no information is provided on any effort by the Applicant to identify other feasible available locations or the result of such efforts. In fact, according to the December 2004 Final Environmental Impact Statement (FEIS) prepared for the Maui Business Park

Phase II development (MBPPII), another parcel near the project site was designated "Hotel" by Maui County Ordinance No. 3045. (FEIS Figure 7, 2002 Wailuku- Kahului Community Plan Land Use Map.)

Especially concerning is Applicant's cursory discussion of Alternative 5 "Development Under Existing Land Use Designation" (DEIS, pg. 16). The Applicant intends on petitioning the LUC to amend the condition of the D&O to change the use of the parcel from light industrial to hotel. Under HAR§ 15-15-94 (b) the LUC may modify or delete conditions of the D&O "for good cause shown". However, the DEIS merely asserts that a thorough assessment of light industrial development can be found in the FEIS prepared in support of the MBPPII. The DEIS fails to provide any details of this assessment. Furthermore, the DEIS does not discuss whether the FEIS assessment is still relevant since the FEIS was prepared in December 2004, fifteen years ago.

¹ *The Applicant initiated the environmental review process prior to the adoption of the new HAR Chapter 11-200.1, effective August 8, 2019. Consequently, this DEIS is subject to the now-repealed HAR Chapter 11-200.*

Response 1: Thank you for your input on the discussion of the alternatives. However, the forthcoming DEIS has been prepared to include a detailed discussion on each alternative following the guidelines stated in Hawaii Administrative Rules (HAR) §11-200-24 (h). Section 1.6 (Alternatives) of the forthcoming DEIS discusses the following alternatives.

| | |
|---------------|--------------------------------------------|
| Section 1.6.1 | No Action/No Project/No Build Alternative |
| Section 1.6.2 | Existing Land Use Designations Alternative |
| Section 1.6.3 | Alternative Site Alternative |
| Section 1.6.4 | Multi-family Development Alternative |
| Section 1.6.5 | Reduced Intensity Alternative |

Each alternative contains the following key discussion.

- Description of the alternative,
- Comparison of impacts under the alternative scenario and the proposed project, and
- Attainment of the objectives of the proposed project with regards to the alternative.

In addition, the forthcoming DEIS also discusses alternatives not studied (Section 1.6.6) and identification of environmentally superior alternative (Section 1.6.7).

Comment 2: *Apparent Inconsistency with Wailuku-Kahului Community Plan*

The Applicant proposes to amend the Wailuku-Kahului Community Plan for the subject property from Light Industrial to Hotel to maintain consistency with the proposed use, and notes that the Hotel Land Use Category is defined as applying "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 (DEIS, pg. 156)." Yet, this appears to be inconsistent with the Applicant's stated intent to provide 80 extended-stay hotel rooms with kitchens (DEIS, pg. 38).

Response 2: Since the date of this letter, the proposed project includes a development of a 200-unit hotel containing 80 extended-stay guestrooms, each with a kitchenette (no oven), and 120 standard guestrooms with associated infrastructure and landscaping. For

more details, please refer to Section 1.5 (Proposed Action [Preferred Alternative]) of the forthcoming DEIS.

Comment 3: Previous Comments

Our previous Environmental Impact Statement Preparation Notice letter dated February 7, 2019, requested that the DEIS:

- *Contain specific findings on the extent of traditional and customary native Hawaiian cultural practices in the project area pursuant to the Hawaii Supreme Court's holding in *Ka Pa'akai O Ka 'Aina v. Land Use Commission*;*
- *Discuss the current status of compliance with LUC conditions imposed in the LUC D&O Docket A03-739;*
- *Evaluate the project site's exposure and vulnerability to natural hazards linked to climate change;*
- *Assess the project in relation to the SMA as designated by the County of Maui;*
- *Address the project's impact on water resources and coastal resources resulting from stormwater runoff. The analysis should include a critique on planned drainage infrastructure, low impact development design elements, and erosion/sediment controls;*
- *Detail the project's relevancy with the provisions of Hawaii Revised Statutes (HRS) Chapter 226, the Hawaii State Planning Act; and*
- *Examine the project's adherence with HRS § 205A-2, the objectives and supporting policies of the Hawaii Coastal Zone Management (CZM) program.*

OP acknowledges that our February 7, 2019 comments have been addressed in the DEIS.

Response 3: The Applicant confirms the acknowledgement of your department that your February 7, 2019, comments had been addressed in the DEIS.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for your comments. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

IN REPLY REFER TO:
STP 19-107
STP 8.2785

November 19, 2019

RECEIVED

NOV 21 2019

Ms. Tara K. Furukawa, Staff Planner
County of Maui
Department of Planning
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CC: *Brett & Helen*

11/10/28

Dear Ms. Furukawa:

Subject: Windward Hotel
Draft Environmental Impact Statement (DEIS)
Kahului, Maui, Hawaii
TMK: (2) 3-8-103: 014 (por), 015-018

The Department of Transportation (DOT) understands the applicant is proposing to develop an approximately 200-unit hotel with on and offsite infrastructure improvements. DOT's comments on the subject project are as follows:

Airports Division (DOT-AIR)

The following acknowledges and addresses DOT-AIR's previous comments during the Environmental Impact Statement Preparation Notice:

1. Condition 3, Aircraft Operations, Page 91 (PDF Reader, p. 100) acknowledges the project's proximity to Kahului Airport. Accordingly, the section includes covenant language that states, "The Property is located in the vicinity of Kahului Airport, a commercial airport, and each Owner is aware that there is a likelihood of noise from aircraft passing overhead or nearby and other potential adverse impacts from other incidence of aircraft operation. Each Owner hereby assumes the risk of any potential adverse impacts from such noise, right of flight, emissions, vibrations or other incidents of aircraft operations upon the Owner's lot or uses thereon. Each Owner shall be responsible for appropriate mitigation measures to address the abovementioned potential adverse impacts. Each Owner shall indemnify and hold harmless Declarant and the State of Hawaii from and against all claims, liability and losses that arise out of noise, right of flight, emissions, vibrations and other incidences of aircraft operations, unless such

claim, liability or loss arises out of the State of Hawaii's willful misconduct in the operation of Kahului Airport or violating any applicable federal, state or county requirement governing aircraft safety and noise abatement measures, in which case, the indemnification of the State of Hawaii will be inapplicable.”

Page 92 (PDF Reader, p. 101) validates the above passage by stating that “In accordance with this condition, the above language has been incorporated into the Declaration of Covenants and Restrictions for the Project.”

2. Condition 4, also on Page 92 acknowledges the Federal Aviation Administration Form 7460-1 Notice of Proposed Construction or Alteration, by inclusion of the following language into the Declaration of Covenants and Restrictions recorded at the Bureau of Conveyances, “Each Owner is aware of the obligation to submit Federal Aviation Administration (“FAA”) Form 7460-1, Notice of Proposed Construction or Alteration, to the FAA’s Hawaii District Office and will submit the same when or if required under FAA Regulations with a copy to DOT’s Airports Division.”
3. Condition 5 on pages 92 – 93 (PDF Reader, pp. 102 – 103) recognizes the Runway Protection Zone for potential runway extension in the future. This concern has been resolved by the DOT-AIR acquisition of 3.7 acres of the proposed development area in 2016.
4. Condition 12, Aircraft Operation Hazards, pages 95 – 96 (PDF Reader, pp. 104 – 105) addresses DOT-AIR’s concern about wildlife. Accordingly, the development will ensure that drainage basins are properly maintained to avoid a wildlife attractant.
5. To address DOT-AIR’s concern about the potential hazard of glint and glare from photovoltaic systems, PDF Reader page 323 states that “No rooftop photovoltaic system is proposed for the hotel.”

Highways Division (DOT-HWY)

1. We acknowledge the discussion made on page 12 of the DEIS, which relates to the future slip-ramp to the Airport Access Road. The property for the on-ramp will be located on the eastern corner of the project site, which is to be transferred to DOT-HWY.
2. We have reviewed the Traffic Impact Analysis Report (TIAR) dated May 9, 2019 and offer the following comments:
 - a. Should the anticipated build-out year of 2023 be delayed for five or more years with the hotel construction, we may require an updated TIAR.
 - b. Based on the proposed hotel use and its trip generation, compared to the currently allowed use for light industrial, within the Maui Business Park as shown in the

Ms. Tara K. Furukawa
November 19, 2019
Page 3

STP 8.2785

Appendix E, this may incur an increase to the pro-rata share for regional transportation improvements related to the hotel. Therefore, the Applicant should meet with the DOT-HWY Planning staff to discuss the determination of the pro-rata share.

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

Sincerely,



JADE T. BUTAY
Director of Transportation

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



November 10, 2021

Mr. Jade T. Butay, Director of Transportation
State of Hawaii, Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Dear Mr. Butay,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015, 016, 017, 018 (EIS 2018/0001)

Thank you for your letter of November 19, 2019, providing the department's comments on the proposed hotel project. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Airports Division (DOT-AIR)

1. *Condition 3, Aircraft Operations, Page 91 (PDF Reader p. 100) acknowledges the project's proximity to Kahului Airport. Accordingly, the section includes covenant language that states, "The Property is located in the vicinity of Kahului Airport, a commercial airport, and each Owner is aware that there is a likelihood of noise from aircraft passing overhead or nearby and other potential adverse impacts from other incidence of aircraft operation. Each Owner hereby assumes the risk of any potential adverse impacts from such noise, right of flight, emissions, vibrations or other incidents of aircraft operations upon the Owner's lot or uses thereon. Each Owner shall be responsible for appropriate mitigation measures to address the abovementioned potential adverse impacts. Each Owner shall indemnify and hold harmless Declarant and the State of Hawaii and against all claims, liability and losses that arise out of noise, right of flight, emissions, vibrations and other incidences of aircraft operations, unless such claim, liability or loss arises out of the State of Hawaii's willful misconduct in the operation of Kahului Airport or violating any applicable federal, state or county requirement governing aircraft safety and noise abatement measures, in which case, the indemnification of the State of Hawaii will be inapplicable.*

Page 92 (PDF Reader, p. 101) validates the above passage by stating that "In accordance with this condition, the above language has been incorporated into the Declaration of Covenants and Restrictions for the Project."

Response. The Applicant acknowledges that property owners near the airport assume the risk of any potential adverse impacts from such noise, right of flight, emissions, vibrations or other incidents of aircraft operations upon the Owner's lot or uses thereon. The Applicant be responsible for appropriate mitigation measures to address the abovementioned potential adverse impacts.

- 2. Condition 4, also on Page 92 acknowledges the Federal Aviation Administration Form 7460-1 Notice of Proposed Construction or Alteration, by inclusion of the following language into the Declaration of Covenants and Restrictions recorded at the Bureau of Conveyances, "Each Owner is aware of the obligation to submit Federal Aviation Administration ("FAA") Form 7460-1, Notice of Proposed Construction or Alteration, to the FAA's Hawaii Districts Office and will submit the same when or if required under FAA Regulations with a copy to DOT's Airports Division."*

Response. The Applicant acknowledges that the above-referenced language has been included to the Declaration of Covenants and Restrictions recorded at the Bureau of Conveyances.

- 3. Condition 5 on pages 92-93 (PDF Reader, pp. 102-103) recognizes the Runway Protection Zone for potential runway extension in the future. This concern has been resolved by the DOT-AIR acquisition of 3.7 acres of the proposed development area in 2016.*

Response. The Applicant acknowledges the above confirmation.

- 4. Condition 12, Aircraft Operation Hazards, pages 95-96 (PDF Reader, pp. 104-105) addresses DOT-AIR's concern about wildlife. Accordingly, the development will ensure that drainage basins are properly maintained to avoid a wildlife attractant.*

Response. The Applicant confirms that the proposed project stormwater drainage system is contained underground beneath the parking lot, therefore no surface drainage basin is proposed as part of this project.

- 5. To address DOT-AIR's concern about the potential hazard of glint and glare from photovoltaic systems, PDF Reader page 323 states that "No rooftop photovoltaic system is proposed for the hotel."*

Response. Since the date of this letter, the proposed project includes the installation of photovoltaic systems. The roof plan containing this proposed system is provided within Appendix 2 of the forthcoming DEIS (Kāhā Hotel Design Document). The Applicant will comply with any requirements to avoid and/or mitigate any potential hazards of glint and glare from the proposed system. As shown within the Roof Plan of the proposed project (Appendix 2, page 11 of 30), the project includes installation of 66 REC Solar 360 Watt Panes for 23,760 Watts and 66 Emphase IQ7+ Inverters — approximately producing 100 kWh/day.

Highways Division (DOT-HWY)

1. *We acknowledge the discussion made on page 12 of the DEIS, which relates to the future slip-ramp to the Airport Access Road. The Property for the on-ramp will be located on the eastern corner of the project site, which is to be transferred to DOT-HWY.*

Response. The Applicant acknowledges this comment. The forthcoming DEIS includes the alternative site plan that depicts the on-ramp between Haleakala Highway and Airport Access Road.

As discussed in Section 1.5 of forthcoming DEIS, under the “Off-site Improvements in the project area to be completed by others”, Anticipated future offsite infrastructure improvements to be provided by the State of Hawai'i, Department of Transportation include construction of a new on-ramp to the Airport Access Road located on the eastern corner of the Project Site. Land costs relating to the onramp were to be charged against the previous Petitioner's (A&B) documented fair share contribution, however, in January 2020 the DOT instead requested full payment of the previous Petitioner's fair share contribution. Pursuit to that request the previous Petitioners remitted the amount of \$4,601,026.00 to the DOT in February 2020 in full payment of its fair market value share contribution. The State's timing of the future on-ramp construction is unknown at this time.

In 2021, the Applicant consulted with DOT-HWY and when asked to clarify DOT-HWY's understanding of the terms of the “transfer”, Mr. Jeyan Thirugnanam (DOT, Highways Division, Planning Branch) stated that DOT-HWY will pay fair market value to the owner of the on-ramp property for the transfer of the property to the State.

2. *We have reviewed the Traffic Impact Analysis Report (TIAR) dated May 9, 2019 and offer the following comments:*
 - a. *Should the anticipated build-out year of 2023 be delayed for five or more years with the hotel construction, we may require an updated TIAR.*
 - b. *Based on the proposed hotel use and its trip generation, compared to the currently allowed use for light industrial, within the Maui Business Park as shown in the Appendix E, this may incur an increase to the pro-rata share for regional transportation improvements related to the hotel. Therefore, the Applicant should meet with the DOT-HWY Planning staff to discuss the determination of the pro-rata share.*

Response.

- a. The updated TIAR dated April 30, 2021, is available as Appendix 24 within the forthcoming DEIS. The new Base Year and Future Year use the year 2025 for the updated analysis.
- b. The Applicant will meet with the DOT-HWY Planning Staff to discuss the above-referenced determination.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be

available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your email. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014



UNIVERSITY
of HAWAII®
MĀNOA

Water Resources Research Center

October 14, 2019

To Whom It May Concern,

This is to acknowledge receipt of your letter requesting a review of an environmental assessment (EA) or environmental impact statement (EIS). The Environmental Center at the University of Hawai'i at Mānoa, which for a time was linked to the Water Resources Research Center (WRRC), has been discontinued. As a result of the closure of the Environmental Center, we regret that WRRC no longer has the capacity to review environmental documents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Giambelluca'.

Thomas Giambelluca
Director

Attachment

RECEIVED

OCT 18 2019

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CC: Brett + Helen

171028

2540 Dole Street, Holmes Hall 283
Honolulu, Hawai'i 96822
Telephone: (808) 956-7847
Fax: (808) 956-5044

An Equal Opportunity/Affirmative Action Institution



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

October, 2019

Draft Environmental Impact Statement (DEIS)

Dear Participant:

Attached for your review is a Draft Environmental Impact Statement (DEIS) prepared pursuant to the Hawai'i EIS law (Ch. 343, HRS and 11-200, HAR).

Name of Project: Windward Hotel

Island: Maui

TMK: (2) 3-8-103:014 (portion), 015, 016, 017, 018

Name of Applicant or Proposing Agency R.D. Olson Development
520 Newport Center Drive, Suite 600
Newport Beach, California 92660
Mr. Anthony Wrzosek, Vice President
(949) 271-1109

Approving Agency Maui Planning Department
2200 Main Street, Suite 619
Wailuku, Hawaii 96793
Ms. Tara Furukawa, Staff Planner
(808) 270-8205

Planning Consultant Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, HI, 96793-1717
Mr. Brett A. Davis, Senior Planner
bdavis@chpmaui.com
(808) 242-1955

Please address your comments to the Approving Agency and copied to the Planning Consultant and the Applicant.

The deadline for receiving comments is Friday November 22, 2019.

Thank you for your participation in the Hawai'i Environmental Review Process.



November 10, 2021

Mr. Thomas Giambelluca
University of Hawai'i at Manoa, Water Resources Research Center (WRRC)
2540 Dole Street, Holmes Hall 283
Honolulu, Hawai'i 96822

Dear Mr. Giambelluca,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter dated October 14, 2019 regarding the subject application. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel.

The Applicant acknowledges the discontinuation of the Environmental Center at the University of Hawai'i and that the WRRC would no longer be able to review environmental documents.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the DEIS review process. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,

A handwritten signature in blue ink that reads "Brett Davis". The signature is written in a cursive, flowing style.

Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

RECEIVED

OCT 30 2019

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CC: Brett + Helen

17/028

October 24, 2019

Via U.S. mail and email:

Maui Planning Commission
200 South High Street, Room 434
Wailuku, HI 96793

Attention: Ms. Tara Fukunaga, Staff Planner

Re: Draft Environmental Impact Statement (DEIS)
Proposed Windward Hotel at 0 Lauo Loop, Kahului, HI
TMK: (2) 3-8-103:014 (POR.), 15, 016, 017, 018 (EIS 2018/0001)

Dear Ms. Fukunaga:

Thank you for the opportunity to comment on the DEIS for the proposed windward hotel referenced above (published October 8, 2019), specifically with respect to issues and concerns regarding light pollution.

The University of Hawai'i Institute for Astronomy (IfA) conducts research in astronomy using telescopes located on Haleakalā and Maunakea and operated by IfA and our partner institutions. Both Haleakalā and Maunakea are among the best sites in the world for astronomical facilities because of their elevation, clear skies, favorable atmospheric conditions, and low levels of light pollution. Hawai'i-based observatories have played major roles in the advancement of astronomy and astrophysics for over 50 years and are well positioned to remain at the forefront of astronomical research for decades to come.

Because of the outstanding quality and productivity of these facilities, IfA is acutely concerned about negative impacts on astronomy from increased light pollution. Our work to combat light pollution has also brought us into contact with others concerned about light pollution for other reasons, including impacts on wildlife (particularly seabirds) and on human health.

With that background, we offer the following comments:

Any new or additional artificial light at night has an adverse effect on astronomical observations by increasing the night sky brightness. All observations performed by Pan-STARRS observatories, the ATLAS telescope, and the Faulkes telescope on Haleakalā are sky-background limited. This means that there is a natural sky brightness coming from airflow and zodiacal light. Artificial light increases the sky brightness, thereby decreasing the sensitivity of the telescopes. Some of the observations performed by the Air Force telescopes atop Haleakala are also sky-background limited, so those observations, performed for national defense purposes, will also be adversely affected.

The DEIS for the proposed project states that natural lighting will be used. Natural lighting is not defined, but if that means skylights, then we request that covers/shutters be installed to cover the skylights at night so that light does not escape at night.

Lights can have an adverse effect on astronomical observations by incrementally increasing the night sky brightness, effectively making the telescope smaller and less sensitive.


Appropriate steps to reduce the impact on the observatories would include:

1. Any outdoor lighting at the facility must follow the Maui County lighting ordinance. All lighting must be fully shielded. This means that all lighting fixtures must emit zero light above the horizontal plane.
2. The minimum possible amount of outdoor lighting should be used. Motion sensor activated lighting is strongly preferred. Blue light is most harmful to the observatories, so blue-deficient lighting should be exclusively selected. The best choices are filtered LED lights, or amber LED lights. Under no circumstances should high-intensity discharge lamps such as metal halide be used; fluorescent lights also must be avoided. Both of these types of lamps use mercury and emit light at wavelengths that is very damaging to astronomy.
3. White light should be avoided because the blue component of white light is very damaging to astronomy. White light should always have a Correlated Color Temperature of 2700 K or below.
4. Skylights should be fitted with covers or shades to prevent light from escaping at night.

Finally, we note that there is a strong need for further dialog with the University regarding light pollution on Maui, and a strong need for revision of the present lighting ordinance to properly address the impacts of changes in lighting technology including LED lighting.

Thank you for your consideration of these comments and attention to IfA's concerns. If you have questions or need further detail regarding these comments, please do not hesitate to contact the undersigned or Richard Wainscoat (rjw@hawaii.edu).

Very truly yours,


Robert McLaren
Interim Director

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



November 10, 2021

Mr. Robert McLaren, Interim Director
University of Hawaii at Manoa, Institute for Astronomy (IfA)
2680 Woodlawn Drive
Honolulu, HI 96822-1897

Dear Mr. McLaren,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015, 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of October 24, 2019, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Any new or additional light at night has an adverse effect on astronomical observations by increasing the night sky brightness. All observations performed by Pan-STARRS observatories, the ATLAS telescope, and the Faulkes telescope on Haleakala are sky-background limited. This means that there is a natural sky brightness coming from airflow and zodiacal light. Artificial light increases the sky brightness, thereby decreasing the sensitivity of the telescopes. Some of the observations performed by the Air Force telescopes atop Haleakala are also sky-background limited, so those observations, performed for national defense purposes, will also be adversely affected.

The DEIS for the proposed project states that natural lighting will be used. Natural lighting is not defined, but if that means skylights, then we request that covers/shutters be installed to cover the skylights at night so that light does not escape at night.

Lights can have an adverse effect on astronomical observations by incrementally increasing the night sky brightness, effectively making the telescope smaller and less sensitive.

Appropriate steps to reduce the impact on the observatories would include:

- 1. Any outdoor lighting at the facility must follow the Maui County lighting ordinance. All lighting must be fully shielded. This means that all lighting fixtures must emit zero light above the horizontal plane.*
- 2. The minimum possible amount of outdoor lighting should be used. Motion sensor activated lighting is strongly preferred. Blue light is most harmful to the observatories, so blue-deficient lighting should be exclusively selected. The best choices are filtered LED lights, or amber LED lights. Under no circumstances should high-intensity discharge lamps such as metal halide be used; fluorescent lights also must be avoided. Both of these types of lamps use mercury and emit light at wavelengths that is very damaging to astronomy.*
- 3. White light should be avoided because the blue component of white light is very damaging to astronomy. White light should always have a Correlated Color Temperature of 2700 K or below.*
- 4. Skylights should be fitted with covers or shades to prevent light from escaping at night.*

Response:

1. The Applicant will comply with the Maui County ordinance about outdoor lighting as regulated under chapter 20.35.
2. The Applicant acknowledges the different types of lightings and their effects to the observatories. The Applicant will ensure possible amount of outdoor lighting to be used. The use of motion sensor activated lighting will be used if applicable.
3. The use of white light will be avoided when applicable.
4. The Applicant will ensure skylight to be fitted with covers or shades to prevent light from escaping at night.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your letter. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

MICHAEL P. VICTORINO
Mayor

ERIC A. NAKAGAWA, P.E.
Acting Director

SHAYNE R. AGAWA, P.E.
Deputy Director

MICHAEL P. RATTE
Solid Waste Division

SCOTT R. ROLLINS, P.E.
Wastewater Reclamation Division

TAMARA FARNSWORTH
Environmental Protection &
Sustainability Division



**COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT**

2050 MAIN STREET, SUITE 2B
WAILUKU, MAUI, HAWAII 96793

RECEIVED

DEC 02 2019

November 20, 2019

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

Maui Planning Department
2200 Main Street, Suite 619
Wailuku, Hawaii 96793
Ms. Tara Furukawa, Staff Planner

cc: Brett + Helen
17/128

**SUBJECT: WINDWARD HOTEL
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
TMK (2) 3-8-103:014 (PORTION), 015, 016, 017, 018, KAHULUI**

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:
 - a. None as solid waste is addressed.
2. Wastewater Reclamation Division (WWRD) comments:
 - a. Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
 - b. Wastewater contribution calculations are required before building permit is issued.
 - c. Developer is not required to pay assessment fees for this area at the current time.
 - d. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
 - e. Recommend that a property sewer service manhole near the property line.
 - f. Commercial kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens etc.)
 - g. Non-contact cooling water and condensate should not drain to the wastewater system.

- h. Note that the existing sewer collection system in Lauo Loop, along Haleakala Highway, Dairy Road and Kele Street is privately owned and operated by Alexander and Baldwin. Developer must provide written assurance from A&B that the system is adequate to handle flows from this development.
- i. Alexander and Baldwin own and operate the private pump station at triangle square. Developer must provide written assurance from A&B that the pump station and force main is adequate to handle flows from this development, and provide a report to the Wastewater Reclamation Division (WWRD) detailing the total daily volume and rate of flow that is/will be conveyed by the pump station to the County collection system in Alamaha Street prior to and once the project is complete.
- j. Per Maui County Code 20.28.040 Wastewater treatment facility expansion—Allocation of capacity, there is only 70,000 gallons of capacity available to allocate to hotel projects. The preliminary calculations for this facility note a required allocation of 79,713 gpd. The project will either require downsizing, or County Council will need to approve a revision to the Maui County Code changing the allocations to each category.

If you have any questions regarding this letter, please contact Shayne Agawa at 270-8230.

Sincerely,



ERIC A. NAKAGAWA, P.E.
Director of Environmental Management

xc: ✓ Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, HI 96793
Mr. Brett A. Davis, Senior Planner

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



November 11, 2021

Mr. Shayne Agawa, Deputy Director
County of Maui, Department of Environmental Management
200 S. High Street
Wailuku, HI 96793

Dear Mr. Agawa,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of November 20, 2019, providing the department's comments on the proposed hotel project. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

1. *Solid waste division comments:*
 - a. *None as solid waste is addressed.*

Response. Solid waste will be addressed in the forthcoming Draft EIS (Section 2.3.5).

2. *Wastewater reclamation division comments:*
 - a. *Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.*

Response. The Applicant acknowledges that the wastewater system capacity cannot be ensured until the issuance of the building permit.

- b. *Wastewater contribution calculations are required before building permit is issued.*

Response. Section 2.4.4 (Wastewater) of the forthcoming Draft EIS includes the wastewater contribution calculation for the proposed hotel project. The following table summarizes the said calculation.

Wastewater Flows Expected for the Proposed Project

| Description | Quantity | Units | Average Day Demand | Unit | Total Wastewater Contribution (gpd) |
|--------------|------------|-------|--------------------|----------|-------------------------------------|
| Hotel Rooms | 200 | units | 150 | gpd/unit | 30,000 |
| Total | 200 | | | | 30,000 |

c. *Developer is not required to pay assessment fees for this area at the current time.*

Response. The Applicant acknowledges this comment.

d. *Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.*

Response. The Applicant acknowledges this comment. Sections 1.5 (Proposed Action [Preferred Alternative]) and 2.4.4 (Wastewater) of the forthcoming Draft EIS acknowledge this comment and discuss the required offsite sewer improvements as follows.

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

It is anticipated that improvements to the A&B Triangle Square Wastewater Pump Station (WWPS) located at 417 Kele Street in Kahului, TMK No. (2) 3-8-079: 004 and Alamaha WWPS, TMK No. (2) 3-7-012:027 may be required because of the proposed action. Other roadways, 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.

e. *Recommend that a property sewer service manhole be installed near the property line.*

Response. Section 2.4.4 (Wastewater) of the forthcoming Draft EIS acknowledges this comment and the proposed project will involve installation of a new sewer service property manhole on the sewer lateral.

f. *Commercial kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens, etc.).*

Response. The Applicant acknowledges this comment and will ensure compliance with the said pre-treatment requirements for the commercial kitchen facilities.

- g. *Non-contact cooling water and condensate should not drain to the wastewater system.*

Response. The Applicant will ensure that non-contact cooling water and condensate are not drained to the wastewater system.

- h. *Note that the existing sewer collection system in Lauo Loop, along Haleakala Highway, Dairy Road and Kele Street is privately owned and operated by Alexander and Baldwin. Developer must provide written assurance from A&B that the system is adequate to handle flows from this development.*

Response. The Applicant will provide written assurance from A&B stating that the existing sewer collection system in Lauo Loop, along Haleakala Highway, Dairy Road, and Kele Street is adequate to handle flows from the proposed hotel project.

- i. *Alexander and Baldwin own and operate the private pump station at triangle square. Developer must provide written assurance from A&B that the pump station and force main is adequate to handle flows from this development, and provide a report to the Wastewater Reclamation Division (WWRD) detailing the total daily volume and rate of flow that is/will be conveyed by the pump station to the County collection system in Alamaha Street prior to and once the project is complete.*

Response. The Applicant will provide written assurance from A&B that the pump station and force main is adequate to handle flows from the proposed hotel development. The Applicant will also provide a report to the Wastewater Reclamation Division (WWRD) detailing the total daily volume and rate of flow that is/will be conveyed by the pump station to the County collection system in Alamaha Street prior to and once the project is complete.

- j. *Per Maui County Code 20.28.040 Wastewater treatment facility expansion—Allocation of capacity, there is only 70,000 gallons of capacity available to allocate to hotel projects. The preliminary calculations for this facility note a required allocation of 79,713 gpd. The project will either require downsizing, or County Council will need to approve a revision to the Maui County Code changing the allocations to each category.*

Response. The Applicant acknowledges this comment, and the preliminary engineering report has been revised since the date of this letter. The new calculated wastewater flow is 30,000-gallons per day (gpd). The Wastewater Reclamation Division of the Maui Department of Environmental Management reports that adequate capacity is available at the KWWRF currently. As such, there should be ample treatment capacity available to accommodate the 30,000 gpd of wastewater flow which the Kanahā Hotel project is expected to generate.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be

available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely yours,



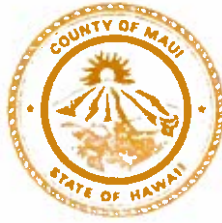
Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

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**

October 14, 2019

Ms. Tara Furukawa, Staff Planner
Maui Planning Department
2200 Main Street, Suite 619
Wailuku, Hawaii 96793

Dear Ms. Furukawa:

**Subject: Environmental Impact Statement Preparation Notice for the
Windward Hotel.
TMK: (2) 3-8-103:014 (portion), 015, 016, 017, 018
Project NO: 1051-004**

The Department has reviewed the Environmental Impact Statement Preparation Notice for the above subject project. Based on our review, we have determined that the subject project is subject to Chapter 2.96, Maui County Code. The owner will be required comply with all applicable requirements.

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: Director of Housing and Human Concerns
R.D. Olsen Development
Chris Hart & Partners, Inc.



November 11, 2021

Mr. C. Buddy Almeida, Housing Administrator
County of Maui, Department of Housing and Human Concerns
200 S. High Street
Wailuku, HI 96793

Dear Mr. Almeida,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of October 14, 2019, providing the department's comment on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Your letter confirms our understanding that the project will need to comply with Chapter 2.96 of the Maui County Code and that prior to the issuance of a building permit a Residential Work Force Housing agreement will be required. We look forward to working with you to complete the Residential Work Force Housing agreement upon approval of the project's SMA permit.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brett Davis". The signature is fluid and cursive, written in a professional style.

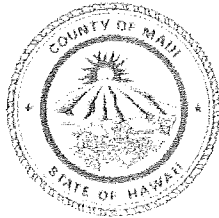
Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director



DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

October 28, 2019

Tara Furukawa, Staff Planner
County of Maui, Department of Planning
2200 Main Street, Suite 619
Wailuku, HI 96793

Dear Ms. Furukawa:

SUBJECT: Draft Environmental Impact Statement (DEIS) for the Proposed Windward Hotel Project; Kahului, Maui, Hawaii; TMKs (2) 3-8-103:014 (por.), 015, 016, 017 and 018

Thank you for the opportunity to review and comment on the subject project. The Department of Parks & Recreation has no comment at this time.

Please feel free to contact me or Robert Halvorson, Chief of Planning and Development, at robert.halvorson@co.maui.hi.us or (808) 270-7387, should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Peters".

KARLA H. PETERS
Director of Parks & Recreation

c: ✓ Brett Davis, Chris Hart & Partners, Inc.
Anthony Wrzosek, R.D. Olson Development
Robert Halvorson, Chief of Planning and Development

KP:RH:csa

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OCT 31 2019

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CL: Brett + Helen

11/028



November 11, 2021

Ms. Karla Peters, Director
County of Maui, Department of Parks & Recreation
700 Halia Nakoia Street, Unit 2
Wailuku, HI 96793

Dear Ms. Peters,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your comment letter of October 28, 2019, indicating that the department does not have any comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,

Brett Davis, Senior Planner

Ms. Karla Peters, Director
County of Maui, Department of Parks & Recreation
November 11, 2021
Page 2 of 2

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

MICHAEL P. VICTORINO
Mayor

MARC I. TAKAMORI
Director

MICHAEL B. DU PONT
Deputy Director



DEPARTMENT OF TRANSPORTATION
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

TELEPHONE: (808) 270-7511
FAX: (808) 270-7505

October 28, 2019

RECEIVED

OCT 30 2019

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CL: Brett & Helen

171028

Maui Planning Department
2200 Main Street, Suite 619
Wailuku, HI 96793
Ms. Tara Furukawa, Staff Planner

SUBJECT: Draft Environmental Impact Statement (DEIS) prepared pursuant to the Hawai'i EIS law (Ch. 343, HRS and 11-200, HAR). Windward Hotel, Maui, (2) 3-8-103:014 (portion), 015, 016, 017, 018

Dear Ms. Furukawa,

Thank you for the opportunity to review and comment on this project, however at this time we have no comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Takamori".

Marc Takamori
Director

cc: **Chris Hart & Partners, Inc.**
R.D. Olson Development



November 11, 2021

Mr. Marc Takamori, Director
County of Maui, Department of Transportation
110 Ala'ihi Street, Suite #210
Kahului, HI 96732

Dear Mr. Takamori,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your comment letter of October 28, 2019, indicating that the department does not have any comments on the proposed hotel project. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the early consultation review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,

Brett Davis, Senior Planner

Mr. Marc Takamori, Director
County of Maui, Department of Transportation
November 11, 2021
Page 2 of 2

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

MICHAEL P. VICTORINO
Mayor
MICHELE CHOUTEAU MCLEAN, AICP
Director
JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

RECEIVED

NOV 27 2019

November 20, 2019

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

cc: Brett + Helen

17/028

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

Dear Mr. Davis:

SUBJECT: COMMENTS ON DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS) IN SUPPORT OF A COMMUNITY PLAN AMENDMENT (CPA) AND CHANGE OF ZONING (CIZ) FOR THE PROPOSED WINDWARD HOTEL, LOCATED IN KAHULUI, ISLAND OF MAUI, HAWAII; TMKS: (2) 3-8-103:014, 015, 016, 017 & 018 (CPA 2018/0001) (CIZ 2018/0001) (SM1 2018/0001) (EIS 2018/0001)

The Department of Planning (Department) is in receipt of the above-referenced document for the proposed Windward Hotel (Project). Upon review, the Department has the following comments on the Draft EIS in support of a CPA and CIZ:

1. A market study is included and occupancy and demand projections are provided; however, other competitive hotels were not incorporated into the analysis, such as the Maui Beach Hotel and Maui Seaside Hotel, or the three hotels proposed in the Maui Research and Technology Park. For the Final EIS, please include an analysis that incorporates data from those hotels.
2. In order to comply with Maui County Code Chapter 2.96, prior to final subdivision approval or issuance of a building permit for a development, the Department of Housing and Human Concerns (DHHC) shall require the developer to fulfill the workforce housing agreement through one or a combination of the following: 1) offering units for sale within the community plan area, 2) offering units for rent within the community plan area, 3) conveying units to a qualified housing provider per DHHC approval or 4) payment of a fee, or provision of land, which must both be

approved by the Maui County Council. Given the feedback from public testifiers, as well as the Maui Planning Commissioners at the November 12, 2019 meeting, the Department strongly encourages the Applicant to work with DHHC to attempt to develop units for sale or rent.

3. In the electrical infrastructure section of the Draft EIS and under Conclusions of Law, it says that energy features will be incorporated into the project and there is no mention of solar water heating or photovoltaics (PV). In the response letter from the Applicant's consultant to the Department of Transportation (DOT), it states that to address the concern of glint and glare on nearby airport traffic, the Applicant does not plan on using PV in their project. The Department is assuming that this also means there will be no solar water heating. Please further explain in the Final EIS and provide relevant documentation from DOT-Airports.
4. In the Final EIS, please indicate which parking stalls will be designated for handicapped stalls on the plans. Please also indicate the proposed loading zone. Please include a more detailed discussion of parking in the project description.
5. Please have the traffic engineer update the Traffic Impact Assessment Report (TIAR) to factor in traffic counts associated with the Consolidated Rental Car facility. The TIAR mentions the facility and assumptions made about trips but does not include actual data. Now that the facility is up and running, the TIAR should include actual information.
6. In addition, while the proposed hotel location is in close proximity to Costco, it does not provide an onsite gift or sundry shop or a variety of food or dining options that most hotels provide. Since these services are located quite a distance away, hotel guests will need to drive to them, thus increasing traffic. The Draft EIS includes references to shuttle service that will be provided to guests; however, please discuss the effect of the lack of onsite amenities and traffic/shuttle alternatives in the TIAR, if such amenities will not be provided onsite.
7. For the Final EIS, a discussion on the terms of the Maui Business Park Phase II should be included, particularly the portion on use restrictions so that people are aware that the condition no longer applies. Per the Land Use Commission's Decision and Order, Condition number 19, for a period of eight years from the date of the County's zoning approval, at least 50 percent of the project acreage for Maui Business Park Phase II was to be used and developed for non-retail, light industrial use and/or sold or leased

to and developed and used by third-party buyers for non-retail, light industrial use by Alexander and Baldwin. Also, A&B was to develop or offer for sale or lease an equal amount of acreage within the property for non-retail, light industrial use. We note that the Change of Zoning was effective May 2, 2008. The eight year period terminated on May 2, 2016. A Cancellation of Declaration of Use Restriction was provided in the 2016 annual report.

7. To reduce the use of potable water for landscape irrigation and other non-potable purposes, the Applicant should design and install the project's irrigation system to enable future connection to a County reclaimed water source or other approved non-potable source. In the event a County reclaimed water line is extended to the property, the Applicant should pay its pro-rata fair share of said County reclaimed water system improvements.
8. In the Final EIS, please include a statement on the proposed hotel operator. If it has not yet been decided, please state that it is still under negotiation.
9. In the Final EIS, please clarify water demand with respect to the Na Wai Eha case.
10. In the Final EIS, please indicate the rationale for pursuit of the entitlements in the order that they are being sought. A Motion to Amend the District Boundary Amendment has yet to be filed and the Department wants an explanation for why the Applicant did not first go to the Land Use Commission.
11. In the Economic Development section of the Maui Island Plan, Objective 4.2.3 is to "maximize residents' benefits from the visitor industry." Under that objective, Policy 4.2.3.a says, "Promote a desirable island population by striving to not exceed an island-wide visitor population of roughly 33 percent of the resident population." Per the Hawaii Tourism Authority, in 2018, the average daily visitors to the island was 64,480. The population for the island varies, depending on the data source. Per The State of Hawaii Data Book 2018, the population for the island of Maui for 2013-2017, the population for Maui was 153,997. Per The Maui County Data Book 2018, the population for Maui Island was 154,834. No matter which island population number is utilized, the ratio of visitors to residents is now approximately 42 percent, which exceeds the 33 percent visitor-resident ratio discussed in the Maui Island Plan. In the Final EIS, please include Maui Island Plan and the current visitor-resident ratio information, state

Mr. Brett Davis, Planner
November 20, 2019
Page 4

that the proposed hotel will conflict with the objective and policy of the Maui Island Plan and discuss why the land use entitlements should still be approved despite these statistics and this conflict.

Thank you for the opportunity to comment on this Project. Should you have any questions about the comments in this letter, please contact Staff Planner Tara Furukawa by email at tara.furukawa@mauicounty.gov or by phone at (808) 270-7520.

Sincerely,



MICHELE MCLEAN, AICP
Planning Director

xc: Anthony Wrzosek, Vice President, R.D. Olson Development (PDF)
Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Pam Eaton, Planning Program Administrator (PDF)
Kathleen Aoki, Administrative Planning Officer (PDF)
Tara K. Furukawa, Staff Planner (PDF)
Project File

MCM:TKF:lk

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November 15, 2021

Ms. Michele Chouteau McLean, AICP, Director
County of Maui, Department of Planning
2200 Main Street
One Main Plaza, Suite 315
Wailuku, HI 96793

Dear Ms. McLean,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of November 20, 2019, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

1. *A market study is included and occupancy and demand projections are provided; however, other competitive hotels were not incorporated into analysis, such as the Maui Beach Hotel and Maui Seaside Hotel, or the three hotels proposed in the Maui Research and Technology Park. For the Final EIS, please include an analysis that incorporates data from those hotels.*

Response. Page IV-1 (PDF page 42) of the Market Study prepared by CBRE introduces the analysis of competitive supply of the hotel market in Maui. More details are described in their report — attached as Appendix 21 within the forthcoming DEIS.

2. *In order to comply with Maui County Code Chapter 2.96, prior to final subdivision approval or issuance of a building permit for a development, the Department of Housing and Human Concerns (DHHC) shall require the developer to fulfill the workforce housing agreement through one or a combination of the following: 1) offering units for sale within the community plan area, 2) offering units for rent within the community plan area, 3) conveying units to a qualified housing provider per DHHC approval or 4) payment of a fee, or provision of land, which must both be approved by the Maui County Council. Given the feedback from public testers, as well as the Maui Planning Commissioners*

at the November 12, 2019 meeting, the Department strongly encourages the Applicant to work with DHHC to attempt to develop units for sale or rent.

Response. The Applicant acknowledges this comment and will coordinate with County DHHC to fulfill the requirements of MCC Chapter 2.96. As discussed in Section 2.2.1 (Population and Housing), pursuant to Section 2.96.050, Maui County Code, residential workforce housing credits may be used to satisfy the requirements of Chapter 2.96, MCC, additionally Act 141 (2009) requires that the County recognize affordable housing credits issued to the Department of Hawaiian Home Lands to satisfy any county affordable housing requirements. We understand that credits are issued to developers who build units in excess of their requirement, which allows an individual or family to enjoy the unit before the unit was “required” to be built. The credits allow the affordable housing developer to recoup some of their costs as typically affordable housing units are subsidized in some fashion (County affordable housing fund, market units, low-income housing tax credits, etc.), potentially allowing the developer to again build additional “excess” affordable housing units, once again allowing early access for an individual or family. It is important to remember that credits are earned, after an affordable housing unit is built.

In the alternative, instead of purchasing credits earned for affordable housing units already built and enjoyed by Maui residents, the Applicant may explore the option of working with a local affordable housing developer on the construction of affordable housing units that will be built concurrently with or within a set time period, as established in the required Residential Workforce Housing Agreement, of the proposed Kanahā Hotel. This option has many variables so it may not be feasible.

3. *In the electrical infrastructure section of the Draft EIS and under Conclusions of Law, it says that energy features will be incorporated into the project and there is no mention of solar water heating or photovoltaics (PV). In the response letter from the Applicant’s consultant to the Department of Transportation (DOT), it states that to address the concern of glint and glare on nearby airport traffic, the Applicant does not plan on using PV in their project. The Department is assuming that this also means there will be no solar water heating. Please further explain in the Final EIS and provide relevant documentation from DOT-Airports.*

Response. Since the date of this letter, the Applicant proposes to include installation of roof top photovoltaic solar panels as one of the specific green building objectives to be incorporated into the project. As discussed in Climate Change Assessment report prepared by Wilson Okamoto Corporation (Appendix 26 of the forthcoming DEIS), the photovoltaic solar panels are proposed to minimize and offset long-term demand on electrical utilities.

Please refer to the Roof Plan attached within Appendix 2 of the forthcoming DEIS (Kanahā Hotel Design Documents — PDF page 11). The following is the information of the proposed solar panel.

- Total of sixty-six (66) Renewable Energy Certificate (REC) Solar 360 Watt Panels for 23,760 Watts
- Total of sixty-six (66) Emphase IQ7+ Inverters

- 100 kWh/day Production

The Applicant acknowledges the concern of glint and glare on nearby airport traffic and will comply with any guidelines to avoid those impacts and/or to mitigate them.

4. *In the Final EIS, please indicate which parking stalls will be designated for handicapped stalls on the plans. Please also indicate the proposed loading zone. Please include a more detailed discussion of parking in the project description.*

Response. The required parking stalls for the proposed project is one (1) parking space for every rental unit. Since the proposed Kanahā Hotel comprised of 200 rooms, there must be 200 parking stalls for the project. The proposed project provides 221 parking stalls with eight (8) accessible parking spaces and two (2) accessible van spaces.

ADA stalls are provided on each row of parking stalls situated adjacent to the proposed hotel building — to ensure ease of access into the hotel without crossing through the parking lot.

Two (2) ADA stalls are available on the north, the east, and the southeast sides of the proposed hotel. Four (4) ADA stalls are available on the southwest of the proposed hotel. There are a total of ten (10) ADA stalls with one (1) access aisle for every two (2) ADA stalls. Two (2) loading zones are available south of the hotel building.

Please refer to Appendix 2 of the forthcoming DEIS (Kanaha Hotel Design Documents — PDF pages 7, 8, and 21).

5. *Please have the traffic engineer update the Traffic Impact Assessment Report (TIAR) to factor in traffic counts associated with the Consolidated Rental Car facility. The TIAR mentions the facility and assumptions made about trips but does not include actual data. Now that the facility is up and running, the TIAR should include actual information.*

Response. Austin, Tsutsumi, and Associates (ATA) has updated the Draft TIAR for the proposed project with the latest report dated April 30, 2021. Section 3.2 of the TIAR (Existing Traffic Volumes — PDF Page 12) includes the following statement.

“... Existing traffic volumes were supplemented with new traffic counts collected in 2019 at the Haleakala Highway/Dairy Road/Keolani Place intersection and Hana Highway/Airport Access Road intersection, to accurately capture the redistribution of trips in the study area due to the recent opening of the Consolidated Rental Car Facility (CONRAC) and roadway circulation changes at Kahului Airport. ...”

Therefore, the TIAR has included data following the completion of CONRAC, as described in page 7 of the TIAR (PDF page 13) about Study Intersection No. 5, i.e., Haleakala Highway/Dairy Road/Keolani Place.

6. *In addition, while the proposed hotel location is in close proximity to Costco, it does not provide an onsite gift or sundry shop or a variety of food or dining options that most hotels provide. Since these services are located quite a distance away, hotel guests will need to drive to them, thus increasing traffic. The Draft EIS includes references to shuttle service that will be provided to guests; however, please discuss the effect of the lack of onsite amenities and traffic/shuttle alternatives in the TIAR, if such amenities will not be provided onsite.*

Response. The proposed Kanahā Hotel is a 4-story hotel with 80 extended stay guestrooms containing a kitchenette (no oven) in each room and 120 standard guestrooms, for a total of 200 rooms. The hotel features a welcoming lobby, lounge, dining, meeting rooms, business center, outdoor pool/spa, and fitness center.

Section 2.1.1 of the forthcoming DEIS describes the surrounding land uses of the proposed project. Costco is situated less than 0.5 miles from the project site or approximately a 2-minute drive. There are two food truck pavilions located on Haleakalā Highway on either side of the existing Courtyard Hotel and within walking distance of the proposed hotel. More eating and drinking establishments are available west and south of Costco, approximately more or less than 1 mile from the project site or less than a 5-minute drive. Safeway is available on the south, approximately 1.5 miles from the project site or within a 5-minute drive. More retail, businesses, and eating and drinking establishments are available in Kahului, which is within 1.5 miles radius of the project site.

Based on the foregoing, the proposed hotel has sufficient facility for dining and proximity to the surrounding businesses that provide food or dining options. In addition, there are several food-delivery services available in Maui, such as DoorDash, BiteSquad, Uber Eats, and other delivery services directly offered by surrounding restaurants. Considering the location of the proposed hotel, food delivery is one of the most convenient options both for the hotel guests and the delivery person — with regards to fulfill an order from various eating and drinking establishments in the Kahului/Wailuku area.

7. *For the Final EIS, a discussion on the terms of the Maui Business Park Phase II should be included, particularly the portion on use restrictions so that people are aware that the condition no longer applies. Per the Land Use Commission's Decision and Order, Condition number 19, for a period of eight years from the date of the County's zoning approval, at least 50 percent of the project acreage for Maui Business Park Phase II was to be used and developed for non-retail, light industrial use and/or sold or leased to and developed and used by third-party buyers for non-retail, light industrial use by Alexander and Baldwin. Also, A&B was to develop or offer for sale or lease an equal amount of acreage within the property for non-retail, light industrial use. We note that the Change of Zoning was effective May 2, 2008. The eight year period terminated on May 2, 2016. A Cancellation of Declaration of Use Restriction was provided in the 2016 annual report.*

Response. Section 3.2 of the forthcoming DEIS (State Land Use) includes the analysis of conditions written in the Docket No. A03-739. In addition, the current property owner, A&B Properties, has prepared the 2021 Annual Compliance Report to the State Land Use Commission with respect to Docket Nos. A03-739 and A88-634. The report is attached within the forthcoming DEIS as Appendix 25.

8. *In the Final EIS, please include a statement on the proposed hotel operator. If it has not yet been decided, please state that it is still under negotiation.*

Response. A hotel operator has not been identified yet, the Final EIS will include a statement on the proposed hotel operator. If the operator is not yet decided, the Final EIS will include a statement that it is still under negotiation.

9. *In the Final EIS, please clarify water demand with respect to the Na Wai Eha case.*

Response. The forthcoming DEIS includes the calculation of water demand by the proposed project and the discussion of water sources. Since the date of this letter the Applicant has entered into an agreement with A&B Properties to develop a private water well in the Kahului Aquifer to provide portable water to the proposed hotel. The project is now proposing to use private water for domestic consumption, fire protection and irrigation. The system is privately owned and maintained by A&B Properties, therefore the DWS water standards are no longer applicable to the proposed project. The project site is utilizing the Kahului Aquifer as the water source and therefore the proposed project is not anticipated to impact the Iao Aquifer and is not impacted by the Na Wai Eha case.

10. *In the Final EIS, please indicate the rationale for pursuit of the entitlements in the order that they are being sought. A Motion to Amend the District Boundary Amendment has yet to be filed and the Department wants an explanation for why the Applicant did not first go to the Land Use Commission.*

Response. The Applicant acknowledges this comment and the rationale for pursuit of the entitlements are discussed throughout the forthcoming DEIS. Please refer to Section 1.5 of the forthcoming DEIS (Proposed Action) for a discussion in the order that the entitlements were being sought. Section 4.5.1 of the forthcoming DEIS includes the above-referenced Motion to Amend as one of the unresolved issues.

11. *In the Economic Development section of the Maui Island Plan, Objective 4.2.3 is to “maximize resident’ benefits from the visitor industry.” Under that objective, Policy 4.2.3.a says, “Promote a desirable island population by striving to not exceed an island-wide visitor population of roughly 33 percent of the resident population.” Per the Hawaii Tourism Authority, in 2018, the average daily visitors to the island was 64,480. The population for the island varies, depending on the data source. Per The State of Hawaii Data Book 2018, the population for the island of Maui for 2013-2017, the population for Maui was 153,997. Per The Maui County Data Book 2018, the population for Maui Island was 154,834. No matter which island population number is utilized, the ratio of visitors to residents is now approximately 42 percent, which exceeds the 33 percent visitor-resident ration discussed in the Maui Island Plan. In the Final EIS, please include the Maui Island Plan and the current visitor-resident ratio information, state that the proposed hotel will conflict with the objective and policy of the Maui Island Plan and discuss why the land use entitlements should still be approved despite these statistics and this conflict.*

Response. Section 3.5.2 (Maui Island Plan) of the forthcoming DEIS includes a discussion of the MIP Policy 4.2.3.a. The Applicant acknowledges the above-referenced data. However, in 2012, when the Maui Island Plan was adopted the visitor population was over 33 percent of the resident population. The Maui Island Plan is scheduled to be updated in 2022 and how the County will enforce or amend this policy at the time of the next MIP update remains an unresolved issue.

Kloninger & Sims Consulting LLC has conducted a tourism study for the proposed project. Finding No. 2 of the report dated September 15, 2021 (Appendix 22) of the forthcoming DEIS indicates that the visitor ratio is below 10% for the central Maui area.

"In recent years prior to 2019 the ADC for Maui has exceeded the 33% visitor to resident metric on an island wide basis in recent years. In 2020 visitor arrival declined substantially due to COVID-19 and is anticipated to be below 33% in 2021. In Central Maui, where the proposed Kanahā Hotel would be built, the estimated visitor ratio is below 10%."

Please refer to Section 2.2.2 (Economy) of the forthcoming DEIS for more discussion about tourism and the proposed project. Also, please refer to Appendices 21 and 22 of the forthcoming DEIS for more details.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

November 20, 2019

RECEIVED

NOV 25 2019

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CC: Brett & Helen

11/20/19

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

Dear Mr. Davis:

SUBJECT: MAUI PLANNING COMMISSION (MPC) COMMENTS ON DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS) PREPARED FOR THE PROPOSED WINDWARD HOTEL, LOCATED AT 778 HALEAKALA HIGHWAY, KAHULUI, ISLAND OF MAUI, HAWAII; TMK: (2) 3-8-103:014 (POR.), 015, 016, 017 AND 018 (EIS 2018/0001)

At the November 12, 2019 meeting of the Maui Planning Commission (MPC), the MPC reviewed the above-referenced project. After due consideration and discussion, the MPC made the following comments for the Final EIS:

- 1) The Applicant should respond individually to comment and opposition letters and not use a template.
- 2) A statement/description should be made about who the operator of the hotel will be, even if that statement is to say that it's still under negotiation.
- 3) There should be a consistent portrayal of the use of solar and photovoltaics (PV). If rooftop PV cannot be used because of FAA or airport comments, then relevant documentation should be provided.
- 4) In terms of compliance with Maui County Code, Chapter 2.96, the Commission feels that required residential workforce housing units need to be built, and that other options should not be exercised.
- 5) More information on cultural resources and potential impacts need to be provided, and a better explanation for the conclusions that were reached.

Mr. Brett Davis
November 20, 2019
Page 2

- 6) Provide occupancy information on other Central Maui hotels, such as the Maui Beach, Maui Seaside and the proposed redevelopment of the Maui Palms in assessing other hotels in Central Maui.
- 7) Clarify water demand relating to the Na Wai Eha case and the water needs of farmers and traditional users.
- 8) Clarify what is needed to amend the Land Use Commission's Decision and Order.
- 9) Provide possible or likely conditions and restrictions that the Applicant is agreeable to.
- 10) Address sea level rise more clearly.
- 11) Discuss the use of R1 water for irrigation, including the source of the wells and implications if that water is not released.
- 12) State how many units the Applicant has built to comply with Chapter 2.96 for other projects, or a statement that satisfaction has been through the purchase of credits or in lieu payments.
- 13) For traffic projections, provide numbers for a 24-hour cycle and update traffic numbers as needed to account for the Consolidated Rental Car Facility.
- 14) Clarify the number of and location of ADA compliant parking spaces and guest and employee parking, and how many employees would be needed if the hotel is at 100 percent occupancy.
- 15) Discuss if and how the Applicant will contribute to the new airport access ramp.

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

Sincerely,



MICHELE MCLEAN, AICP
Planning Director

Mr. Brett Davis
November 20, 2019
Page 3

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Pam Eaton, Planning Program Administrator (PDF)
Kathleen Aoki, Administrative Planning Officer (PDF)
Tara K. Furukawa, Staff Planner (PDF)
Members of the Maui Planning Commission
Anthony Wrzosek, R.D. Olson Development (PDF)
Project File

MCM:TKF:lak

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November 11, 2021

Ms. Michele Chouteau McLean, AICP, Director
County of Maui, Department of Planning
2200 Main Street
One Main Plaza, Suite 315
Wailuku, HI 96793

Dear Ms. McLean,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015, 016, 017, 018 (EIS 2018/0001)

Thank you for your letter of November 20, 2019, providing the Maui Planning Commission's comments on the proposed hotel project. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

1. *The Applicant should respond individually to comment and opposition letters and not use a template.*

Response. The Applicant acknowledges this comment and will respond individually to comment and opposition letters without using a template.

2. *A statement/description should be made about who the operator of the hotel will be, even if that statement is to say that it's still under negotiation.*

Response. The Applicant acknowledges this comment and the future operator of the hotel is unknown at this time.

3. *There should be a consistent portrayal of the use of solar and photovoltaics (PV). If rooftop PV cannot be used because of FAA or airport comments, then relevant documentation should be provided.*

Response. Since the date of this letter, the proposed project includes the installation of photovoltaic systems. The roof plan containing this proposed system is provided within Appendix 2 of the forthcoming DEIS (Kanaĥa Hotel Design Document). The Applicant will comply with any requirements to avoid and/or mitigate any potential hazards of glint and glare from the proposed system. As shown within the Roof Plan of the proposed project (Appendix 2, page 11 of 30), the project includes installation of 66 REC Solar 360 Watt Panes for 23,760 Watts and 66 Emphase IQ7+ Inverters – approximately producing 100 kWh/day.

4. *In terms of compliance with Maui County Code, Chapter 2.96, the Commission feels that required residential workforce housing units need to be built, and that the other options should not be exercised.*

Response. Pursuant to Section 2.96.050, Maui County Code, residential workforce housing credits may be used to satisfy the requirements of Chapter 2.96, MCC, additionally Act 141 (2009) requires that the County recognize affordable housing credits issued to the Department of Hawaiian Home Lands to satisfy any county affordable housing requirements. While we understand the sentiment of the Commission, we hope that the Commission recognizes that credits are issued to developers who build units in excess of their requirement, which allows an individual or family to enjoy the unit before the unit was “required” to be built. The credits allow the affordable housing developer to recoup some of their costs as typically affordable housing units are subsidized in some fashion (County affordable housing fund, market units, low-income housing tax credits, etc.), potentially allowing the developer to again build additional “excess” affordable housing units, once again allowing early access for an individual or family. It is important to remember that credits are earned, after a affordable housing unit is built.

In the alternative, instead of purchasing credits earned for affordable housing units already built and enjoyed by Maui residents, the Applicant may explore the option of working with a local affordable housing developer on the construction of affordable housing units that will be built concurrently with or within a set time period, as established in the required Residential Workforce Housing Agreement, of the proposed Kanaĥa Hotel. This option has many variables so it may not be feasible.

5. *More information on cultural resources and potential impacts need to be provided, and a better explanation for the conclusions that were reached.*

Response. The Applicant acknowledges this comment and will provide more information and better explanation on cultural resources and potential impacts of the proposed project. Please refer to Section 2.2.3 and Appendix 23 of the forthcoming DEIS.

6. *Provide occupancy information on other Central Maui hotels, such as the Maui Beach, Maui Seaside and the proposed redevelopment of the Maui Palms in assessing other hotels in Central Maui.*

Response. Section III (Area Review) of the Market Study provided by CBRE discusses the proposed redevelopment of the Maui Palms as follows.

“Maui Palms Expansion – This project will be adjacent to the Maui Beach Hotel and will consist of 136 rooms. According to the developer, the Maui Palms Expansion project will not be oriented toward airport travelers, but will instead cater to local visitors and leisure-oriented tourists with its oceanfront location. The most recent news indicates that due to the economic stresses resulting from COVID-19, this project has been indefinitely delayed.” — Page III-17

For more details, please see Appendix 21 (Market Study) of the forthcoming DEIS.

Page 8 of the Tourism Study provided by Kloninger & Sims Consulting LLC includes Maui Beach and Maui Seaside Hotels within the following discussion.

“The three Kahului-area hotels (Courtyard Maui, Maui Beach Hotel and Maui Seaside Hotel) cater to some out-of-state demand but primarily serve demand from inter-island travelers and demand generated by the airport, according to our interviews of hotel management and hotel sales managers familiar with the Kahului market.

Our market interviews indicate that collectively, the three hotels receive slightly more than 60% of their business from the kama’aina market, which consists of both leisure and business travel. (We note that as of the date of this report the State of Hawai’i had only recently implemented the pretravel testing program that allows trans-Pacific travelers to forego the mandatory 14-day quarantine if they have tested negative for COVID-19. Since mid-March Hawai’i air travel to the state has been 95%+ below pre-pandemic levels. In our market interviews we discussed both the current market and the “pre-COVID market.” For the purposes of this study we focus on the “pre-COVID market.”)

The two older hotels, the Maui Beach and Maui Seaside are located on the beach shoreline of Kahului Harbor, the island’s primary port for cargo and cruise ships. Because of the poor water quality this beach is not popular for swimming, especially with so many excellent swimmable white sand beaches nearby. The two older properties cater to the price-sensitive segment of the market. According to our interviews, these hotels achieved estimated ADRs of about \$200 during 2019, while the Courtyard achieved an estimated 2019 ADR of \$250. In addition to being much newer, the Courtyard offers a superior physical product than the Maui Beach and Maui Seaside. Collectively, the three hotels ran substantially higher occupancy in 2019 than Maui County’s 77.7% occupancy, according to our interviews.”

For more details, please see Appendix 22 (Tourism Study) of the forthcoming DEIS.

7. Clarify water demand relating to the Na Wai Eha case and the water needs of farmers and traditional users.

Response. The forthcoming DEIS includes the calculation of water demand by the proposed project and the discussion of water sources. Since the date of this letter the Applicant has entered into an agreement with A&B Properties to develop a private water well in the Kahului Aquifer to provide portable water to the proposed hotel. The project is now proposing to use private water for domestic consumption, fire protection and irrigation. The system is privately owned and maintained by A&B Properties, therefore the DWS water standards are no longer applicable to the proposed project. The project site is utilizing the Kahului Aquifer

as the water source; therefore, the proposed project is not anticipated to impact the Iao Aquifer and is not impacted by the Na Wai Eha case.

8. *Clarify what is needed to amend the Land Use Commission's Decision and Order.*

Response. The proposed Hotel use is a permissible land use in the State Urban District; however, the Project Site is subject to a March 25, 2004 Findings of Fact, Conclusions of Law, and Decision and Order identified as Docket No. A03-739 for the development of a Light Industrial development, Maui Business Park Phase II. Based on technical studies completed to date, and associated analysis it is anticipated that a Final Environmental Impact Statement will be accepted. Therefore, following the acceptance of a Final Environmental Impact Statement, a Motion to Amend (MTA) the State Land Use Commission's Decision & Order will be processed in order to request the necessary amendment to allow for the Development of the proposed Hotel use in the Light Industrial MBP II.

Section 3.2 (State Land Use) of the forthcoming DEIS discusses the response on each condition stated within the Docket No. A03-739 Decision & Order (D&O). A copy of the D&O is included in the DEIS. (**See:** Appendix 1)

9. *Provided possible or likely conditions and restrictions that the Applicant is agreeable to.*

Response. Section 3.2 (State Land Use) of the forthcoming DEIS discusses Conditions 3 and 4 of the Docket No. A03-739 Decision & Order (D&O) including the statement about the Declaration of Covenants and Restrictions recorded at the Bureau of Conveyances for the proposed project.

10. *Address sea level rise more clearly.*

Response. Sections 2.1.3 (Natural Hazards) and 2.1.4 (Climate Change Assessment) of the forthcoming DEIS include the discussion of sea level rise within the context of natural hazards and climate change for the proposed project. Sea level rise will have adverse effects on all shoreline communities, our economies, and our natural and cultural resources. Sea level rise should be fully considered for properties within Kahului, given high exposure and vulnerability of the region to coastal hazards. The findings of the Hawai'i Sea Level Rise Vulnerability and Adaptation Report 2017 identify an expected 3.2 feet rise in sea level across the main Hawaiian Islands. The report includes the towns of Waihe'e, Hāna, Lāhainā, Kīhei, and Speckelsville as the most vulnerable areas to sea level rise. The improved project site is located approximately 0.66 mile from the shoreline and not situated within the sea level rise exposure area. Therefore, not anticipated that the proposed project site will be affected by sea level rise over the next 30-70 years. (**See:** Figure 21, "Sea Level Rise Exposure Area Map")

Climate change impacts that were assessed for their potential to affect the proposed project include a rise in air temperatures, variations in rainfall patterns, flooding, sea level rise, and coastal erosion. Sea level rise and coastal erosion will not have any adverse impacts on the

proposed project due to the inland location of the project site and onsite elevations. Similarly, the proposed project will not be affected by flooding as the project site is outside of the 0.2 percent annual chance floodplain.

11. *Discuss the use of R1 water for irrigation, including the source of the wells and implications if that water is not released.*

Response. The proposed project includes specific green building objectives, one of them is the use of irrigation with automatic controllers, sensors, and metering of outdoor water use. In addition, since the date of this letter the Applicant has entered into an agreement with A&B Properties to develop a private water well to provide portable water to the proposed hotel. The project is now proposing to use private water for domestic consumption, fire protection and irrigation. The system is privately owned and maintained by A&B Properties, therefore the DWS water standards are no longer applicable to the proposed project.

As discussed in Section 2.4.3 (Water) of the forthcoming DEIS, both non-potable and potable water from Maui Business Park II will be used for irrigation purposes onsite – including a dedicated non-potable connection with a meter. However, non-potable water will be prioritized for irrigation purposes and potable water will only be used where required by specific flora.

12. *State how many units the Applicant has built to comply with Chapter 2.96 for other projects, or a statement that satisfaction has been through the purchase of credits or in lieu payments.*

Response. For other recent Maui hotel projects, the Applicant has successfully satisfied the requirements of Chapter 2.96, MCC, through the purchase of affordable housing credits earned through the construction of affordable housing units prior to the construction of Applicant's other hotel projects and are currently being enjoyed by Maui residents.

13. *For traffic projections, provide numbers for a 24-hour cycle and update traffic numbers as needed to account for the Consolidated Rental Car Facility.*

Response. Austin, Tsutsumi, and Associates (ATA) has updated the Draft TIAR for the proposed project with the latest report dated April 30, 2021. Section 3.2 of the TIAR (Existing Traffic Volumes – PDF Page 12) includes the following statement.

"... Existing traffic volumes were supplemented with new traffic counts collected in 2019 at the Haleakala Highway/Dairy Road/Keolani Place intersection and Hana Highway/Airport Access Road intersection, to accurately capture the redistribution of trips in the study area due to the recent opening of the Consolidated Rental Car Facility (CONRAC) and roadway circulation changes at Kahului Airport. ..."

Therefore, the TIAR has included data following the completion of CONRAC, as described in page 7 of the TIAR (PDF page 13) about Study Intersection No. 5, i.e., Haleakala Highway/Dairy Road/Keolani Place.

14. *Clarify the number of and location of ADA compliant parking spaces and guest and employee parking, and how many employees would be needed if the hotel is at 100 percent occupancy.*

Response. The required parking stalls for the proposed project is one (1) parking space for every rental unit. Since the proposed Kanahā Hotel comprised of 200 rooms, there must be 200 parking stalls for the project. The proposed project provides 221 parking stalls with eight (8) accessible parking spaces and two (2) accessible van spaces.

ADA stalls are provided on each row of parking stalls situated adjacent to the proposed hotel building – to ensure ease of access into the hotel without crossing through the parking lot.

Two (2) ADA stalls are available on the north, the east, and the southeast sides of the proposed hotel. Four (4) ADA stalls are available on the southwest of the proposed hotel. There are a total of ten (10) ADA stalls with one (1) access aisle for every two (2) ADA stalls. Two (2) loading zones are available south of the hotel building.

Please refer to Appendix 2 of the forthcoming DEIS (Kanaha Hotel Design Documents – PDF pages 7, 8, and 21).

15. *Discuss if and how the Applicant will contribute to the new airport access ramp.*

Response. The Applicant acknowledges this comment. The forthcoming DEIS includes the alternative site plan that depicts the on-ramp between Haleakala Highway and Airport Access Road.

As discussed in Section 1.5 of forthcoming DEIS, under the “Off-site Improvements in the project area to be completed by others”, Anticipated future offsite infrastructure improvements to be provided by the State of Hawai'i, Department of Transportation include construction of a new on-ramp to the Airport Access Road located on the eastern corner of the Project Site. Land costs relating to the onramp were to be charged against the previous Petitioner's (A&B) documented fair share contribution, however, in January 2020 the DOT instead requested full payment of the previous Petitioner's fair share contribution. Pursuit to that request the previous Petitioners remitted the amount of \$4,601,026.00 to the DOT in February 2020 in full payment of its fair market value share contribution. The State's timing of the future on-ramp construction is unknown at this time.

In 2021, the Applicant consulted with DOT-HWY and when asked to clarify DOT-HWY's understanding of the terms of the “transfer”, Mr. Jeyan Thirugnanam (DOT, Highways Division, Planning Branch) stated that DOT-HWY will pay fair market value to the owner of the on-ramp property for the transfer of the property to the State.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your email. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,



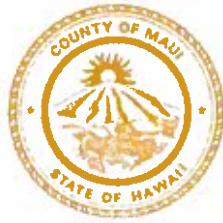
Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauiwater.org

November 22, 2019

Tara K. Furukawa, Staff Planner
2200 Main Street, Suite 619
Wailuku, Hawaii 96793

RE: **Windward Hotel Draft Environmental Impact Statement (DEIS)**
TMK: (2) 3-8-103:014(por.), 015, 016, 017, 018

Dear Ms. Furukawa,

The Department of Water Supply (DWS) thanks you for the opportunity to offer comments on the proposed Windward Hotel project located in Kahului, Hawaii. Please find attached our earlier comment dated September 7, 2018.

Source

The applicant states that the project proposes to use water from DWS for domestic consumption and fire protection. Please contact DWS engineer Tammy Yeh at (808) 270-7835 for further information.

Should you have any questions, please contact staff planner Marti Buckner at (808) 463-3104 or marti.buckner@co.maui.hi.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey T. Pearson".

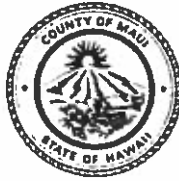
Jeffrey T. Pearson, P.E.
Director

mlb

cc: DWS engineering division; Chris Hart & Partners (Mr. Brett Davis); R.D. Olson Development (Mr. Anthony Wrzosek)
attachment: DWS comment dated 9/7/2018

"By Water All Things Find Life"

ALAN M. ARAKAWA
Mayor



GLADYS C. BAISA,
Director

SHAYNE R. AGAWA, P.E.
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

September 7, 2018

Tara K. Furukawa, Staff Planner
County of Maui, Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

RE: Windward Hotel, Kahului, Hawaii
Community Plan Amendment (CPA 2018/0001), Change in Zoning (CIZ 2018/0001),
Special Management Area (SM1 2018/0001), Environmental Assessment (EA 2018/0001)
TMKs: (2) 3-8-103:014 (Portion), 015, 016, 017, 018

Dear Ms. Furukawa:

The Department of Water Supply (DWS) thanks you for the opportunity to offer the following comments on the Proposed Windward Hotel Project located in Kahului, Hawaii.

Source and Infrastructure

The property overlies the Kahului Aquifer with a sustainable yield of 1 MGD according to the Commission on Water Resource Management. The applicant states that the property lies within the Maui Business Park's private water service area and the property is currently serviced with an irrigation meter from them. The private company has allocated 15,200 gpd of potable water, fifteen percent of the project's demand projections of 105,870 gpd. Applicant states that service from DWS is anticipated since the private system lacks capacity.

This project is subject to the County of Maui's availability policy, codified in Title 14 of the Maui County Code in the subdivision process. Limitations set forth in Title 16, Chapter 202, of the County Administrative Rules, Rules Relating to Water Meter Reservations will apply. The project could be subject to the limitations set forth in Title 16, Chapter 201, of the County Administrative Rules, Rules Relating to Water Service and Large Quantities of Water. Please contact DWS Engineering for further information at (808) 270-7835, Tammy Yeh.

"By Water All Things Find Life"

DWS infrastructure includes one 12-inch water main which reaches the Haleakala Highway and Kuleana Street intersection which is adjacent to the property.

Pollution Prevention and Conservation

DWS notes the State of Hawaii Department of Health letter dated July 14, 2017 states the value of treating storm water as a resource including groundwater recharge capability when contained onsite, permeable surfaces to reduce storm water loss, the incorporation of native plants in landscaping design to enhance permeability, and the need for storm water Best Management Practices (BMPs). There is a high need for recharge in the limited Kahului aquifer as well as care for the ecologically sensitive wetland. (Kanaha Pond is less than 2,000 feet from the proposed project.)

DWS recommends preventing pollution of the aquifer by following Best Management Practices (see attached) for parking lots. DWS also recommends the implementation of the attached Construction BMPs in order to protect ground water, and Conservation BMPs for water use reduction (see attached).

Should you have any questions, please contact staff planner Audrey Dack at (808) 463-3109 or audrey.dack@co.maui.hi.us.

Sincerely



Gladys C. Baisa, Director

apd

cc: DWS engineering division
attachments

Best Management Practices BMPs

Construction BMPs for Pollution Prevention

In order to protect ground and surface water resources as well as our coastal areas, we recommend that in addition to any required Best Management Practices (BMPs) the following measures designed to minimize infiltration and runoff be implemented during construction:

- Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the ground. Remove all construction debris and toxic substances daily to prevent entry into the ocean.
- Maintain vehicles and equipment to prevent oil or other fluids from leaking. Concrete trucks and tools used for construction should be rinsed off-site.
- Properly install and maintain erosion control barriers such as silt fencing or straw bales.
- Disturb the smallest area possible.
- Retain ground cover until the last possible date. Stabilize denuded areas by sodding or planting as soon as possible. Use high seeding rates to ensure rapid stand establishment. Apply biocides only during dry periods of low rainfall to minimize chemical run-off.
- Keep run-off on site.
- Dust control: Reclaimed water for dust control is available from the Kahului Wastewater Treatment plants at a reasonable cost. If feasible, it should be considered as an alternative source of water for dust control during construction.

Conservation BMPs

Indoor

DWS recommends the following indoor conservation measures be implemented:

- Use EPA WaterSense labeled plumbing fixtures.
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible.
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less.
- Install showerheads with a flow rate of 1.5 gallons per minute (gpm) at 60 pounds per square inch (psi).
- Install bathroom sink faucets with fixtures that do not exceed 1 gpm at 60 psi.
- Laundry facilities and/or individual unit machines should use Energy Star labeled washers.

Outdoor

DWS recommends the following outdoor conservation measures be implemented:

- Use Smart Approved WaterMark irrigation products. Examples include evapotranspiration irrigation controllers, drip irrigation, and water saving spray heads.

"By Water All Things Find Life"

- After plants are established, avoid fertilizing and pruning to stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible.
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.

Parking Lots BMPs

Follow these BMPs to control pollutant discharges. The objectives are: 1) to keep pollutants from contacting rain, and 2) to keep pollutants from being dumped or poured into the storm drains. The goal is "only rain in the storm drain."

- Sweep parking lots frequently: at least weekly, daily is preferable. Small areas can be swept with a broom, whereas larger areas may need a vacuum truck or mechanical sweeper. Dispose of sweepings properly.
- Post signs to control litter and prevent patrons from working with automobile fluids in the parking lot (changing oil, adding transmission fluid, etc.).
- Use absorbent material to clean up automotive fluids on the parking lot. Dispose of absorbent material properly. Hazardous materials must comply with hazardous materials storage and disposal requirements.
- Pick up litter daily: dispose of debris in the garbage.
- Keep dumpster areas free of litter and lids closed.
- Discharge wash water from all cleaning operations to the sanitary sewer.
- If cleaning with water and detergent is needed, use a mobile washing unit that is self-contained; **do not** allow the wash water (whether or not it is soapy) to discharge to the storm drain system.



November 11, 2021

Mr. Jeffrey T. Pearson, Director
Department of Water Supply
200 S. High Street
Kalana O Maui Bldg. 5th Floor
Wailuku, HI 96793

Dear Mr. Pearson,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015, 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of November 22, 2019, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Source

The Applicant states that the project proposes to use water from DWS for domestic consumption and fire protection. Please contact DWS engineer Tammy Yeh at (808) 270-7835 for further information.

Response. Since the date of this letter the Applicant has entered into an agreement to develop a private water well to provide portable water to the proposed hotel. The project is now proposing to use private water for domestic consumption, fire protection and irrigation. The system is privately owned and maintained by A&B Properties. The project's onsite water distribution systems will be designed and constructed to provide water for domestic consumption, fire protection and irrigation.

The following is the department's comments as stated in the letter dated September 07, 2018.

Source and Infrastructure

The property overlies the Kahului Aquifer with a sustainable yield of 1 MGD according to the Commission

on Water Resource Management. The applicant states that the property lies within the Maui Business Park's private water service area and the property is currently serviced with an irrigation meter from them. The private company has allocated 15,200 gpd of potable water, fifteen percent of the project's demand projections of 105,870 gpd. Applicant states that service from DWS is anticipated since the private system lacks capacity.

*This project is subject to the County of Maui's availability policy, codified in Title 14 of the Maui County Code in the subdivision process. Limitations set forth in Title 16, Chapter 202, of the County Administrative Rules, Rules Relating to Water Meter Reservations will apply. The project could be subject to the limitations set forth in Title 16, Chapter 201, of the County Administrative **Rules**, Rules Relating to Water Service and Large Quantities of Water. Please contact DWS Engineering for further information at (808) 270-7835, Tammy Yeh.*

DWS infrastructure includes one 12-inch water main which reaches the Haleakala Highway and Kuleana Street intersection which is adjacent to the property.

Response. Since the date of this letter the Applicant has entered into an agreement to develop a private water well to provide potable water to the proposed hotel. The project is now proposing to use private water for domestic consumption, fire protection and irrigation. The system is privately owned and maintained by A&B Properties. The project's onsite water distribution systems will be designed and constructed to provide water for domestic consumption, fire protection and irrigation.

Both non-potable and potable water from Maui Business Park II will be used for irrigation purposes onsite — including a dedicated non-potable connection with a meter. However, non-potable water will be prioritized for irrigation purposes and potable water will only be used where required by specific flora. The forthcoming Draft EIS will discuss further about water (**See:** Section 2.4.3).

Pollution Prevention and Conservation

DWS notes the State of Hawaii Department of Health letter dated July 14, 2017 states the value of treating storm water as a resource including groundwater recharge capability when contained onsite, permeable surfaces to reduce storm water loss, the incorporation of native plants in landscaping design to enhance permeability, and the need for storm water Best Management Practices (BMPs). There is a high need for recharge in the limited Kahului aquifer as well as care for the ecologically sensitive wetland. (Kanaha Pond is less than 2,000 feet from the proposed project)

DWS recommends preventing pollution of the aquifer by following Best Management Practices (see attached) for parking lots. DWS also recommends the implementation of the attached Construction BMPs in order to protect ground water, and Conservation BMPs for water use reduction (see attached).

Response. The Applicant retained Marine Research Consultants, Inc. to prepare a Baseline Assessment of Marine Water Chemistry for the proposed hotel dated March 2021. The purpose of the report was to assess potential impacts to water quality within the ecosystems down slope from the proposed project. Water quality testing was conducted from the shoreline to the offshore open ocean. Please refer to Appendix 19 of the forthcoming DEIS.

The Applicant also retained Tom Nance Water Resource Engineering (TNWRE) to prepare a report of Potential Impact on Water Resources for the proposed hotel. The report focused on the use of groundwater and the potential impact to groundwater body — since no streams or other inland water bodies would be impacted by the project. Please refer to Appendix 17 of the forthcoming DEIS.

Based on the results of the water quality survey as well as the results of the TNWRE evaluation of impacts to water resources — it can be concluded that with proper management practices to prevent material input to groundwater discharge by the proposed Kanahā Hotel, there is little or no potential for the project to provide any affects to the marine environment that differs substantially from the present condition. Indeed, as major sources of nutrient inputs including Kanahā Pond and the Wailuku-Kahului WWRF do not presently exert a significant effect on coastal waters, it is not expected that the proposed hotel will have a different effect. The proposed project, which is not located on the shoreline, should not affect water quality in either a positive or negative manner.

The Applicant will ensure the application of the attached Construction BMPs to protect ground water and the Conservation BMPs for water use reduction.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,



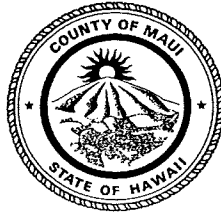
Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauewater.org

November 27, 2019

Ms. Tara K. Furukawa, Staff Planner
tara.furukawa@mauicounty.gov

Dear Ms. Furukawa:

SUBJECT: WINDWARD HOTEL DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
TMK: (2) 3-8-103:014 (por.), 015, 016, 017, 018, Kahului, Maui, Hawaii

According to the Draft Environmental Impact Statement (DEIS) dated September 2019, the project is proposing 200 rooms, of which 120 would be standard and 80 would be extended stay. The following are the Department's comments on the DEIS:

- The demand calculation shown on page 75 estimated 120 units multiplied by 350 gallons per unit plus 80 units multiplied by 560 gallons per day (daily demand for multi-family due to a kitchen in the extended stay units) for a total of 86,800 gallons per day. Based on the Department's 2002 Water System Standards, Table 100-18, average daily demand for a hotel is 350 gallons per unit or 17,000 gallons per acre. Please note that daily demand resulting in higher consumption use shall govern. Therefore, the calculation estimated in the DEIS should be adjusted to follow the Department's 2002 Water System Standards.
- On Page 76, the DEIS proposes a lesser average day demand than the Department's 2002 Water System Standards, Table 100-18 based on billing records from similar properties (Residence Inn at Wailea and Courtyard by Marriott at Kahului). The estimated DEIS demand is 150 gallons per unit for a total of 30,000 gallons per day based on all 200 units that would be required for the Windward Hotel. This estimation has not been discussed with the Department, nor been approved by the Department.
- On Page 79 (Alternative 3 section), Administrative Rules were adopted in January 2018, not January 2019.

Please note that the Department met with the developer on 4/4/2018, at which time it was requested that the County's water system provide the domestic demands and the private water system provide the non-potable demands for the Windward Hotel. The Department was amenable to this arrangement with the understanding that water system improvements shall be required and that water service from the County system would be subject to the availability of water and the Department's rules and regulations at the time of request.

"By Water All Things Find Life"

Ms. Tara K. Furukawa
Windward Hotel DEIS
Page 2

If you have any questions, please feel free to contact Tammy Yeh of our Engineering Division at (808) 270-7835 or by email at tammy.yeh@mauicounty.gov.

Sincerely,



WENDY TAOMOTO, P.E.
Engineering Program Manager

TY

cc: DWS Planning Division, Attn: Marti Buckner, marti.buckner@mauicounty.gov
Chris Hart & Partners, Attn: Brett Davis, bdavis@chpmaui.com
R.D. Olson Development, Attn: Anthony Wrzosek, anthony.wrzosek@rdodevelopment.com



November 11, 2021

Mr. Jeffrey T. Pearson, Director
Department of Water Supply
200 S. High Street
Kalana O Maui Bldg. 5th Floor
Wailuku, HI 96793

Dear Mr. Pearson,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of November 27, 2019, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

- *The demand calculation shown on page 75 estimated 120 units multiplied by 350 gallons per unit plus 80 units multiplied by 560 gallons per day (daily demand for multi-family due to a kitchen in the extended stay units) for a total of 86,800 gallons per day. Based on the Department's 2002 Water System Standards, Table 100-18, average daily demand for a hotel is 350 gallons per unit of 17,000 gallons per acre. Please note that daily demand resulting in higher consumption use shall govern. Therefore, the calculation estimated in the DEIS should be adjusted to follow the Department's 2002 Water System Standards.*

Response. The Applicant acknowledges this comment and since the date of this letter the Applicant has entered into an agreement with A&B Properties to develop a private water well to provide portable water to the proposed hotel. The project is now proposing to use private water for domestic consumption, fire protection and irrigation. The system is privately owned and maintained by A&B Properties, therefore the DWS water standards are no longer applicable to the proposed project.

- *On Page 76, the DEIS proposes a lesser average day demand than the Department's 2002 Water System Standards, Table 100-18 based on billing records from similar properties (Residence Inn at Wailea and Courtyard by Marriott at Kahului). The estimated DEIS demand is 150 gallons per unit for a total of 30,000 gallons per day based on all 200 units that would be required for the Windward Hotel. This estimation has not been discussed with the Department, nor been approved by the Department.*

Response. The Applicant acknowledges this comment and since the date of this letter the Applicant has entered into an agreement with A&B Properties to develop a private water well to provide portable water to the proposed hotel. The project is now proposing to use private water for domestic consumption, fire protection and irrigation. The system is privately owned and maintained by A&B Properties therefore the DWS water standards are no longer applicable to the proposed project. Please refer to Section 2.4.3 (Water) of the forthcoming DEIS for more details.

- *On Page 79 (Alternative 3 section), Administrative Rules were adopted in January 2018, not January 2019.*

Response. The Applicant acknowledges this comment, and the error has been corrected in the forthcoming Draft EIS (Section 2.4.3).

Please note that the Department met with the developer on 4/4/2018, at which time it was requested that the County's water system provide the domestic demands and the private water system provide the non-potable demands for the Windward Hotel. The Department was amenable to this arrangement with the understanding that water system improvements shall be required and that water service from the County system would be subject to the availability of water and the Department's rules and regulations at the time of request.

Response. As discussed, since the date of this letter the Applicant has entered an agreement with A&B Properties to develop a private water well to provide portable water to the proposed hotel. The project is now proposing to use private water for domestic consumption, fire protection and irrigation. The system is privately owned and maintained by A&B Properties. The project's onsite water distribution systems will be designed and constructed to provide water for domestic consumption, fire protection and irrigation.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Mr. Jeffrey T. Pearson, Director
Department of Water Supply
November 11, 2021
Page 3 of 3

Sincerely yours,

A handwritten signature in blue ink that reads "Brett Davis". The signature is written in a cursive, flowing style.

Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Director

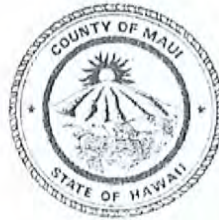
JORDAN MOLINA
Deputy Director

GLEN A. UENO, P.E., L.S.
Development Services Administration

RODRIGO "CHICO" RABARA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

Telephone: (808) 270-7845
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COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM 434
WAILUKU, MAUI, HAWAII 96793

RECEIVED

FEB 28 2020

February 20, 2020

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

Cl: *brat*

171028

Ms. Tara Furukawa, Staff Planner
MAUI PLANNING DEPARTMENT
2200 Main Street, Suite 619
Wailuku, Hawaii 96793

Dear Ms. Furukawa:

**SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR
WINDWARD HOTEL; TMK: (2) 3-8-103:014 (portion), 015, 016,
017, 018**

We reviewed the subject application and have the following comments:

Comments from the Highways Division:

1. The project has committed to incorporate Low Impact Design (LID) into their stormwater management plan. The project is entering/exiting onto the privately-owned Lauo Loop.

Comments from the Engineering Division:

2. Traffic counts presented in the study are over two years old. Provide information to support that the data presented is still valid.
3. Appendix E – Preliminary Engineering and Drainage Report:

Pages 4-5 – Drainage Plan:

It is stated that, "... retention for the increases in runoff throughout the entire MBP development have been accounted for. The runoff retained in the other areas of the MBP project collects and retains

this runoff which more than offsets the increase in runoff produced by the subject project area."

Please clarify how the runoff from the other areas in the Maui Business Park (MBP) project offsets the increase in runoff from the project site.

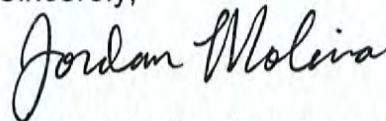
The additional increase in runoff generated from the development is noted to be discharged into the Lauo Loop drainage system which eventually discharges into the A&B ditch by Costco.

Please confirm that the additional increase in runoff from this project site will not increase the runoff flowing into the Lauo Loop drainage system or the A&B ditch.

4. For the future submittal of the drainage report for permitting review, please include applicable excerpts and calculations from the MBP master drainage report to justify the calculations for this proposed development.

Please call Jordan Molina at 270-7845 if you have any questions regarding this letter.

Sincerely,



for Rowena M. Dagdag-Andaya
Director of Public Works

RMDA:JM:da

xc: Highways Division
Engineering Division

Chris Hart & Partners, Brett A. Davis

R.D. Olson Development, Anthony Wrzosek

S:\DSA\Engr\CZM\Draft Comments\38103_por_014, 015-018_windward_htl_deis.rtf



November 11, 2021

Ms. Rowena Dagdag-Andaya, Director
Department of Public Works
200 S. High Street
Kalana O Maui Bldg. 4th Fl
Wailuku, HI 96793

Dear Ms. Dagdag-Andaya,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of February 20, 2020, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Comments from the Highways Division:

1. *The project has committed to incorporate Low Impact Design (LID) into their stormwater management plan. The project is entering/exiting onto the privately-owned Lauo Loop.*

Response. The Applicant confirms the commitment to incorporate LID into the proposed stormwater management plan. Please refer to Section 2.4.2 (Drainage) of the forthcoming Draft EIS that specifically discusses about Water Quality Measures.

Comments from the Engineering Division:

2. *Traffic counts presented in the study are two years old. Provide information to support that the data presented is still valid.*

Response. The TIAR utilizes 2019 counts at two (2) major intersections; Hana Highway/Airport Access Road intersection and Haleakalā Highway/Dairy Road/Keolani Place intersection. These 2019 counts were used to incorporate traffic pattern changes from

the fully constructed CONRAC facility at Kahului Airport. Any significant traffic pattern changes from this 2019 count were used to adjust adjacent intersection along the studied corridors. The remaining intersection counts were done in 2017. However, historic counts were compared to the 2017 counts and some movements were increased to account for heavier peaks flows. For example, northbound 2017 PM peak traffic along Airport Access Road was increased by 150 vehicles based on historic counts at Puunene Avenue and Haleakala Highway westbound 2017 PM peak traffic was increased by 85 vehicles from historic counts at Costco. Ambient annual growth and all known nearby background projects was also included to forecast traffic for year 2025.

3. *Appendix E — Preliminary Engineering and Drainage Report:*

Pages 4-5 — Drainage Plan:

It is stated that, "... retention for the increases in runoff throughout the entire MBP development have been accounted for. The runoff retained in the other areas of the MBP project collects and retains this runoff which more than offsets the increase in runoff produced by the subject project area."

Please clarify how the runoff from the other areas in the Maui Business Park (MBP) project offsets the increase in runoff from the project site.

Response. The drainage study for the Maui Business Park II (MBP) North and South Project Areas were studied and permitted as a single entity. By design, the proposed retention basins and diversions within the MBP South Project Area reduce the total storm water runoff from both Project Areas flowing into the A&B ditch by approximately 182 CFS; therefore, the storm drainage system within Lauo Loop was designed to accept runoff under the full buildout conditions of the Business Park. (See attached drainage area map from the Maui Business Park Phase II drainage report.)

The additional increase in runoff generated from the development is noted to be discharged into the Lauo Loop drainage system which eventually discharges into the A&B ditch by Costco.

Please confirm that the additional increase in runoff from this project site will not increase the runoff flowing into the Lauo Loop drainage system or the A&B ditch.

Response. The drainage system will be designed to retain the additional increase in runoff from the project site and will not increase the runoff flowing into the Lauo Loop drainage system or the A&B ditch.

4. *For the future submittal of the drainage report for permitting review, please include applicable excerpts and calculations from the MBP master drainage report to justify the calculations for this proposed development.*

Response. The Applicant acknowledges this comment and will include the requested references for future submittal of drainage report for grading, grubbing, and building permit review.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

TO: Approving Maui Planning Commission, 2200 Main St., Suite 619, Wailuku, HI 96793
Agency: Ms. Tara Furukawa, Staff Planner, 270-8205 tara.furukawa@mauicounty.gov

Applicant: R.D. Olson Development; 520 Newport Center Dr., Suite 600,
Newport Beach, CA 92660
Mr. Anthony Wrzosek, Vice President, (949) 271-1109

Consultant: Chris Hart & Partners, Inc.; 115 North Market St., Wailuku, HI 96793
Mr. Brett A. Davis, Sr. Planner, 808-242-1955; bdavis@chpmaui.com

FROM: Prof. Richard “Dick” Mayer, 1111 Lower Kimo Dr. Kula, Maui, HI 96790
dickmayer@earthlink.net

RE: WINDWARD HOTEL-DRAFT-EIS

November 18, 2019

INITIAL, VERY IMPORTANT CONSIDERATION:

1. The DRAFT-EIS tries to circumvent a very important element of Maui General Plan’s *Maui Island Plan*. **The Maui Island Plan calls for no more than one tourist for every three residents. (Policy 2.2.3.a on Page 4-14).** The DRAFT-EIS distorts the necessary calculation to determine whether Maui has reached its tourism saturation level.

The DRAFT-EIS calculations on page 154 (PDF 161) have totally misrepresented the necessary calculation in several critical ways. For example, the **Maui Island population number is exaggerated** by using the Maui County population. Whereas the Maui Island Plan refers only to Maui **Island**’s population. Secondly, by using the County population the DRAFT-EIS **underestimates significantly the number of tourists on an average day.**

SEE the table on Page 4 below. The correct numbers are as follows, and the FINAL-EIS document should utilize them. The 2018 daily census of tourists for an average day during the year 2018 was 64,500; not the 54,000 utilized in the DRAFT-EIS. 2019 tourist levels seem to be even higher.

The resident population for Maui Island in 2018 is 156,300; **this results in a ratio of tourists to residents of 41.3% that is well over the 33% that the Maui Island Plan declares as a standard for the quality of life of Maui Island residents. 64,500 / 156.300 → 41.3%**

If the corrected population numbers and correct average daily tourist numbers are used, it is clear that the construction of this hotel and any additional hotels would allow the Maui Island Plan to be further violated. **Efforts to approve and construct the Windward Hotel should cease.** The Windward Hotel application and EIS document should be withdrawn, so as to avoid further consuming the time and efforts of the Maui Planning Department and the Maui Planning Commission. R. D. Olsen, the applicant, is now already constructing another Maui hotel.

SPECIFIC CONCERNS AND ISSUES:

2. Phony Misleading Justification. Constantly and throughout, the DRAFT-EIS states that there is a tourist demand for more hotel space on Maui. That is NOT a good justification for building another hotel because the purpose of planning Maui's future is NOT to satisfy the demands of off-island tourists, but rather to improve and maintain the quality of life of Maui residents.

3. Labor problems and housing issues. Because Maui Island is already at virtual full employment, it is **UN**necessary to build this Windward Hotel project for the benefit of making more jobs available. Rather, the need for more employees will necessitate that even more people will move to Maui who will put increasing pressure on local residents who desperately need affordable housing and will necessitate additional infrastructure costs for schools, highways, water, wastewater, etc.

Since Mahi Pono is now in the process of hiring over 1,000 employees to begin agricultural operations and because in addition to the proposed Windward Hotel, other hotels may be constructed, there will be a huge need for more employees and affordable housing. We do not want workers to find it difficult to find a house and add even more pressure on the existing labor force who are seeking affordable housing.

This should be a valuable and important part of the FINAL-EIS. Unfortunately, there is no indication in the DRAFT-EIS on how these issues will be handled (mitigated) in the future. There is now a shortage of workers and housing on Maui, these very important impacts have NOT been recognized, mitigated, nor addressed in any way.

4. Tsunami Evacuation Zone. The hotel is in the Tsunami Zone as indicated on the map in Figure 4 on PDF page 194. If a tsunami was generated, **describe escape routes, and methods to warn hotel guests**, especially if the tsunami is generated locally around the Hawaiian Islands.

5. Violation of County Zoning Code. According to the DRAFT-EIS, A&B Maui Business Park 2 is 11% industrial and 89% **NON**-industrial. The requirement in the Maui County Code **19.24.010 - Purpose and intent** is that "**mostly**" (**at least half**) of light-industrial zoned area must be "light-industrial". This is where the proposed Windward Hotel land is located.

19.24.010 - Purpose and intent. The M-1 light industrial district is designed to contain ***mostly warehousing and distribution types of activity***, and permits most compounding, assembly, or treatment of articles or materials with the exception of heavy manufacturing and processing of raw materials. Residential uses are excluded except for dwelling units located above or below the first floor and apartments.

By removing the proposed hotel's land from the A&B Maui Business Park 2, It will not change the fact that the A&B Business Park 2 remains non-conforming to Maui County Code Title 19.

6. Parking spaces. The DRAFT-EIS states (PDF page 247) that there is going to be only one parking place for every guest room plus only 27 additional parking places. That seems inadequate since in addition to the hotel guests, there will be many employees and perhaps even friends of hotel guests who may be visiting the hotel.

7. Many other hotels planned and under construction. The DRAFT-EIS needs to acknowledge that there are presently many other hotels being planned on Maui Island, including others in the Kahului/Wailuku district, and even one by the DRAFT-EIS applicant's company in Wailea. **The DRAFT-EIS needs to describe the cumulative impacts of adding their hotel to all these other developments.**

These new additional hotels, several already having their needed entitlements, and some under construction, include:

A. Maui Beach Hotel (Peter Savio) (140 rooms)

<https://www.mauinews.com/news/local-news/2019/02/plans-move-ahead-for-new-hotel-on-old-maui-palms-site/>

B. Hilton Garden Inn - Wailuku (Jonathon Starr) (156 rooms)

<https://www.mauinews.com/news/local-news/2019/11/wailuku-town-hotel-project-unveiled/>

C. Wailuku Hotel (Takitani) (? Rooms)

D. Grand Wailea Expansion (224 rooms)

<https://www.mauinews.com/news/local-news/2019/02/grand-wailea-planning-224-room-expansion/>

E. Maui Coast Hotel (150 Rooms)

<https://www.mauinews.com/news/local-news/2019/08/150-room-expansion-for-kihei-hotel-planned/>

F. AC Hotel Wailea (Olsen, the same company proposing this Windward Hotel) (110 rooms)

https://www.hotel-online.com/press_releases/release/r-d-olson-breaks-ground-on-ac-hotel-wailea-on-the-southside-of-maui-county/

G. Hilton Grand Vacations (on the former Maui Lu Property) (388 multi-room suites)

<https://www.businesswire.com/news/home/20190125005033/en/Hilton-Grand-Vacations-Expand-Hawaii-Portfolio-Offer>

H. Kaanapali Infill (State Employee Retirement System) (100+ rooms)

<http://lahainanews.com/page/content.detail/id/543282/State-ERS-plans-to-bring-new-uses--vitality-to-Kaanapali-Golf-Courses.html>

8. Overtourism on Maui. Please include in the FINAL-EIS an analysis of the overtourism impacts made in the attached viewpoint on Page 5 below.

CC: Maui Planning Commission

opinion

Has Maui reached its tourism limit?

When the plantations mechanized in the 1950s, there were no jobs and Maui's workers had to leave to find employment elsewhere. Elected officials, government agencies and appointed commissioners facilitated tourist projects by minimally enforcing regulations. They entitled vacant plantation and ranch land for hotels, condominiums, golf courses and shopping centers.

Both unemployed agricultural workers, and recent graduates found on-island jobs. Construction companies benefited, while growing numbers of Realtors made money selling properties to tourists. The growing tourist industry saved Maui's economy.

However, the biggest beneficiaries were off-island investors. They exported their profits, instead of providing promised affordable workforce housing and paying higher salaries. Investors loved Maui's low property tax assessments with Hawaii's lowest hotel property tax rate.

Economic prosperity disguised negative and often unwelcome impacts to the environment, local traditions and culture. Tourists, not Maui residents, selected Maui as the "top tourist-destination island!"

Locals find that the quiet beaches that families previously enjoyed are congested with tourists, kayak rentals, scuba operations, weddings and beach chairs. Beaches lack parking and access. Tourist guidebooks and social media highlight our "special secret places."

Tourist spots are overburdened. Twin Falls has hundreds of parked cars with visitors streaming to waterfalls. Helicopters fly over residential areas. Downhill bikers



VIEWPOINT
DICK
MAYER

endanger local traffic. Hana residents cannot deal with the Hana Highway traffic. Haleakala National Park requires advance permits for sunrise viewing.

Overtourism results in long commutes, day and night shifts with unattended children, multiple jobs, overcrowded schools, a shortage of doctors, dangerous intersections, wastewater finding its way into the coral reefs, lost views, pesticides draining from golf courses, brown-water advisories, etc.

Tourist industry salaries do not keep up with housing costs; families have to co-habit residences. Second home "McMansions" are built for part-time tourists, while needed affordable units are neglected. Infrastructure for a quality community is not built because tourist facilities do not have to pay needed impact fees.

State bureaucrats and tourism champions advocate shifting Oahu's tourism onto Maui by increasing Kahului Airport capacity, increasing short-term visitor rentals in residential neighborhoods, and constructing even more hotels. Local residents suffer as off-island investors convert potential housing into vacation rentals.

Unfortunately, as Maui's quality of life deteriorates, political leaders do not acknowledge or even address the situation. Many politicians are stuck in the past thinking that they must promote a bigger tourist industry. Those days are over. Maui now has a mature tourist industry that needs to protect itself from overtourism. We need political leaders who will assist residents, not corporate investors, and who will enable affordable housing, not more hotels and gated communities.

The Hawai'i Tourism Strategic Plan recognized the change from 50 years ago when it warned, "The relationship between the number of residents and visitors on the island at any given time cannot be overlooked as an important public policy discussion point. Resort communities ...

have grappled with the "golden goose" debate, whereby the tourism experience may be compromised by the very nature of the area's popularity."

Fortunately, Maui's legal tools can promote a tourist industry that will protect jobs, and not disappoint future tourists with a deteriorating visitor experience. Our County Council in 2012 passed the Maui Island Plan (part of the General Plan), a legally binding county ordinance. The plan makes tourist industry regulation an important requirement to preserve and protect Maui's quality of life.

The Maui Island Plan (Pages 4-14) states: "Maximize residents' benefits from the visitor industry" and "Promote a desirable island population by striving to not exceed an islandwide visitor population of roughly 33 percent of the resident population."

That means that if Maui island has 156,000 residents, as we now have, then we should not have more than 52,000 tourists on an average day. However, in July 2018, we had an average of 75,000 tourists each day! Obviously, we already have too many tourist accommodations, most legal, but enough illegal, to reduce housing availability for residents.

The plan (Pages 4-12) states: "Increase the economic contribution of the visitor industry to the island's environmental well-being and for the island's residents' quality of life."

We must elect leaders in November who will restore and preserve the high quality of life that Maui residents deserve, while carefully protecting our existing tourist industry from overtourism and killing itself.

■ *Dick Mayer is a retired, 34-year Maui Community College economics and geography professor, former vice-chair of the Maui General Plan Advisory Committee and former member of the Maui Planning Commission. He lives in Kula.*



November 16, 2021

Professor Richard "Dick" Mayer
1111 Lower Kimo Dr.
Kula, Maui, HI 96790

Dear Professor Mayer,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018

Thank you for your letter of November 18, 2019, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Initial, Very Important Consideration

1. *The DRAFT-EIS tries to circumvent a very important element of Maui General Plan's Maui Island Plan. **The Maui Island Plan calls for no more than one tourist for every three residents. (Policy 2.2.3.a on Page 4-14).** The DRAFT-EIS distorts the necessary calculation to determine whether Maui has reached its tourism saturation level.*

The DRAFT-EIS calculations on page 154 (PDF 161) have totally misrepresented the necessary calculation in several critical ways. For example, the Maui Island population number is exaggerated by using the Maui County population. Whereas the Maui Island Plan refers only to Maui Island's population. Secondly, by using the County population the DRAFT-EIS underestimates significantly the number of tourists on an average day.

SEE the table on Page 4 below. The correct numbers are as follows, and the FINAL-EIS document should utilize them. The 2018 daily census of tourists for an average day during the year 2018 was 64,500; not the 54,000 utilized in the DRAFT-EIS. 2019 tourist levels seem to be even higher.

The resident population for Maui Island in 2018 is 156,300; this results in a ratio of tourists to residents of 41.3% that is well over the 33% that the Maui Island Plan declares as a standard for the quality of life of Maui Island residents. 64,500 / 156.300 → 41.3%

If the corrected population numbers and correct average daily tourist numbers are used, it is clear that the construction of this hotel and any additional hotels would allow the Maui Island Plan to be further violated. Efforts to approve and construct the Windward Hotel should cease. The Windward Hotel application and EIS document should be withdrawn, so as to avoid further consuming the time and efforts of the Maui Planning Department and the Maui Planning Commission. R. D. Olsen, the applicant, is now already constructing another Maui hotel.

Response. The Applicant acknowledges that the previous DEIS uses a different number of tourists than what is referred in your comment.

Kloninger & Sims Consulting, LLC. prepared a Maui Lodging Market Analysis dated September 15, 2021. This report analyzes the Maui lodging market and evaluates the impact of the development of the proposed Kanahā Hotel within Maui's mix of lodging inventory. The report also provides direct commentary on the issue of overtourism and the policy that aims to limit the number of visitors on the island. The report produced the following findings:

1. Maui arrivals and ADC have increased in recent years, driven by growth in the supply of vacation rentals.
2. In recent years prior to 2019 the ADC for Maui has exceeded the 33.33% visitor to resident metric on an island wide basis in recent years. In 2020 visitor arrival declined substantially due to COVID-19 and is anticipated to be below 33.33% in 2021. In Central Maui, where the proposed Kanahā Hotel would be built, the estimated visitor ratio is below 10%.
3. The proposed Kanahā Hotel is expected to primarily serve the kama'aina market, with only a marginal contribution to the island's average daily census of visitors.
4. Some of the popularity of vacation rentals on Maui is likely price-driven, with Short-Term Rental Homes and Bed & Breakfasts (collectively referred to as "vacation rentals" in this report) providing an alternative to Maui's high-priced hotel rooms.
5. Hotels in the Kahului area primarily serve the interisland market and area non-leisure demand generators but also a segment of the mainland leisure market.
6. The proposed Kanahā Hotel will provide a legal alternative to vacation rentals, increasing the supply of business-traveler hotel rooms in an under-served segment of the market. The supply of resort hotel rooms has decreased in recent years, in response to market conditions.

The report also finds that an increase in Maui's visitor arrivals and ADC coinciding with a decrease in the number of hotel rooms suggests that the growing supply of other accommodation types, particularly vacation rentals, has driven Maui's tourism growth in recent years. As such, a moratorium on new hotel construction would likely not address concerns about overtourism on Maui.

The report indicates that the number of vacation rentals has declined since Maui County entered into agreements with Expedia (VRBO) and Airbnb, to enhance the County's ability to

enforce laws against illegal TVRs. The reduction in illegal TVRs is expected to lead to a reduction in Maui Island's ADC.

Citing data from the Hawaii Tourism Authority ("HTA"), the report identifies a Year-to-date 2021 ADC for Maui Island of 52,769 and based on the 2020 Census the population of Maui Island was 154,100, which shows a visitor ratio of 34.2%, which is only slightly higher than the desired Maui Island Plan metric of 33.33%. The report also indicates that the seasonality of Maui tourism typically results in a slow down during fall before picking up near Christmas, estimates show a Maui Island ADC of approximately 50,289 which would result in a visitor ratio of an acceptable 32.66%.

The proposed Kanahā Hotel is anticipated to contain 200 hotel rooms with an estimated 80% occupancy rate, 37.5% of guests being out-of-state visitors, and with 2.3 individuals per room. Kanahā Hotel is anticipated to accommodate an average of 138 visitors per night. This translates to a contribution of 0.27% of the 33.33% ADC policy metric. Stated another way, the estimated 138 out-of-state visitors accommodated by the proposed Kanahā Hotel on an average night would equal 0.09% of the island's resident population of 154,100 (See: Appendix 22 of the forthcoming DEIS). The table below summarizes our analysis:

Estimated Contribution of Kanahā Hotel to Policy Metric of 33.33% ADC

| | | |
|-----------------------------------------------------------------------|--------|------------------------|
| Kanahā Hotel Room Count | 200 | Rooms |
| Estimated Occupancy | 80.0% | Occupancy |
| Estimated Nightly Occupied Rooms | 160 | Occupied Rooms |
| Estimated Share Kanahā Hotel Guests from Out of State | 37.5% | Share |
| Estimated Nightly Rooms Occupied by Out-of-State Visitors | 60 | Occupied Visitor Rooms |
| Maui Average Visitor Party Size | 2.3 | Visitors |
| Estimated Nightly Out-of-State Visitors Staying in Kanahā Hotel | 138 | Visitors |
| Maui ADC Based on Population of 154,100 and Policy Metric of 33.33% | 50,853 | Visitors |
| Estimated Contribution of Kanahā Hotel to Policy Metric of 33.33% ADC | 0.27% | Contribution |

We have applied an occupancy rate of 80% in the analysis, higher than the 2019 Maui County hotel occupancy rate of 77.7%. Based on 200 total rooms, an average of 160 rooms would be occupied nightly at the hotel. Our market interviews indicate that most of the room demand in the Kahului area is generated by interisland travel, not out-of-state visitors. We have applied a 37.5% share of occupancy to out-of-state visitors or 60 occupied rooms on an average night. According to HTA statistics, the average visitor party to Maui in 2019 consisted of 2.3 travelers, meaning an estimated 138 out-of-state visitors each night staying in Kanahā Hotel. Applying the 33.33% ADC metric to the 2020 Maui Island population of 154,100 results in an ADC of 50,853 visitors. The estimated 138 visitors accommodated at the Kanahā Hotel represent 0.27% of the policy target number of 50,853 visitors on the island. This results in an insignificant impact to the ADC.

Stated another way, the estimated 138 out-of-state visitors accommodated by the proposed Kanahā Hotel on an average night would equal 0.09% of the island's resident population of 154,100.

In addition to the foregoing study, a Market Study for the proposed Kanahā Hotel at Kahului Airport was prepared by CBRE, Inc. dated May 19, 2021. The field work for the study was

undertaken in February 2019, and the updates reflect data compiled and market conditions as of April 2021. The purpose of the study was to estimate the size and value of the intended market, review visitor trends, identify existing and future competition, analyze historical and current key performance indicators for the competitive hotel market, and summarize other factors that could influence the demand for the proposed Kanahā Hotel. As it relates to the moratorium on new transient accommodations, the market study finds that there is no correlation between visitor growth and the supply of hotel rooms. This finding is evidently supported in the market study by the fact that the number of visitors has increased at a compounded average annual rate of 4.8 percent between 2015 and 2019 (excluding the impact of COVID-19) while the number of hotel rooms have declined at the compounded average annual rate of -2.7 percent over the same time period. Thus, a moratorium on new hotels is unlikely to curb visitor volume.

While both studies make clear that the moratorium is unlikely to reduce tourism on Maui, the Kloninger Report shows that Kahului area hotels primarily serve the interisland market and non-leisure travelers. While there is no denying that there will be some leisure traveler demand for the proposed Kanahā Hotel, based on existing data from the other hotels in the area, it is likely that the majority of the guests will be non-leisure travelers. Due to its close proximity to the Kahului Airport and the island's government, business, and medical facilities — the proposed Kanahā Hotel is in an ideal location for business travelers, helping to promote the diversification of Maui's economy by providing additional, centrally located, non-resort accommodations for off-island support services to utilize when working on Maui.

In addition to the foregoing, this moratorium would take effect on the date of the ordinance and be repealed when the Maui County Council enacts legislation implementing recommendations intended to manage tourism or two years from the effective date of the ordinance, whichever is sooner. Upon action from the Maui Planning Commission, the proposed bill would go to the Maui County Council for further action. At this time, it is uncertain whether the proposed Kanahā Hotel project may or may not be impacted by the moratorium.

Specific Concerns and Issues

2. ***Phony Misleading Justification.*** *Constantly and throughout, the DRAFT-EIS states that there is a tourist demand for more hotel space on Maui. That is NOT a good justification for building another hotel because the purpose of planning Maui's future is NOT to satisfy the demands of off-island tourists, but rather to improve and maintain the quality of life of Maui residents.*

Response. The Maui Island Plan (MIP) establishes a Directed Growth Strategy identifying areas appropriate for future urbanization and revitalization. The project site is situated within the Urban Growth Boundary (UGB) of the MIP. According to the MIP Page 8-5, the following is description of characteristics of UGB.

"Urban areas contain a greater variety of land use types, including various housing types and densities, commercial, retail, industrial uses, and resort destination areas. Infrastructure is more complete and reflects the need to serve higher-density land uses."

The proposed Kanahā Hotel respects the characteristic of expected development within UGB. Section 3.4.2 of the forthcoming DEIS (Maui Island Plan) acknowledges ten (10) elements discussed in the MIP, i.e., 1) Population; 2) Heritage Resources; 3) Natural Hazards; 4) Economic Development; 5) Housing; 6) Infrastructure and Public Facilities; 7) Land Use; 8) Directed Growth Plan; 9) Long Range Implementation Plan; and 10) Monitoring and Evaluation. Each element contains goals, objectives, policies and implementing actions.

While the proposed hotel project recognizes the importance of each element of the MIP, it is also necessary to note that the proposed project will only be able to satisfy some of the elements. This response aligns with the statement written in MIP Page 1-2 as follows.

"It is not intended that ministerial permits be reviewed for consistency with all of the MIP goals, objectives, policies, diagrams and maps.

One of the elements that is particularly related to this comment is the Tourism aspect under the Economic Development section of the MIP. As highlighted in the forthcoming DEIS (Section 3.4.2), the following is the discussion about how the proposed project supports the MIP on its own capacity by utilizing available urban land and locating the proposed development within an established urban community.

Tourism

Goal:

4.2

A healthy visitor industry that provides economic well-being with stable and divers employment opportunities.

Objective:

4.2.1

Increase the economic contribution of the visitor industry to the island's environmental well-being for the island's residents' quality of life.

Policy:

4.2.1.f

Recognize the important economic contributions that the visitor industry makes and support a healthy and vibrant visitor industry.

4.1.2.b

Support the increased availability of Kama'aina discount programs.

Objective:

4.2.3

Maximize residents' benefits from the visitor industry.

Analysis. The proposed project will provide additional accommodations, i.e., non-resort hotel rooms in Central Maui — which is an area of local interest and use. Conveniently located accommodations will be a resource for interisland clubs, teams, hālau, as well as governmental services and the business community.

- Labor problems and housing issues.** Because Maui Island is already at virtual full employment, it is **UN**necessary to build this Windward Hotel project for the benefit of making more jobs available. Rather, the need for more employees will necessitate that even more people will move to Maui who will put increasing pressure on local residents who desperately need affordable housing and will necessitate additional infrastructure costs for schools, highways, water, wastewater, etc.

Since Mahi Pono is now in the process of hiring over 1,000 employees to begin agricultural operations and because in addition to the proposed Windward Hotel, other hotels may be constructed, there will be a huge need for more employees and affordable housing. We do not want workers to find it difficult to find a house and add even more pressure on the existing labor force who are seeking affordable housing.

This should be a valuable and important part of the FINAL-EIS. Unfortunately, there is no indication in the DRAFT-EIS on how these issues will be handled (mitigated) in the future. There is now a shortage of workers and housing on Maui, these very important impacts have NOT been recognized, mitigated, nor addressed in any way.

Response. The proposed hotel project is required to participate in the affordable housing program on Maui. The project site is located in Kahului near the airport and will provide additional hotel rooms in the central valley for visitors that are not staying in resort destination areas located in West and South Maui. The Applicant will coordinate with County DHHC to address compliance with MCC Chapter 2.96 of the Residential Workforce Housing Policy.

Pursuant to Section 2.96.050, Maui County Code, residential workforce housing credits may be used to satisfy the requirements of Chapter 2.96, MCC, additionally Act 141 (2009) requires that the County recognize affordable housing credits issued to the Department of Hawaiian Home Lands to satisfy any county affordable housing requirements. It should be noted that credits are issued to developers who build units in excess of their requirement, which allows an individual or family to enjoy the unit before the unit was "required" to be built. The credits allow the affordable housing developer to recoup some of their costs as typically affordable housing units are subsidized in some fashion (County affordable housing fund, market units, low-income housing tax credits, etc.), potentially allowing the developer to again build additional "excess" affordable housing units, once again allowing early access for an individual or family. It is important to remember that credits are earned, after an affordable housing unit is built.

In the alternative, instead of purchasing credits earned for affordable housing units already built and enjoyed by Maui residents, the Applicant may explore the option of working with a local affordable housing developer on the construction of affordable housing units that will be built concurrently with or within a set time period, as established in the required Residential Workforce Housing Agreement, of the proposed Kanahā Hotel. This option has many variables so it may not be feasible.

4. **Tsunami Evacuation Zone.** *The hotel is in the Tsunami Zone as indicated on the map in Figure 4 on PDF page 194. If a tsunami was generated, describe escape routes, and methods to warn hotel guests, especially if the tsunami is generated locally around the Hawaiian Islands.*

Response. The Applicant acknowledges this comment. There will be a Tsunami Evacuation Plan for the management and operation of the Kanahā Hotel.

5. **Violation of County Zoning Code.** *According to the DRAFT-EIS, A&B Maui Business Park 2 is 11% industrial and 89% NON-industrial. The requirement in the Maui County Code 19.24.010 -*

Purpose and intent is that "mostly" (at least half) of light-industrial zoned area must be "light-industrial". This is where the proposed Windward Hotel land is located.

19.24.010 - Purpose and intent. *The M-1 light industrial district is designed to contain mostly warehousing and distribution types of activity, and permits most compounding, assembly, or treatment of articles or materials with the exception of heavy manufacturing and processing of raw materials. Residential uses are excluded except for dwelling units located above or below the first floor and apartments.*

By removing the proposed hotel's land from the A&B Maui Business Park 2, It will not change the fact that the A&B Business Park 2 remains non-conforming to Maui County Code Title 19.

Response. The forthcoming DEIS is limited to the proposed Kanahā Hotel. While the project site is within MBP11, the forthcoming DEIS does not have a capacity to discuss MBP11 property as it involves portions of land not included within the project site. In addition, A&B (Petitioner) is currently in compliance with ordinances as they relate to MBP11.

- 6. **Parking spaces.** The DRAFT-EIS states (PDF page 247) that there is going to be only one parking place for every guest room plus only 27 additional parking places. That seems inadequate since in addition to the hotel guests, there will be many employees and perhaps even friends of hotel guests who may be visiting the hotel.*

Response. The proposed Kanahā Hotel proposes a number of parking stalls well in excess of the requirement per the Maui County Code. The required parking stalls for the proposed project is one (1) parking space for every rental unit. Since the proposed Kanahā Hotel comprised of 200 rooms, there must be 200 parking stalls for the project. The proposed project provides 221 parking stalls with eight (8) accessible parking spaces and two (2) accessible van spaces.

ADA stalls are provided on each row of parking stalls situated adjacent to the proposed hotel building — to ensure ease of access into the hotel without crossing through the parking lot. Two (2) ADA stalls are available on the north, the east, and the southeast sides of the proposed hotel. Four (4) ADA stalls are available on the southwest of the proposed hotel. There are a total of ten (10) ADA stalls with one (1) access aisle for every two (2) ADA stalls. Two (2) loading zones are available south of the hotel building.

Please refer to Appendix 2 of the forthcoming DEIS (Kanahā Hotel Design Documents — PDF pages 7, 8, and 21).

- 7. **Many other hotels planned and under construction.** The DRAFT-EIS needs to acknowledge that there are presently many other hotels being planned on Maui Island, including others in the Kahului/Wailuku district, and even one by the DRAFT-EIS applicant's company in Wailea. **The DRAFT-EIS needs to describe the cumulative impacts of adding their hotel to all these other developments.***

These new additional hotels, several already having their needed entitlements, and some under construction, include:

A. Maui Beach Hotel (Peter Savio) (140 rooms)

<https://www.mauinews.com/news/local-news/2019/02/plans-move-ahead-for-new-hotel-on-old-maui-palms-site/>

B. Hilton Garden Inn - Wailuku (Jonathon Starr) (156 rooms)

<https://www.mauinews.com/news/local-news/2019/11/wailuku-town-hotel-project-unveiled/>

C. Wailuku Hotel (Takitani) (? Rooms)

D. Grand Wailea Expansion (224 rooms)

<https://www.mauinews.com/news/local-news/2019/02/grand-wailea-planning-224-room-expansion/>

E. Maui Coast Hotel (150 Rooms)

<https://www.mauinews.com/news/local-news/2019/08/150-room-expansion-for-kihei-hotel-planned/>

F. AC Hotel Wailea (Olsen, the same company proposing this Windward Hotel) (110 rooms)

https://www.hotel-online.com/press_releases/release/r-d-olson-breaks-ground-on-ac-hotel-wailea-on-the-southside-of-maui-county/

G. Hilton Grand Vacations (on the former Maui Lu Property) (388 multi-room suites)

<https://www.businesswire.com/news/home/20190125005033/en/Hilton-Grand-Vacations-Expand-Hawaii-Portfolio-Offer>

H. Kaanapali Infill (State Employee Retirement System) (100+ rooms)

<http://lahainanews.com/page/content.detail/id/543282/State-ERS-plans-to-bring-new-uses--vitality-to-Kaanapali-Golf-Courses.html>

Response. A cumulative impacts assessment is provided in Section 4.3 of the DEIS. The proposed Kanahā Hotel is situated at Kahului directly adjacent to the Kahului Airport and within the planned Maui Business Park Phase II development. Cumulative impacts of the project were determined by considering the potential impacts of the proposed project together with the incremental impacts of other past, present, and reasonably foreseeable future actions at the project site and within the vicinity of the project site up to a one-mile radius. The scope of the cumulative and secondary impacts analysis involves the geographic extent of the effects and the time frame in which the effects could be expected to occur. For this DEIS, the geographic extent was defined as the projects occurring within a 1-mile radius of the project site of the proposed Kanahā Hotel. A 1-mile radius was used because it is considered an appropriate distance at which other projects would be close enough to the project site to reasonably result in cumulative or secondary impacts on the environment. Any projects beyond that geographical area are only included due to their potential to generate broader regional or island-wide environmental impacts that may also result in cumulative impacts. Please refer to Section 4.3 of the forthcoming DEIS, Table 17 for the projects included within the 1-mile radius of the project site.

Projects situated beyond 1-mile radius of the project site are discussed in Section 4.3 of the forthcoming DEIS. Two (2) proposed hotel projects mentioned in the above comment are included within Table 18 of the forthcoming DEIS, i.e., Maui Beach Hotel Addition and Hotel Wailuku. It should be noted that Hotel Wailuku or Wailuku Hotel is seemingly the same project as the Hilton Garden Inn Wailuku considering the property is owned by the same owners*. However, Market study prepared by CBRE for the DEIS concludes that the Maui Beach Hotel and the Hilton Garden Inn are indefinitely on hold due to financing concerns.

**References:*

<https://www.mauinews.com/news/local-news/2019/11/wailuku-town-hotel-project-unveiled/>
<https://mauinow.com/2020/06/01/county-to-accept-public-testimony-on-proposed-wailuku-hotel/>

Other hotel developments mentioned in the above comment were not included in Table 18 due to the geographic location of the developments — that are situated further away from the project site and Central Maui where the proposed Kanahā Hotel is situated. However, the following is discussion of cumulative impacts of the proposed project and the other hotels as referenced in your comment — to the tourism in Maui.

Citing data from the Hawaii Tourism Authority ("HTA"), the report identifies a Year-to-date 2021 ADC for Maui Island of 52,769 and based on the 2020 Census the population of Maui Island was 154,100, which shows a visitor ratio of 34.2%, which is only slightly higher than the desired Maui Island Plan metric of 33.33%. The report also indicates that the seasonality of Maui tourism typically results in a slow down during fall before picking up near Christmas, estimates show a Maui Island ADC of approximately 50,289 which would result in a visitor ratio of an acceptable 32.66%. The proposed Kanahā Hotel is anticipated to contain 200 hotel rooms with an estimated 80% occupancy rate, 37.5% of guests being out-of-state visitors, and with 2.3 individuals per room. Kanahā Hotel is anticipated to accommodate an average of 138 visitors per night. This translates to a contribution of 0.27% of the 33.33% ADC policy metric. Stated another way, the estimated 138 out-of-state visitors accommodated by the proposed Kanahā Hotel on an average night would equal 0.09% of the island's resident population of 154,100.

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. Related to the impacts of future hotel development, it is important to consider the potential island-wide cumulative impact of all known future hotel expansion and additions. In the context of the above discussion, several proposed Hotel projects, if completed, would add to the island-wide Hotel room inventory, and have the potential to create cumulative impacts with respect to 'overtourism'.

Potential known future hotel room additions total 898 rooms on the Island of Maui. The breakdown of individual Hotel contribution is: Maui Palms Hotel 136 rooms, revised 4-story Hotel Wailuku 94 rooms, Maui Coast Hotel 170 rooms, AC Hotel Wailea 110 rooms (opened May 2021), Hilton Grand Vacations (former Maui Lu) 388 rooms. From 2010 to 2019, the total supply of hotel and condo hotel units on Maui Island decreased from 13,070 to 11,629, according to the HTA Visitor Plant Inventory. Over this nine-year period, the island lost an

average of about 160 hotel and condo hotel rooms each year. The decreases were due to both hotel closures and condominium unit owners withdrawing their units from condo hotel rental programs. Given this, it can be assumed that an annual average room reduction of 160 is reasonable. During the next four years, a total room reduction of 640 from the overall total is also a reasonable assumption. Kanahā Hotel is anticipated to open in less than five years. Therefore, the total additional room count would be 258 during the next four years. The visitor to resident ratio would increase by 0.31% (approximately three-tenths of one percent) [258 rooms multiplied by an 80% occupancy rate, multiplied by 2.3 visitors per room and divided by 154,100 population = 0.0031]. Therefore, it is estimated that the 0.09% visitor to resident ratio increase of the proposed Kanahā Hotel and the ratio increase of these possible future Hotel expansions/additions would have a negligible cumulative impact with respect to 'overtourism' on the Island of Maui. Overall, this translates to a cumulative contribution of less than half of one percent increase to the visitor to resident ratio (0.40%). For more detailed discussion, please see our response to the following comment No. 9 about Overtourism on Maui.

8. ***Overtourism on Maui.*** Please include in the FINAL-EIS an analysis of the overtourism impacts made in the attached viewpoint on Page 5 below.

Response. The Applicant acknowledges this comment; however, overtourism is the cumulative impact of the overall industry that is primarily focused in West and South Maui on the island. Please refer to Section 4.3.12 (Impacts to Tourism) of the forthcoming DEIS. The Maui County Council's Planning and Sustainable Land Use Committee recommended passage of a bill relating to a moratorium on new transient accommodations on Maui. The bill will require two (2) readings by the Maui County Council in order to be adopted. As proposed, the moratorium is for a two-year period or until the council enacts legislation implementing appropriate recommendations from its investigative group, whichever is sooner. The bill also contains various project dependent exceptions to the moratorium.

The proposed Kanahā Hotel will comply with the requirements of Chapter 2.96, Maui County Code, the County's Residential Workforce Housing Policy. The creation of additional hotel units will address tourist needs, reducing the need to convert dwellings in residential neighborhoods into short term rentals. The proposed Kanahā Hotel is intended to cater to the needs of business/non-leisure travelers, to support new, emerging business sectors which will diversify Maui's economy, eventually leading to a decrease in Maui's dependence on tourism, potentially reducing and/or eliminating "overtourism".

During preparation of this Draft EIS, the Maui County Council's Planning and Sustainable Land Use Committee recommended passage of a bill relating to a moratorium on new transient accommodations on Maui. The bill will require two (2) readings by the Maui County Council in order to be adopted. As proposed, the moratorium is for a two-year period or until the council enacts legislation implementing appropriate recommendations from its investigative group, whichever is sooner. The bill also contains various project dependent exceptions to the moratorium.

The Moratorium focuses solely on the Maui Island Plan's policy to, "[p]romote desirable island population by striving to not exceed an island-wide visitor population of roughly 33 percent of the

resident population[,]” failing to address other portions of the Maui Island Plan which recognize the importance of supporting the visitor industry and provide other policies to maintain residents’ quality of life.

Kloninger & Sims Consulting, LLC. prepared a Maui Lodging Market Analysis dated September 15, 2021. This report analyzes the Maui lodging market and evaluates the impact of the development of the proposed Kanahā Hotel within Maui’s mix of lodging inventory. The report also provides direct commentary on the issue of overtourism and the policy that aims to limit the number of visitors on the island. The report produced the following findings.

Maui arrivals and Maui Island’s Average Daily Visitor Census (“ADC”) have increased in recent years, driven by the growth in supply of vacation rentals.

The ADC for Maui has exceeded the 33.33% visitor to resident metric on an island-wide basis on recent years. In Central Maui, where the proposed Kanahā Hotel would be built, the estimated visitor ratio is below 10%.

Some of the popularity of vacation rentals on Maui is likely price-driven, with Short-Term Rental Homes and Bed & Breakfasts (collectively referred to as “vacation rentals” in the report) providing an alternative to Maui’s high-priced hotel rooms.

Hotels in the Kahului area primarily serve the interisland market and area non-leisure demand generators but also a segment of the mainland leisure market.

The proposed Kanahā Hotel will provide a legal alternative to vacation rentals, increasing the supply of hotel rooms in an under-served segment of the market. The supply of resort hotel rooms has decreased in recent years, in response to market conditions.

The report also finds that an increase in Maui’s visitor arrivals and ADC coinciding with a decrease in the number of hotel rooms suggests that the growing supply of other accommodation types, particularly vacation rentals, has driven Maui’s tourism growth in recent years. As such, a moratorium on new hotel construction would likely not address concerns about overtourism on Maui.

The report indicates that the number of vacation rentals has declined since Maui County entered into agreements with Expedia (VRBO) and Airbnb, to enhance the County’s ability to enforce laws against illegal TVRs. The reduction in illegal TVRs is expected to lead to a reduction in Maui Island’s ADC.

Citing data from the Hawaii Tourism Authority (“HTA”), the report identifies a Year-to-date 2021 ADC for Maui Island of 52,769 and based on the 2020 Census the population of Maui Island was 154,100, which shows a visitor ratio of 34.2%, which is only slightly higher than the desired Maui Island Plan metric of 33.33%. The report also indicates that the seasonality of Maui tourism typically results in a slow down during fall before picking up near Christmas, estimates show a Maui Island ADC of approximately 50,289 which would result in a visitor ratio of an acceptable 32.66%. The proposed Kanahā Hotel is anticipated to contain 200 hotel rooms with an estimated 80% occupancy rate, 37.5% of guests being out-of-state visitors, and

with 2.3 individuals per room. Kanahā Hotel is anticipated to accommodate an average of 138 visitors per night. This translates to a contribution of 0.27% of the 33.33% ADC policy metric. Stated another way, the estimated 138 out-of-state visitors accommodated by the proposed Kanahā Hotel on an average night would equal 0.09% of the island's resident population of 154,100.

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. Related to the impacts of future hotel development, it is important to consider the potential island-wide cumulative impact of all known future hotel expansion and additions. In the context of the above discussion, several proposed Hotel projects, if completed, would add to the island-wide Hotel room inventory, and have the potential to create cumulative impacts with respect to 'overtourism'.

Potential known future hotel room additions total 898 rooms on the Island of Maui. The breakdown of individual Hotel contribution is: Maui Palms Hotel 136 rooms, revised 4-story Hotel Wailuku 94 rooms, Maui Coast Hotel 170 rooms, AC Hotel Wailea 110 rooms (opened May 2021), Hilton Grand Vacations (former Maui Lu) 388 rooms. From 2010 to 2019, the total supply of hotel and condo hotel units on Maui Island decreased from 13,070 to 11,629, according to the HTA Visitor Plant Inventory. Over this nine-year period, the island lost an average of about 160 hotel and condo hotel rooms each year. The decreases were due to both hotel closures and condominium unit owners withdrawing their units from condo hotel rental programs. Given this, it can be assumed that an annual average room reduction of 160 is reasonable. During the next four years, a total room reduction of 640 from the overall total is also a reasonable assumption. Kanahā Hotel is anticipated to open in less than five years. Therefore, the total additional room count would be 258 during the next four years. The visitor to resident ratio would increase by 0.31% (approximately three-tenths of one percent) [258 rooms multiplied by an 80% occupancy rate, multiplied by 2.3 visitors per room and divided by 154,100 population = 0.0031]. Therefore, it is estimated that the 0.09% visitor to resident ratio increase of the proposed Kanahā Hotel and the ratio increase of these possible future Hotel expansions/additions would have a negligible cumulative impact with respect to 'overtourism' on the Island of Maui. Overall, this translates to a cumulative contribution of less than half of one percent increase to the visitor to resident ratio (0.40%).

In addition to the foregoing study, a Market Study for the proposed Kanahā Hotel at Kahului Airport was prepared by CBRE, Inc. dated May 19, 2021. The field work for the study was undertaken in February 2019, and the updates reflect data compiled and market conditions as of April 2021. The purpose of the study was to estimate the size and value of the intended market, review visitor trends, identify existing and future competition, analyze historical and current key performance indicators for the competitive hotel market, and summarize other factors that could influence the demand for the proposed Kanahā Hotel. As it relates to the moratorium on new transient accommodations, the market study finds that there is no correlation between visitor growth and the supply of hotel rooms. This finding is evidently supported in the market study by the fact that the number of visitors has increased at a compounded average annual rate of 4.8 percent between 2015 and 2019 (excluding the impact of COVID-19) while the number of hotel rooms have declined at the compounded average

annual rate of -2.7 percent over the same time period. Thus, a moratorium on new hotels is unlikely to curb visitor volume.

While both studies make clear that the moratorium is unlikely to reduce tourism on Maui, the Kloninger Report shows that Kahului area hotels primarily serve the interisland market and non-leisure travelers. While there is no denying that there will be some leisure traveler demand for the proposed Kanahā Hotel, based on existing data from the other hotels in the area, it is likely that the majority of the guests will be non-leisure travelers. Due to its close proximity to the Kahului Airport the proposed Kanahā Hotel is in an ideal location for business travelers, helping to promote the diversification of Maui's economy by providing additional, centrally located, non-resort accommodations for off-island support services to utilize when working on Maui.

Please refer to the following Sections and Appendices within the forthcoming DEIS for more details:

- Section 2.2.2 (Economy)
- Section 4.3.12 (Impacts to Tourism)
- Section 4.5.4 (Proposed Moratorium on New Transient Accommodations on Maui)
- Appendix 21 (Market Study)
- Appendix 22 (Tourism Study)

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your letter. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014



FROM:

Maui Tomorrow Foundation
55 North Church St, Suite A-4
Wailuku, HI 96793

TO:

Maui Planning Commission
Attention: Ms. Tara Furukawa, Staff Planner
tara.furukawa@mauicounty.gov

State of Hawai`i Land Use Commission
Department of Business, Economic Development & Tourism
Attention: Daniel Orodenker, Executive Director
Daniel.E.Orodenker@dbedt.hawaii.gov

Office of Environmental Quality Control
Attention: Director
oeqchawaii@doh.hawaii.gov

R.D. Olson Development
Attention: Anthony Wrzosek, Vice President
anthony.wrzosek@rdodevelopment.com

Chris Hart & Partners, Inc.
Attention: Brett A. Davis, Sr. Planner
bdavis@chpmaui.com

RE: Windward Hotel Draft EIS

DATE: November 22, 2019

Aloha,

The Maui Planning Commission, on November 12, 2019, deferred a decision re. whether to become the accepting authority for the subject EIS. Since there is some uncertainty as to which agency will be the accepting authority, this letter is addressed to the Maui Planning Commission, the State Land Use Commission, the Office of Environmental Quality Control, the Applicant, and the Consultant.

Maui Tomorrow Foundation has reviewed the subject DEIS, and has the following comments:

1. The Maui Island Plan, which is a component of the General Plan, calls for a ratio of one tourist for every three residents. The DEIS uses the wrong information to make the necessary calculation of this ratio.

- a) The DEIS uses the population for Maui County; instead, the ratio needs to be calculated using the population for the island of Maui only, which was 156,300 in 2018.
- b) The DEIS uses 54,000 as the number of tourists; however, the 2018 average daily number of tourists on Maui was 64,500; this is the number that should be used.
- Dividing 64,500 by 156,300 results in a visitor-to-resident ratio of 1 to 2.42, which already significantly exceeds the 1:3 ratio that the Maui Island Plan has adopted as a standard to preserve the quality of life of Maui Island residents.

The EIS needs to discuss the fact that adding more hotel rooms will exacerbate this situation, further violating this policy of the Maui Island Plan.

2. It is unclear how the clientele of the proposed hotel will be restricted to business people. While attractive to business people who want to stay near the Kahului airport, it will also very likely be used by tourists. The EIS needs to discuss the impact that increasing numbers of visitors will have on water demand, wastewater systems, roadways, parks, parking areas, beaches, waterfalls, hiking trails, and other facilities that are already overburdened by tourists on Maui.

3. Maui island's unemployment rate is currently 2.6 percent. The EIS needs to discuss the impact of inducing more employees to move to Maui, including hotel employees and additional employees from ancillary businesses that will be required to service the hotel. The EIS should also discuss the combined impact of adding these employees to the 1,000 employees that Mahi Pono claims they will hire in the near future. Up to 10 other hotels are also proposed for new construction or expansion. The EIS also needs to discuss the cumulative effect of these combined employee increases on the already tight housing market, including the housing price impacts that more demand for housing will have on local residents who are already struggling to obtain truly affordable housing.

4. The proposed hotel is in the Tsunami Evacuation Zone, as indicated on the map in Figure 4 on PDF page 194. The EIS needs to describe tsunami escape routes, as well as methods to warn and evacuate hotel guests, especially if the tsunami is generated locally around the Hawaiian Islands.

5. There are presently many other visitor accommodations being planned (or already approved but not yet constructed) on Maui Island, including others in the Kahului/Wailuku district, and even one by the Applicant's company in Wailea. The DEIS needs to describe the cumulative impacts of all of these other developments, including but not limited to:

- A. Maui Beach Hotel
- B. Hilton Garden Inn - Wailuku
- C. Wailuku Hotel
- D. Grand Wailea Expansion
- E. Maui Coast Hotel
- F. AC Hotel Wailea (Olsen, the same company proposing this Windward Hotel)
- G. Hilton Grand Vacations (on the former Maui Lu Property)
- H. Kaaanapali Infill (State Employee Retirement System)

6. Visitor industry professionals, and tourists themselves, are increasingly saying that we have too much tourism on Maui, it is diminishing tour company profits and the visitor experience, and that tourists are less likely to become repeat visitors in the future. The EIS needs to include a discussion of the impact of excess tourism development, or "Overtourism", on the tourist industry itself.

Mahalo for the opportunity to comment.

Albert Perez
Executive Director
Maui Tomorrow Foundation



November 16, 2021

Mr. Albert Perez, Executive Director
Maui Tomorrow Foundation
55 North Church St, Suite A-4
Wailuku, Maui, HI 96793

Dear Mr. Perez,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018

Thank you for your letter of November 22, 2019, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

1. *The Maui Island Plan, which is a component of the General Plan, calls for a ratio of one tourist for every three residents. The DEIS uses the wrong information to make the necessary calculation of this ratio.*
 - *The DEIS uses the population for Maui County; instead, the ratio needs to be calculated using the population for the island of Maui only, which was 156,300 in 2018.*
 - *The DEIS uses 54,000 as the number of tourists; however, the 2018 average daily number of tourists on Maui was 64,500; this is the number that should be used.*
 - *Dividing 64,500 by 156,300 results in a visitor-to-resident ratio of 1 to 2.42, which already significantly exceeds the 1:3 ratio that the Maui Island Plan has adopted as a standard to preserve the quality of life of Maui Island residents.*

The EIS needs to discuss the fact that adding more hotel rooms will exacerbate this situation, further violating this policy of the Maui Island Plan.

Response. The Applicant acknowledges that the previous DEIS uses a different number of tourists than what is referred in your comment.

Kloninger & Sims Consulting, LLC. prepared a Maui Lodging Market Analysis dated September 15, 2021. This report analyzes the Maui lodging market and evaluates the impact

of the development of the proposed Kānahā Hotel within Maui's mix of lodging inventory. The report also provides direct commentary on the issue of overtourism and the policy that aims to limit the number of visitors on the island. The report produced the following findings:

1. Maui arrivals and ADC have increased in recent years, driven by growth in the supply of vacation rentals.
2. In recent years prior to 2019 the ADC for Maui has exceeded the 33.33% visitor to resident metric on an island wide basis in recent years. In 2020 visitor arrival declined substantially due to COVID-19 and is anticipated to be below 33.33% in 2021. In Central Maui, where the proposed Kānahā Hotel would be built, the estimated visitor ratio is below 10%.
3. The proposed Kānahā Hotel is expected to primarily serve the kama'aina market, with only a marginal contribution to the island's average daily census of visitors.
4. Some of the popularity of vacation rentals on Maui is likely price-driven, with Short-Term Rental Homes and Bed & Breakfasts (collectively referred to as "vacation rentals" in this report) providing an alternative to Maui's high-priced hotel rooms.
5. Hotels in the Kahului area primarily serve the interisland market and area non-leisure demand generators but also a segment of the mainland leisure market.
6. The proposed Kānahā Hotel will provide a legal alternative to vacation rentals, increasing the supply of business-traveler hotel rooms in an under-served segment of the market. The supply of resort hotel rooms has decreased in recent years, in response to market conditions.

The report also finds that an increase in Maui's visitor arrivals and ADC coinciding with a decrease in the number of hotel rooms suggests that the growing supply of other accommodation types, particularly vacation rentals, has driven Maui's tourism growth in recent years. As such, a moratorium on new hotel construction would likely not address concerns about overtourism on Maui.

The report indicates that the number of vacation rentals has declined since Maui County entered into agreements with Expedia (VRBO) and AirBNB, to enhance the County's ability to enforce laws against illegal TVRs. The reduction in illegal TVRs is expected to lead to a reduction in Maui Island's ADC.

Citing data from the Hawaii Tourism Authority ("HTA"), the report identifies a Year-to-date 2021 ADC for Maui Island of 52,769 and based on the 2020 Census the population of Maui Island was 154,100, which shows a visitor ratio of 34.2%, which is only slightly higher than the desired Maui Island Plan metric of 33.33%. The report also indicates that the seasonality of Maui tourism typically results in a slow down during fall before picking up near Christmas, estimates show a Maui Island ADC of approximately 50,289 which would result in a visitor ratio of an acceptable 32.66%.

The proposed Kānahā Hotel is anticipated to contain 200 hotel rooms with an estimated 80% occupancy rate, 37.5% of guests being out-of-state visitors, and with 2.3 individuals per room. Kānahā Hotel is anticipated to accommodate an average of 138 visitors per night. This translates to a contribution of 0.27% of the 33.33% ADC policy metric. Stated another way, the estimated 138 out-of-state visitors accommodated by the proposed Kānahā Hotel on an

average night would equal 0.09% of the island’s resident population of 154,100 (See: Appendix 22 of the forthcoming DEIS). The table below summarizes our analysis:

Estimated Contribution of Kanahā Hotel to Policy Metric of 33.33% ADC

| | | |
|-----------------------------------------------------------------------|--------|------------------------|
| Kanahā Hotel Room Count | 200 | Rooms |
| Estimated Occupancy | 80.0% | Occupancy |
| Estimated Nightly Occupied Rooms | 160 | Occupied Rooms |
| Estimated Share Kanahā Hotel Guests from Out of State | 37.5% | Share |
| Estimated Nightly Rooms Occupied by Out-of-State Visitors | 60 | Occupied Visitor Rooms |
| Maui Average Visitor Party Size | 2.3 | Visitors |
| Estimated Nightly Out-of-State Visitors Staying in Kanahā Hotel | 138 | Visitors |
| Maui ADC Based on Population of 154,100 and Policy Metric of 33.33% | 50,853 | Visitors |
| Estimated Contribution of Kanahā Hotel to Policy Metric of 33.33% ADC | 0.27% | Contribution |

We have applied an occupancy rate of 80% in the analysis, higher than the 2019 Maui County hotel occupancy rate of 77.7%. Based on 200 total rooms, an average of 160 rooms would be occupied nightly at the hotel. Our market interviews indicate that most of the room demand in the Kahului area is generated by interisland travel, not out-of-state visitors. We have applied a 37.5% share of occupancy to out-of-state visitors or 60 occupied rooms on an average night. According to HTA statistics, the average visitor party to Maui in 2019 consisted of 2.3 travelers, meaning an estimated 138 out-of-state visitors each night staying in Kanahā Hotel. Applying the 33.33% ADC metric to the 2020 Maui Island population of 154,100 results in an ADC of 50,853 visitors. The estimated 138 visitors accommodated at the Kanahā Hotel represent 0.27% of the policy target number of 50,853 visitors on the island. This results in an insignificant impact to the ADC.

Stated another way, the estimated 138 out-of-state visitors accommodated by the proposed Kanahā Hotel on an average night would equal 0.09% of the island’s resident population of 154,100.

In addition to the foregoing study, a Market Study for the proposed Kanahā Hotel at Kahului Airport was prepared by CBRE, Inc. dated May 19, 2021. The field work for the study was undertaken in February 2019, and the updates reflect data compiled and market conditions as of April 2021. The purpose of the study was to estimate the size and value of the intended market, review visitor trends, identify existing and future competition, analyze historical and current key performance indicators for the competitive hotel market, and summarize other factors that could influence the demand for the proposed Kanahā Hotel. As it relates to the moratorium on new transient accommodations, the market study finds that there is no correlation between visitor growth and the supply of hotel rooms. This finding is evidently supported in the market study by the fact that the number of visitors has increased at a compounded average annual rate of 4.8 percent between 2015 and 2019 (excluding the impact of COVID-19) while the number of hotel rooms have declined at the compounded average annual rate of -2.7 percent over the same time period. Thus, a moratorium on new hotels is unlikely to curb visitor volume.

While both studies make clear that the moratorium is unlikely to reduce tourism on Maui, the Kloninger Report shows that Kahului area hotels primarily serve the interisland market and

non-leisure travelers. While there is no denying that there will be some leisure traveler demand for the proposed Kanahā Hotel, based on existing data from the other hotels in the area, it is likely that the majority of the guests will be non-leisure travelers. Due to its close proximity to the Kahului Airport and the island's government, business, and medical facilities — the proposed Kanahā Hotel is in an ideal location for business travelers, helping to promote the diversification of Maui's economy by providing additional, centrally located, non-resort accommodations for off-island support services to utilize when working on Maui.

2. *It is unclear how the clientele of the proposed hotel will be restricted to business people. While attractive to business people who want to stay near the Kahului airport, it will also very likely be used by tourists. The EIS needs to discuss the impact that increasing numbers of visitors will have on water demand, wastewater systems, roadways, parks, parking areas, beaches, waterfalls, hiking trails, and other facilities that are already overburdened by tourists on Maui.*

Response. The forthcoming DEIS discusses the benefit of location where the proposed hotel will be developed — with respect to the close proximity to the Kahului Airport and the island's government, business, and medical facilities. The proposed hotel is not restricted to business people; however, the following are the anticipated benefits of the proposed Kanahā Hotel as discussed in Section 1.3 of the DEIS (Purpose and Need).

1. Provide a hotel designed to meet corporate business and non-leisure travel accommodation demand in the vicinity of Kahului Airport.
2. Offset demand for unlicensed vacation rentals and reduce the negative impacts of overtourism by providing upscale, select-service hotel facilities in the underserved area of Kahului/Wailuku.
3. Contribute to the diversification of Maui's economy by providing complementary services that support new businesses and commercial activities.
4. Support long-term sustainability goals through low-impact development and environmentally sensitive design strategies.
5. Achieve one of the economic goals of the WKCP. In the WKCP, Part III C. Economic Activity, Objective 3 states "Allow opportunities for hotel accommodations within the region at Kahului and Wailuku - at the existing hotel district by Kahului Harbor, near the Kahului Airport; and within the Wailuku Town core."
6. Satisfy Maui Island Plan, Infrastructure and Public Facilities, Implementing Actions 6.11.3-Action 3: "Study the feasibility of developing an Airport District for Kahului Airport that intentionally agglomerates uses that support the airport such as a business hotel(s), gas stations, parcel delivery services, and freight forwarding."

The forthcoming DEIS includes discussion of potential impacts of the proposed project to the affected resources and infrastructure including water, wastewater, roadways, recreational facilities, and other facilities such as medical facilities, police and fire protection services, schools, and solid waste. The DEIS also includes various reports from consultants analyzing the existing conditions of the project site and its immediate environs, and potential impacts of the proposed project.

3. *Maui island's unemployment rate is currently 2.6 percent. The EIS needs to discuss the impact of inducing more employees to move to Maui, including hotel employees and additional employees from*

ancillary businesses that will be required to service the hotel. The EIS should also discuss the combined impact of adding these employees to the 1,000 employees that Mahi Pono claims they will hire in the near future. Up to 10 other hotels are also proposed for new construction or expansion. The EIS also needs to discuss the cumulative effect of these combined employee increases on the already tight housing market, including the housing price impacts that more demand for housing will have on local residents who are already struggling to obtain truly affordable housing.

Response. As discussed in the Kanahā Hotel Economic Effects Report provided by John M. Knox & Associates, Inc. — particularly Page 3-6 — the following is the discussion about employment with regards to the proposed project.

“According to R.D. Olson, the hotel will generate about 75 full-time jobs at opening in 2025, growing to approximately 100 at stabilization in 2027. These are, of course, hotel jobs, and ones located in the Kahului/Wailuku area, where many current West Maui hotel workers now live and commute to hotel jobs in Wailea, Kā’anapali, etc.

As noted shortly, Maui was losing hotel units and properties even prior to the pandemic. For example, the Mākena Beach hotel closed in 2016, with a loss of between 300 and 400 on-site jobs. It was replaced by 65 high-end condo units, with far less on-site employment. Additional hotel or other businesses may well not survive the pandemic.

A new hotel in Kahului opening in 2025 is therefore likely, if not certain, to provide work closer to home residences for some experienced unemployed hotel workers at that time. Overall, the alternative future for Kanahā Hotel on-site workers would be some mix of (1) unemployment, (2) long commutes to still-open West Maui hotels, or (3) likely poorer-paying jobs at vacation rentals, condos, or lower-end hotels. The Wailuku-Kahului Community Plan encourages hotels to be in the Wailuku town center, at the harbor, or near the airport, and the Kanahā Hotel fits this policy document.”

The proposed Kanahā Hotel will comply with the requirements of Chapter 2.96, Maui County Code, the County’s Residential Workforce Housing Policy. The creation of additional hotel units will address tourist needs, reducing the need to convert dwellings in residential neighborhoods into short term rentals. The proposed Kanahā Hotel is intended to cater to the needs of business/non-leisure travelers, to support new, emerging business sectors which will diversify Maui’s economy, eventually leading to a decrease in Maui’s dependence on tourism, potentially reducing and/or eliminating “overtourism”.

4. *The proposed hotel is in the Tsunami Evacuation Zone, as indicated on the map in Figure 4 on PDF page 194. The EIS needs to describe tsunami escape routes, as well as methods to warn and evacuate hotel guests, especially if the tsunami is generated locally around the Hawaiian Islands.*

Response. The Applicant acknowledges this comment. There will be a Tsunami Evacuation Plan for the management and operation of the Kanahā Hotel.

5. *There are presently many other visitor accommodations being planned (or already approved but not yet constructed) on Maui Island, including others in the Kahului/Wailuku district, and even one by the*

Applicant's company in Wailea. The DEIS needs to describe the cumulative impacts of all of these other developments, including but not limited to:

- A. *Maui Beach Hotel*
- B. *Hilton Garden Inn - Wailuku*
- C. *Wailuku Hotel*
- D. *Grand Wailea Expansion*
- E. *Maui Coast Hotel*
- F. *AC Hotel Wailea (Olsen, the same company proposing this Windward Hotel)*
- G. *Hilton Grand Vacations (on the former Maui Lu Property)*
- H. *Kaanapali Infill (State Employee Retirement System)*

Response. A cumulative impacts assessment is provided in Section 4.3 of the DEIS. The proposed Kanahā Hotel is situated at Kahului directly adjacent to the Kahului Airport and within the planned Maui Business Park Phase II development. Cumulative impacts of the project were determined by considering the potential impacts of the proposed project together with the incremental impacts of other past, present, and reasonably foreseeable future actions at the project site and within the vicinity of the project site up to a one-mile radius. The scope of the cumulative and secondary impacts analysis involves the geographic extent of the effects and the time frame in which the effects could be expected to occur. For this DEIS, the geographic extent was defined as the projects occurring within a 1-mile radius of the project site of the proposed Kanahā Hotel. A 1-mile radius was used because it is considered an appropriate distance at which other projects would be close enough to the project site to reasonably result in cumulative or secondary impacts on the environment. Any projects beyond that geographical area are only included due to their potential to generate broader regional or island-wide environmental impacts that may also result in cumulative impacts. Please refer to Section 4.3 of the forthcoming DEIS, Table 17 for the projects included within the 1-mile radius of the project site.

Projects situated beyond 1-mile radius of the project site are discussed in Section 4.3 of the forthcoming DEIS. Two (2) proposed hotel projects mentioned in the above comment are included within Table 18 of the forthcoming DEIS, i.e., Maui Beach Hotel Addition and Hotel Wailuku. It should be noted that Hotel Wailuku or Wailuku Hotel is seemingly the same project as the Hilton Garden Inn Wailuku considering the property is owned by the same owners*. However, Market study prepared by CBRE for the DEIS concludes that the Maui Beach Hotel and the Hilton Garden Inn are indefinitely on hold due to financing concerns.

**References:*

<https://www.mauinews.com/news/local-news/2019/11/wailuku-town-hotel-project-unveiled/>
<https://mauinow.com/2020/06/01/county-to-accept-public-testimony-on-proposed-wailuku-hotel/>

Other hotel developments mentioned in the above comment were not included in Table 18 due to the geographic location of the developments — that are situated further away from the project site and Central Maui where the proposed Kanahā Hotel is situated. However, the following is discussion of cumulative impacts of the proposed project and the other hotels as referenced in your comment — to the tourism in Maui.

Citing data from the Hawaii Tourism Authority (“HTA”), the report identifies a Year-to-date 2021 ADC for Maui Island of 52,769 and based on the 2020 Census the population of Maui Island was 154,100, which shows a visitor ratio of 34.2%, which is only slightly higher than the desired Maui Island Plan metric of 33.33%. The report also indicates that the seasonality of Maui tourism typically results in a slow down during fall before picking up near Christmas, estimates show a Maui Island ADC of approximately 50,289 which would result in a visitor ratio of an acceptable 32.66%. The proposed Kanahā Hotel is anticipated to contain 200 hotel rooms with an estimated 80% occupancy rate, 37.5% of guests being out-of-state visitors, and with 2.3 individuals per room. Kanahā Hotel is anticipated to accommodate an average of 138 visitors per night. This translates to a contribution of 0.27% of the 33.33% ADC policy metric. Stated another way, the estimated 138 out-of-state visitors accommodated by the proposed Kanahā Hotel on an average night would equal 0.09% of the island’s resident population of 154,100.

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. Related to the impacts of future hotel development, it is important to consider the potential island-wide cumulative impact of all known future hotel expansion and additions. In the context of the above discussion, several proposed Hotel projects, if completed, would add to the island-wide Hotel room inventory, and have the potential to create cumulative impacts with respect to ‘overtourism’.

Potential known future hotel room additions total 898 rooms on the Island of Maui. The breakdown of individual Hotel contribution is: Maui Palms Hotel 136 rooms, revised 4-story Hotel Wailuku 94 rooms, Maui Coast Hotel 170 rooms, AC Hotel Wailea 110 rooms (opened May 2021), Hilton Grand Vacations (former Maui Lu) 388 rooms. From 2010 to 2019, the total supply of hotel and condo hotel units on Maui Island decreased from 13,070 to 11,629, according to the HTA Visitor Plant Inventory. Over this nine-year period, the island lost an average of about 160 hotel and condo hotel rooms each year. The decreases were due to both hotel closures and condominium unit owners withdrawing their units from condo hotel rental programs. Given this, it can be assumed that an annual average room reduction of 160 is reasonable. During the next four years, a total room reduction of 640 from the overall total is also a reasonable assumption. Kanahā Hotel is anticipated to open in less than five years. Therefore, the total additional room count would be 258 during the next four years. The visitor to resident ratio would increase by 0.31% (approximately three-tenths of one percent) [258 rooms multiplied by an 80% occupancy rate, multiplied by 2.3 visitors per room and divided by 154,100 population = 0.0031]. Therefore, it is estimated that the 0.09% visitor to resident ratio increase of the proposed Kanahā Hotel and the ratio increase of these possible future Hotel expansions/additions would have a negligible cumulative impact with respect to ‘overtourism’ on the Island of Maui. Overall, this translates to a cumulative contribution of less than half of one percent increase to the visitor to resident ratio (0.40%).

For more detailed discussion, please see our response to the following comment No. 6 about “overtourism”.

6. *Visitor industry professionals, and tourists themselves, are increasingly saying that we have too much tourism on Maui, it is diminishing tour company profits and the visitor experience, and that tourists are less likely to become repeat visitors in the future. The EIS needs to include a discussion of the impact of excess tourism development, or “Overtourism”, on the tourist industry itself.*

Response. The Applicant acknowledges this comment; however, overtourism is the cumulative impact of the overall industry that is primarily focused in West and South Maui on the island. Please refer to Section 4.3.12 (Impacts to Tourism) of the forthcoming DEIS. The Maui County Council’s Planning and Sustainable Land Use Committee recommended passage of a bill relating to a moratorium on new transient accommodations on Maui. The bill will require two (2) readings by the Maui County Council in order to be adopted. As proposed, the moratorium is for a two-year period or until the council enacts legislation implementing appropriate recommendations from its investigative group, whichever is sooner. The bill also contains various project dependent exceptions to the moratorium.

The proposed Kanahā Hotel will comply with the requirements of Chapter 2.96, Maui County Code, the County’s Residential Workforce Housing Policy. The creation of additional hotel units will address tourist needs, reducing the need to convert dwellings in residential neighborhoods into short term rentals. The proposed Kanahā Hotel is intended to cater to the needs of business/non-leisure travelers, to support new, emerging business sectors which will diversify Maui’s economy, eventually leading to a decrease in Maui’s dependence on tourism, potentially reducing and/or eliminating “overtourism”.

During preparation of this Draft EIS, the Maui County Council’s Planning and Sustainable Land Use Committee recommended passage of a bill relating to a moratorium on new transient accommodations on Maui. The bill will require two (2) readings by the Maui County Council in order to be adopted. As proposed, the moratorium is for a two-year period or until the council enacts legislation implementing appropriate recommendations from its investigative group, whichever is sooner. The bill also contains various project dependent exceptions to the moratorium.

The Moratorium focuses solely on the Maui Island Plan’s policy to, “[p]romote desirable island population by striving to not exceed an island-wide visitor population of roughly 33 percent of the resident population[,]” failing to address other portions of the Maui Island Plan which recognize the importance of supporting the visitor industry and provide other policies to maintain residents’ quality of life.

Kloninger & Sims Consulting, LLC. prepared a Maui Lodging Market Analysis dated September 15, 2021. This report analyzes the Maui lodging market and evaluates the impact of the development of the proposed Kanahā Hotel within Maui’s mix of lodging inventory. The report also provides direct commentary on the issue of overtourism and the policy that aims to limit the number of visitors on the island. The report produced the following findings.

Maui arrivals and Maui Island’s Average Daily Visitor Census (“ADC”) have increased in recent years, driven by the growth in supply of vacation rentals.

The ADC for Maui has exceeded the 33.33% visitor to resident metric on an island-wide basis on recent years. In Central Maui, where the proposed Kanahā Hotel would be built, the estimated visitor ratio is below 10%.

Some of the popularity of vacation rentals on Maui is likely price-driven, with Short-Term Rental Homes and Bed & Breakfasts (collectively referred to as “vacation rentals” in the report) providing an alternative to Maui’s high-priced hotel rooms.

Hotels in the Kahului area primarily serve the interisland market and area non-leisure demand generators but also a segment of the mainland leisure market.

The proposed Kanahā Hotel will provide a legal alternative to vacation rentals, increasing the supply of hotel rooms in an under-served segment of the market. The supply of resort hotel rooms has decreased in recent years, in response to market conditions.

The report also finds that an increase in Maui’s visitor arrivals and ADC coinciding with a decrease in the number of hotel rooms suggests that the growing supply of other accommodation types, particularly vacation rentals, has driven Maui’s tourism growth in recent years. As such, a moratorium on new hotel construction would likely not address concerns about overtourism on Maui.

The report indicates that the number of vacation rentals has declined since Maui County entered into agreements with Expedia (VRBO) and AirBNB, to enhance the County’s ability to enforce laws against illegal TVRs. The reduction in illegal TVRs is expected to lead to a reduction in Maui Island’s ADC.

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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. Related to the impacts of future hotel development, it is important to consider the potential island-wide cumulative impact of all known future hotel expansion and additions. In the context of the

above discussion, several proposed Hotel projects, if completed, would add to the island-wide Hotel room inventory, and have the potential to create cumulative impacts with respect to 'overtourism'.

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In addition to the foregoing study, a Market Study for the proposed Kanahā Hotel at Kahului Airport was prepared by CBRE, Inc. dated May 19, 2021. The field work for the study was undertaken in February 2019, and the updates reflect data compiled and market conditions as of April 2021. The purpose of the study was to estimate the size and value of the intended market, review visitor trends, identify existing and future competition, analyze historical and current key performance indicators for the competitive hotel market, and summarize other factors that could influence the demand for the proposed Kanahā Hotel.

As it relates to the moratorium on new transient accommodations, the market study finds that there is no correlation between visitor growth and the supply of hotel rooms. This finding is evidently supported in the market study by the fact that the number of visitors has increased at a compounded average annual rate of 4.8 percent between 2015 and 2019 (excluding the impact of COVID-19) while the number of hotel rooms have declined at the compounded average annual rate of -2.7 percent over the same time period. Thus, a moratorium on new hotels is unlikely to curb visitor volume.

While both studies make clear that the moratorium is unlikely to reduce tourism on Maui, the Kloninger Report shows that Kahului area hotels primarily serve the interisland market and non-leisure travelers. While there is no denying that there will be some leisure traveler demand for the proposed Kanahā Hotel, based on existing data from the other hotels in the area, it is likely that the majority of the guests will be non-leisure travelers. Due to its close proximity to the Kahului Airport the proposed Kanahā Hotel is in an ideal location for

business travelers, helping to promote the diversification of Maui's economy by providing additional, centrally located, non-resort accommodations for off-island support services to utilize when working on Maui.

Please refer to the following Sections and Appendices within the forthcoming DEIS for more details:

- Section 2.2.2 (Economy)
- Section 4.3.12 (Impacts to Tourism)
- Section 4.5.4 (Proposed Moratorium on New Transient Accommodations on Maui)
- Appendix 21 (Market Study)
- Appendix 22 (Tourism Study)

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your letter. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

From: Tara Furukawa [mailto:Tara.Furukawa@co.maui.hi.us]
Sent: Tuesday, November 19, 2019 12:03 PM
To: Brett Davis <BDavis@chpmaui.com>
Subject: Fwd: Windward Hotel

>>> Sabrina Bence <bunny19852@gmail.com> 10/9/2019 11:41 AM >>>

I read the article about the new proposed hotel. My concern as a person raised here on Maui and now struggling as a single mother with no home is what do they mean by affordable housing? They last group in Pukalani did affordable housing but it ended up not allowing people like me to qualify because i am below the poverty line. If they want to do affordable housing with the hotel they would need to make 2 and 3 bedroom accomodations for locals either on site or near by at a sliding scale cost based on income AFTER taxes amd also consider any bills that the applicant is paying on top of that and see what the person has left over and then make an agreement on rent price for the unit. If the affordable housing is not done this way Maui will not change and we will continue to see the decline in families being able to afford to stay where they were born and raised.

Will there be a meeting of some kind that we can all attend to discuss this? If there is it needs to be open to the entire island not just people in the immediate area as all will be potentially affected by this and i am sure many on other parts of Maui would like to say something about the proposal.

Best regards
Sabrina



November 11, 2021

Ms. Sabrina Bence
bunny19852@gmail.com

Dear Ms. Bence,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018 (EIS 2018/0001)

Thank you for your e-mail of October 09, 2019, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

I read the article about the new proposed hotel. My concern as a person raised here on Maui and now struggling as a single mother with no home is what do they mean by affordable housing? They last group in Pukalani did affordable housing but it ended up not allowing people like me to qualify because I am below the poverty line. If they want to do affordable housing with the hotel they would need to make 2 and 3 bedroom accommodations for locals either on site or nearby at a sliding scale cost based on income AFTER taxes and also consider any bills that the applicant is paying on top of that and see what the person has left over and then make an agreement on rent price for the unit. If the affordable housing is not done this way Maui will not change and we will continue to see the decline in families being able to afford to stay where they were born and raised.

Will there be a meeting of some kind that we can all attend to discuss this? If there is it needs to be open to the entire island not just people in the immediate area as all will be potentially affected by this and I am sure many on other parts of Maui would like to say something about the proposal.

Response. The proposed project is subject to the Maui County Code (MCC) Chapter 2.96 — the rules and regulations about the residential workforce housing. The Applicant has confirmed understanding on compliance with Chapter 2.96 through responses on the comment letters

provided by the Maui County Department of Housing and Human Concerns (DHHC). The Applicant agrees to execute Residential Work Force Housing agreement prior to the issuance of a building permit, as required by DHHC. Therefore, the Applicant will work with DHHC to complete the said agreement upon approval of the project's Special Management Area (SMA) permit.

A Draft Environmental Impact Statement (DEIS) is currently prepared for the proposed project and there will be a link to download the document when published. After the publication of the DEIS, there will be a 30-day public comment period to provide additional written comments. After a Final EIS is prepared there will be a future public meeting (possibly conducted virtually) with the State Land Use Commission. You are welcome to testify at that meeting to discuss your concern with regards to housing.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your email. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely yours,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

22, Nowemapa, 2019



To: Tara Furukawa, Staff Planner, Maui Planning Commission tara.furukawa@mauicounty.gov

Mr Brett Davis, Senior Planner, Chris Hart & Partners
bdavis@chpmaui.com

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

RE: Draft Environmental Impact Statement (DEIS) for the Proposed Windward Hotel, located at O Lauo Loop, Kahului, Island of Maui, Hawai'i

Aloha,

My name is Trinette Furtado and I was born and raised on the mokupuni o Maunuiakama. I grew up in Lahaina and now reside in Kula with my daughter, who was also born here and is being raised here because this is our papahānau.

Mahalo for the opportunity to comment on the subject Draft EIS.

I care very deeply about this proposed hotel project on land that was once designated Important Agricultural Lands, because even though the previous owner was able to remove these lands from this critical designation for mixed-industrial use, the very real fact is that we cannot continue to import our foodstuffs and necessities. We already have infrastructure that is overburdened and a lack of housing for residents who would be future employees of this hotel. Traffic, water use, wastewater handling and possible Importation of workforce from outside of the state (to hold jobs that could go to our local community) are big concerns for me.

Having read through the DEIS and finding it lacking information in several areas, I believe the Final EIS should contain information that can adequately address these questions and concerns:

1. The Final EIS should include a plan for constructing workforce housing (as required by MCC 2.96 (Residential Workforce Housing Policy) OR providing a specific dollar amount per hotel room, in detail, in lieu of construction.
2. The Final EIS should include an accurate analysis within the TIAR that includes hotel guest traffic and additional vehicular traffic in the area that will come from Costco and other businesses to be developed within the industrial area, in the hourly traffic count.
3. The Final EIS should give consideration to the Nā Wai `Ēhā settlement for water used within the Central Maui area and how the proposed hotel project impacts water availability within the immediate and broader central Maui area.
4. In the TIAR for the Final EIS, it should take into account that there would be insufficient parking if the hotel is at full occupancy and a full staff to serve those guest, considering all 7 ADA stalls most likely would not be filled. The TIAR should also include an assessment of the possible traffic issues of a SINGLE ingress/egress for the proposed hotel project on Lauo Loop, that examines fire evacuation and mitigation during catastrophic events.

5. The Draft EIS did not provide an adequate analysis of the conditions of the SLUC Decision and Order, thus the Final EIS should definitely include an analysis that outlines the changes and impacts of those changes that will occur if their proposed project is granted separation from it.
6. The DEIS included figures that did not match figure given by the Hawai'i Visitors Bureau and Authority, regarding the economic impacts/benefits to the state and the county of Maui. The Final EIS should include actual numbers gleaned from the state (not a marketing firm) as regards the economic benefits to the state and County, from the construction and operation of this hotel. The Final EIS should include expected revenue from the project.
7. The Draft EIS mentioned very little about the use of PV (photovoltaic), though the Governor of this state committed to 100% use of Renewable energy by 2045. The Final EIS should outline in detail, how this proposed hotel project will achieve 100% Renewable energy use by 2045, given PV does not figure prominently in the design or operation of this proposed project.

I am asking that the Final EIS include all of this important information.

I do have further concerns but with the timeline given, cannot state them all. I look forward to the opportunity to provide further comments on the Final EIS and once again thank you for this opportunity to submit comments on this Draft EIS.

Aloha,
Trinette Furtado
Kula, Maui, Hawai'i

"Its never too late to be what you might have been."
Sent from my iPad



November 11, 2021

Ms. Trinette Furtado
Kula, Maui

Dear Ms. Furtado,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018 (EIS 2018/0001)

Thank you for your letter of November 22, 2019, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

1. *The Final EIS should include a plan for constructing workforce housing as required by MCC 2.96 (Residential Workforce Housing Policy) OR providing a specific dollar amount per hotel room, in detail, in lieu of construction.*

Response. Pursuant to Section 2.96.050, Maui County Code, residential workforce housing credits may be used to satisfy the requirements of Chapter 2.96, MCC, additionally Act 141 (2009) requires that the County recognize affordable housing credits issued to the Department of Hawaiian Home Lands to satisfy any county affordable housing requirements. It should be noted that credits are issued to developers who build units in excess of their requirement, which allows an individual or family to enjoy the unit before the unit was "required" to be built. The credits allow the affordable housing developer to recoup some of their costs as typically affordable housing units are subsidized in some fashion (County affordable housing fund, market units, low-income housing tax credits, etc.), potentially allowing the developer to again build additional "excess" affordable housing units, once again allowing early access for an individual or family. It is important to remember that credits are earned, after an affordable housing unit is built.

In the alternative, instead of purchasing credits earned for affordable housing units already built and enjoyed by Maui residents, the Applicant may explore the option of working with a local affordable housing developer on the construction of affordable housing units that will be built concurrently with or within a set time period, as established in the required Residential Workforce Housing Agreement, of the proposed Kanahā Hotel. This option has many variables so it may not be feasible.

2. *The Final EIS should include an accurate analysis within the TIAR that includes hotel guest traffic and additional vehicular traffic in the area that will come from Costco and other businesses to be developed within the industrial area, in the hourly traffic count.*

Response. As part of the project's DEIS, a Traffic Impact Assessment Report (TIAR) has been prepared by Austin, Tsutsumi and Associates (ATA) and included as Appendix 24. The proposed hotel is not anticipated to impact turning movements at the intersections in the project area. It is the understanding of the project team that Costco is required to monitor the intersection entrance to the warehouse and report to the State of Hawaii Department of Transportation as part of their conditions of development, separate from this proposed project.

3. *The Final EIS should give consideration to the Na Wai Eha settlement for water used within the Central Maui area and how the proposed hotel project impacts water availability within the immediate and broader central Maui area.*

Response. The forthcoming DEIS includes the calculation of water demand by the proposed project and the discussion of water sources. Since the date of this letter the Applicant has entered into an agreement with A&B Properties to develop a private water well in the Kahului Aquifer to provide portable water to the proposed hotel. The project is now proposing to use private water for domestic consumption, fire protection and irrigation. The system is privately owned and maintained by A&B Properties, therefore the DWS water standards are no longer applicable to the proposed project. The project site is utilizing the Kahului Aquifer as the water source; therefore, the proposed project is not anticipated to impact the Iao Aquifer and is not impacted by the Na Wai Eha case.

4. *In the TIAR for the Final EIS, it should take into account that there would be insufficient parking if the hotel is at full occupancy and a full staff to serve those guest, considering all 7 ADA stalls most likely would not be filled. The TIAR should also include an assessment of the possible traffic issues of a SINGLE ingress/egress for the proposed hotel project on Lauo Loop, that examines fire evacuation and mitigation during catastrophic events.*

Response. The required parking stalls for the proposed project is one (1) parking space for every rental unit. Since the proposed Kanahā Hotel comprised of 200 rooms, there must be 200 parking stalls for the project. The proposed project provides 221 parking stalls with eight (8) accessible parking spaces and two (2) accessible van spaces.

ADA stalls are provided on each row of parking stalls situated adjacent to the proposed hotel building — to ensure ease of access into the hotel without crossing through the parking lot.

Two (2) ADA stalls are available on the north, the east, and the southeast sides of the proposed hotel. Four (4) ADA stalls are available on the southwest of the proposed hotel. There are a total of ten (10) ADA stalls with one (1) access aisle for every two (2) ADA stalls. Two (2) loading zones are available south of the hotel building.

Please refer to Appendix 2 of the forthcoming DEIS (Kanaha Hotel Design Documents — PDF pages 7, 8, and 21).

The current TIAR (dated April 30, 2021) includes discussion and analysis of traffic on Lauo Loop as follows.

“The Project site is bounded by Haleakala Highway to the north and Lauo Loop to the west.

The Project is anticipated to be completed by 2025. Access to the Project will be provided by the existing Lauo Loop which services the MBP NPA.

Base Year 2025

At the Haleakala Highway/Lauo Loop West intersection, the northbound left-turn is expected to worsen to LOS E during the SAT MD peak hour of traffic. Based on the MUTCD Four-Hour Vehicular Volume traffic signal warrant, a traffic signal is not anticipated to be warranted by Base Year 2025. The intersection is expected to operate similar to existing conditions with gaps in traffic generated by nearby traffic signals.

Future Year 2025

Based on the MUTCD Four-Hour Vehicular Volume traffic signal warrant, at the Haleakala Highway/Lauo Loop West intersection, a traffic signal is still not anticipated to be warranted by Future Year 2025 with Project volumes. The intersection is expected to operate similar to existing conditions with gaps in traffic generated by nearby traffic signals. Signal warrant figures are shown in Appendix D of the TIAR.”

For more details, please see Appendix 24 of the forthcoming DEIS.

5. *The Draft EIS did not provide an adequate analysis of the conditions of the SLUC Decision and Order, thus the Final EIS should definitely include an analysis that outlines the changes and impacts of those changes that will occur if their proposed project is granted separation from it.*

Response. The proposed Hotel use is a permissible land use in the State Urban District; however, the Project Site is subject to a March 25, 2004 Findings of Fact, Conclusions of Law, and Decision and Order identified as Docket No. A03-739 for the development of a Light Industrial development, Maui Business Park Phase II. Based on technical studies completed to date, and associated analysis it is anticipated that a Final Environmental Impact Statement will be accepted. Therefore, following the acceptance of a Final Environmental Impact Statement, a Motion to Amend (MTA) the State Land Use Commission's Decision & Order will be processed in order to request the necessary amendment to allow for the Development of the proposed Hotel Project.

Section 3.2 (State Land Use) of the forthcoming DEIS discusses the response on each condition stated within the Docket No. A03-739 Decision & Order (D&O). A copy of the D&O is included in the DEIS. (**See:** Appendix 1 of the forthcoming DEIS)

6. *The DEIS included figures that did not match figure given by the Hawai'i Visitors Bureau and Authority, regarding the economic impacts/benefits to the state and the county of Maui. The Final EIS should include actual numbers gleaned from the state (not a marketing firm) as regards the economic benefits to the state and County, from the construction and operation of this hotel. The Final EIS should include expected revenue from the project.*

Response. Section 2.2.2 (Economy) of the forthcoming DEIS includes the discussion about first finding of the Tourism Study done by Kloninger & Sims Consulting, LLC — as excerpted below.

Finding #1 of the Tourism Study: Maui Arrivals and ADC (Average Daily Visitor Census) have increased in recent years, driven by growth in the supply of vacation rentals. The supply of hotel rooms has decreased, in response to market conditions.

Based on the HTA ADC data and an estimated 2019 Maui Island population of about 157,000, the average number of visitors on the island was about 42% during 2019, well in excess of the Maui Island Plan policy metric of 33%. During 2020, Maui Island's ADC was 20,591, far below prior years due to the COVID-19 pandemic. The resulting mandatory 14-day quarantine for trans-Pacific travelers arriving in Hawai'i was in effect until October, followed by a pre-departure testing program that allowed arriving travelers to bypass quarantine. Maui Island's 2020 population was 154,100. During 2020, the ADC on the island was about 13%, far below the Maui Island Plan policy metric of 33%.

Year-to-date 2021 update: Year-to-date July 2021, Maui Island's ADC was 52,769. Maui Island's 2020 population according to the 2020 Census was 154,100, meaning that through July, the average number of Maui visitors on the island equaled 34.2% of the resident population, slightly higher than the Maui Island Plan policy metric of 33%. Based on the seasonality of Maui tourism, which typically slows down during the fall before picking up around Christmas, we have estimated Maui's year end 2021 ADC at 50,829, equal to 33% of the island's population.

The Tourism Study report also noted that Maui's 2021 ADC could decrease further if the number of vacation rentals on the island continues to decrease, as it has in recent months. In July, Maui County entered into agreements with Expedia (VRBO) and AirBNB, under which the vacation rental platforms will display the tax map key ("TMK") for each listing on the platforms. This will greatly enhance the county's ability to enforce laws against illegal vacation rentals. In July, the number of vacation rentals in Maui County decreased 22.2% compared to July 2019, suggesting that the TMK requirement is contributing to a decrease in the supply of vacation rentals on the 33% policy metric.

In addition to the foregoing study, a Market Study for the proposed Kanahā Hotel at Kahului Airport was prepared by CBRE, Inc. dated May 19, 2021. The field work for the study was undertaken in February 2019, and the updates reflect data compiled and market conditions as of April 2021. The purpose of the study was to estimate the size and value of the intended market, review visitor trends, identify existing and future competition, analyze historical and current key performance indicators for the competitive hotel market, and summarize other factors that could influence the demand for the proposed Kanahā Hotel. As it relates to the moratorium on new transient accommodations, the market study finds that there is no correlation between visitor growth and the supply of hotel rooms. This finding is evidently supported in the market study by the fact that the number of visitors has increased at a compounded average annual rate of 4.8 percent between 2015 and 2019 (excluding the impact of COVID-19) while the number of hotel rooms have declined at the compounded average annual rate of -2.7 percent over the same time period. Thus, a moratorium on new hotels is unlikely to curb visitor volume.

While both studies make clear that the moratorium is unlikely to reduce tourism on Maui, the Kloninger Report shows that Kahului area hotels primarily serve the interisland market and non-leisure travelers. While there is no denying that there will be some leisure traveler demand for the proposed Kanahā Hotel, based on existing data from the other hotels in the area, it is likely that the majority of the guests will be non-leisure travelers. Due to its close proximity to the Kahului Airport the proposed Kanahā Hotel is in an ideal location for business travelers, helping to promote the diversification of Maui's economy by providing additional, centrally located, non-resort accommodations for off-island support services to utilize when working on Maui.

For more details about economy and tourism, please refer to Appendices 21 and 22 of the forthcoming DEIS.

For more details about the economic impacts/benefits from the construction and operation of the proposed hotel, please refer to Appendix 20 of the forthcoming DEIS. The report provided by John M. Knox & Associates, Inc., includes but not limited to the discussion of employment benefits and fiscal effects (tax revenues) from the proposed project. The report also describes the methodology used within the study and the logic behind the analysis.

7. *The Draft EIS mentioned very little about the use of PV (photovoltaic), though the Governor of this state committed to 100% use of Renewable energy by 2045. The Final EIS should outline in detail, how this proposed hotel project will achieve 100% Renewable energy use by 2045, given PV does not figure prominently in the design or operation of this proposed project.*

Response. Since the date of this letter, the proposed project includes the installation of photovoltaic systems. The roof plan containing this proposed system is provided within Appendix 2 of the forthcoming DEIS (Kanaĥa Hotel Design Document). The Applicant will comply with any requirements to avoid and/or mitigate any potential hazards of glint and glare from the proposed system. As shown within the Roof Plan of the proposed project (Appendix 2, page 11 of 30), the project includes installation of 66 REC Solar 360 Watt Panes for 23,760 Watts and 66 Emphase IQ7+ Inverters – approximately producing 100 kWh/day.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your email. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

Comments on Draft EIS-Windward Hotel

- 1) On page 10, in the project Background section, there's no mention that the project first started out as an EA. I would mention that it was transmitted out for agency comments and that the Planning Commission commented on it. I still need to get you the letter, sorry!
- 2) On page 13, alternatives are discussed; but, there are no design alternatives. In the site plans, there is option 1 and 2 and perhaps they should be added with a discussion of how RD Olsen is choosing the preferred alternative.
- 3) On Page 24, please add this to the sea level rise discussion: Sea level rise should be fully considered for properties within Kahului, given high exposure and vulnerability of the region to coastal hazards.

There are no graphics to demonstrate exposure of the facility or the transit corridors that it connects. Please download GIS data to include in site plans and/or include a screenshot of the exposure area for 3.2 feet of sea level rise (passive flooding, high wave flooding, and erosion) from the Hawaii Sea Level Rise Viewer at www.hawaii.sealevelriseviewer.org.

- 4) The hotel will be located in the Tsunami Evacuation Zone. We highly recommend that discussions are initiated with the Maui Emergency Management Agency as soon as possible and that procedures are prepared as part of the discussion of the final design and site plans.

Also include Dam Evacuation Zone in EIS.

- 5) On page 94 in the response to Condition 15 on visual analysis, I think that you should make it clear that the UDRB reviewed the visual analysis study for the Maui Business Park Phase II so that people aren't assuming it's for the Windward Hotel.
- 6) On page 106, for #20 of the policies on the economy, there was no selection of anything. I think it should be checked, 'NA.'
- 7) On Page 113, in the analysis on the physical environment, it's saying that the Windward Hotel is not located within the SMA. This needs to be changed to say it is within the SMA.
- 8) If possible, include a discussion of the vacancy rates of the existing hotel near the Airport at the Courtyard. I'm assuming that they're always full? If so, that should be added to the discussion on need for a hotel near the airport.
- 9) On page 46, in the fourth paragraph, the word 'obliterated' is used and I think that this should be changed to something else.

10) Typos to be fixed:

-P. 77-add space between '16-inch' and 'transmission'

-P. 86-change 'Docent' to 'Docket'

-P. 151 –Remove 'I' in front of 'IAirport.'

-P. 158-Add a 't' to 'Sate Urban District'

-P. 158-Change 'affect' to 'effect.'

-P. 159-At bottom of first discussion, change 'prosed Action' to 'proposed Action.'

11) On Page 149, it mentions that the parcel is located within walking distance of everything and it really will not be possible to walk to the airport; but, yet, it's mentioned. I think it should be taken out and there should be mention that there will be a shuttle to/from nearby places. This should also be discussed in the proposed project because it will be an alternative to having to rent a car. This will result in less cars parked on site, as well.

12) For pages 154/155, under "Land Use," in the analysis section, I think you should mention that this will also accommodate future needs of residents, as well in that it will result in the creation of jobs near where they live.

13) On Page 157, I think you're also missing Chapter 205A Objectives and Policies.

14) On page 158 – expand upon "B," how it will not curtail the range of beneficial uses of the environment."

For "D," say that it will have positive impacts on the economy in that during construction, jobs will be created. Also, for operations, jobs will be created. The project will also contribute to the affordable housing fund.

15) On page 159, for item "H," explain that it will be contrary to the community plan and zoning; however, it will be consistent with the other hotel, which is nearby

16) The Chapter 343 significance criteria needs to be added and addressed.



November 11, 2021

Ms. Linda Kim

Dear Ms. Kim,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS) for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of August 07, 2019, providing your comments on the proposed hotel project. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Comment 1. *On page 10, in the project Background section, there's no mention that the project first started out as an EA. I would mention that it was transmitted out for agency comments and that the Planning Commission commented on it. I still need to get you the letter, sorry!*

Response. As discussed earlier in this response letter, the proposed project was previously named Windward Hotel and is currently named Kanahā Hotel. The project did go through the previous process of a Draft Environmental Assessment. Please refer to the Consultation section within the Executive Summary of the forthcoming DEIS for more details.

The forthcoming DEIS for the Kanahā Hotel also includes all comment letters along with the responses (**See:** Appendix 3 of the DEIS). These letters will include comments addressed during the earlier process of DEA and DEIS for the Windward Hotel as well as the forthcoming DEIS for Kanahā Hotel.

Comment 2. *On page 13, alternatives are discussed; but, there are no design alternatives. In the site plans, there is option 1 and 2 and perhaps they should be added with a discussion of how RD Olsen is choosing the preferred alternative.*

Response. The primary difference between Site Plan Option 1 and 2 is an onramp to the Kahului Airport Bypass Road from Haleakalā Highway. During a meeting between the State of Hawaii, Department of Transportation, Highways Division, and the Applicant it was clarified that DOT has no timeline for the construction of the on-ramp and that DOT will approach Petitioner or future landowner at the appropriate time to purchase the necessary land area at fair market value. Section 1.5 of the DEIS provides further detail on the background of the onramp.

The forthcoming DEIS also includes a more detailed discussion about the Proposed Action as the Preferred Alternative (**See:** Section 1.5 of the DEIS) and other alternatives (**See:** Section 1.6 of the DEIS). The following is a summary of other alternatives discussed in the forthcoming DEIS.

- The No Action/No Project/No Build Alternative would retain the Project Site in its current condition. With this Alternative, the parcels at the MBPII would remain vacant and existing underground utilities and roadway services would remain underutilized.
- The Existing Land Use Designations Alternative assumes development of what would be reasonably expected to occur in the foreseeable future – if the Proposed Project were not approved – would be based on the Project Site’s current land use, zoning, and community plan designations.
- The Alternative Site Alternative assumes the development of a 200-room hotel to be located on another possible site within the Wailuku/Kahului area.
- Under the Multi-family Development Alternative, multi-family housing would be created within close proximity to urban amenities in Central Maui.
- The Reduced Intensity Alternative would propose a 3-story hotel with 175 rooms, versus the Preferred Alternative (i.e., Proposed Action), up to 4-storys with 200 rooms. This Reduced Intensity Alternative would have 1-story less than the Preferred Alternative.

In addition, Section 1.6 of the forthcoming DEIS includes discussion of Alternatives Not Studied and Identification of Environmentally Superior Alternative.

Comment 3. *On Page 24, please add this to the sea level rise discussion: Sea level rise should be fully considered for properties within Kahului, given high exposure and vulnerability of the region to coastal hazards.*

Response. Discussion of Sea Level Rise is included within the forthcoming DEIS (**See:** Section 2.1.3, Natural Hazards). Below is the explanation with regards to Sea Level Rise and the proposed project.

Sea level rise will have adverse effects on all shoreline communities, our economies, and our natural and cultural resources. Sea level rise should be fully considered for properties within Kahului, given high exposure and vulnerability of the region to coastal hazards. The findings of the Hawai'i Sea Level Rise Vulnerability and Adaptation Report 2017 identify an expected 3.2 feet rise in sea level across the main Hawaiian Islands. The report includes the towns of Waihe'e, Hāna, Lāhainā, Kīhei, and Speckelsville as the most vulnerable areas to sea level rise. The improved project site is located approximately 0.66 miles from the shoreline and not situated within the sea level rise exposure

area. Therefore, not anticipated that the proposed project site will be affected by sea level rise over the next 30-70 years. (See: Figure 21, "Sea Level Rise Exposure Area Map")

In addition, the Applicant has worked with a consultant, i.e., Wilson Okamoto Corporation, to provide a Climate Change Assessment analysis – as an effort to address and respond to the growing phenomenon of climate change. A discussion of Climate Change is included in Section 2.1.4 of the forthcoming DEIS. The following are topics discussed with regards to Climate Change and the proposed project.

- Specific green building objectives included within the proposed project;
- Temperature;
- Rainfall;
- Greenhouse Gas Emissions (GHG);
- Mitigation measures during construction of the proposed project; and
- Mitigation measures during operations of the proposed project.

The full report of the Climate Change Assessment is attached within the forthcoming DEIS as Appendix 26.

There are no graphics to demonstrate exposure of the facility or the transit corridors that it connects. Please download GIS data to include in site plans and/or include a screenshot of the exposure area for 3.2 feet of sea level rise (passive flooding, high wave flooding, and erosion) from the Hawaii Sea Level Rise Viewer at www.hawaiisealevelriseviewer.org.

Response. The Applicant appreciates the thoroughness of your review on the DEIS. The forthcoming DEIS includes a map of Sea Level Rise Exposure Area (See: Figure 21 of the DEIS).

Comment 4. *The hotel will be located in the Tsunami Evacuation Zone. We highly recommend that discussions are initiated with the Maui Emergency Management Agency as soon as possible and that procedures are prepared as part of the discussion of the final design and site plans.*

Response. The Applicant appreciates the thoroughness of your review on the proposed project. Section 2.3.6 (Emergency Management Agency) of the forthcoming DEIS includes a discussion about Emergency Management Agency.

In addition, Section 2.1.3 (Natural Hazards) of the forthcoming DEIS recognizes that the project site is situated within the Tsunami Evacuation Zone. The Applicant will coordinate with the Maui Emergency Management Agency (MEMA) to understand procedures during the event of a Tsunami evacuation. Therefore, proper emergency tsunami evacuation procedures will be implemented and adhered to.

Comment 5. *On page 94 in the response to Condition 15 on visual analysis, I think that you should make it clear that the UDRB reviewed the visual analysis study for the Maui Business Park Phase II so that people aren't assuming it's for the Windward Hotel.*

Response. The DEIS will clearly indicate that the UDRB previously reviewed the visual analysis study for the Maui Business Park Phase II and not the Kanaha Hotel (Windward Hotel). The proposed project, Kanaha Hotel, will be reviewed by Maui UDRB.

Comment 6. On page 106, for #20 of the policies on the economy, there was no selection of anything. I think it should be checked, 'NA.'

Response. The Applicant recognizes this comment. The forthcoming DEIS has the cell checked as "N/A" for Number 20 of Chapter 226-6, HRS. In addition, the forthcoming DEIS has the most updated version of response to any governmental plans, policies, and controls (See: Chapter 3).

Comment 7. On Page 113, in the analysis on the physical environment, it's saying that the Windward Hotel is not located within the SMA. This needs to be changed to say it is within the SMA.

Response. The Applicant acknowledges your comment and appreciates your correction on the old DEIS. The forthcoming DEIS includes a discussion of Coastal Zone Management (CZM) [See: Section 3.8 and Figure 20 of the DEIS]. The said Section recognizes the SMA designation of the project site — as well as discusses the relationship of the proposed project to the objectives and policies of the CZM — pursuant to Chapter 205A, HRS and the SMA Rules and Regulations of the Maui Planning Commission.

Comment 8. If possible, include a discussion of the vacancy rates of the existing hotel near the Airport at the Courtyard. I'm assuming that they're always full? If so, that should be added to the discussion on need for a hotel near the airport.

Response. The Applicant previously owned and operated The Courtyard by Marriott located in Kahului near the proposed hotel. Demand for The Courtyard Hotel has experienced an annualized occupancy rate of 92% prior to 2020. The hotel industry standard is stabilization at 80% occupancy and hotel occupancy of 90% or greater is essentially at full capacity. For more details, please refer to Section 2.2.2 (Economy) as well as Appendices 21 and 22 of the forthcoming DEIS.

Comment 9. On page 46, in the fourth paragraph, the word 'obliterated' is used and I think that this should be changed to something else.

Response. The Applicant recognizes this comment and appreciates your thoroughness on reviewing the DEIS. The forthcoming DEIS no longer uses the above-referenced word.

Comment 10. Typos to be fixed: -P. 77-add space between '16-inch' and 'transmission' -P. 86-change 'Docent' to 'Docket' -P. 151 -Remove 'I' in front of 'IAirport.' -P. 158-Add a 't' to 'Sate Urban District' -P. 158-Change 'affect' to 'effect.' -P. 159-At bottom of first discussion, change 'prosed Action' to 'proposed Action.'

Response. The Applicant recognizes this comment and appreciates your thoroughness on reviewing the DEIS. The forthcoming DEIS has incorporated all the corrections suggested in your comment.

Comment 11. *On Page 149, it mentions that the parcel is located within walking distance of everything and it really will not be possible to walk to the airport; but, yet, it's mentioned. I think it should be taken out and there should be mention that there will be a shuttle to/from nearby places. This should also be discussed in the proposed project because it will be an alternative to having to rent a car. This will result in less cars parked on site, as well.*

Response. The purpose of the discussion about the walking distance between the project site and the surrounding businesses or public facilities — is to help with the understanding of the proximity benefit of the project site as it is situated within the urban center of Kahului.

Section 3.5.1 (County-wide Policy Plan), Item H (i.e., Diversify Transportation Options), of the forthcoming DEIS discusses about the shuttle. The following is the analysis provided in response to Item H of the Countywide Policy Plan:

“The parcel location is within walking distance of Costco, future developments of the MBPIL. 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. In addition, an existing bus stop is available at Dairy Road/Kele Street for Maui Bus Route 5 and 6 serving Kahului. The bus stop is approximately 0.6 mile from the project site.”

Comment 12. *For pages 154/155, under “Land Use,” in the analysis section, I think you should mention that this will also accommodate future needs of residents, as well in that it will result in the creation of jobs near where they live.*

Response. Discussion about the creation of jobs as one of the beneficial impacts of the proposed project is included — where applicable — throughout the forthcoming DEIS.

Comment 13. *On Page 157, I think you're also missing Chapter 205A Objectives and Policies.*

Response. As previously discussed, the forthcoming DEIS includes discussion of Coastal Zone Management Program (**See:** Section 3.8 of the DEIS) — pursuant to Chapter 205A, HRS and the SMA Rules and Regulations of the Maui Planning Commission.

Comment 14. *On page 158 – expand upon “B,” how it will not curtail the range of beneficial uses of the environment.” For “D,” say that it will have positive impacts on the economy in that during construction, jobs will be created. Also, for operations, jobs will be created. The project will also contribute to the affordable housing fund.*

Response. The Applicant acknowledges your comments. Recommendations are made and incorporated in the forthcoming DEIS (See: Section 3.1 of the DEIS). Discussion about the positive economic impact is presented within the objectives of the proposed project and other appropriate sections within the forthcoming DEIS.

Pursuant to Section 2.96.050, Maui County Code, residential workforce housing credits may be used to satisfy the requirements of Chapter 2.96, MCC, additionally Act 141 (2009) requires that the County recognize affordable housing credits issued to the Department of Hawaiian

Home Lands to satisfy any county affordable housing requirements. It should be noted that credits are issued to developers who build units in excess of their requirement, which allows an individual or family to enjoy the unit before the unit was “required” to be built. The credits allow the affordable housing developer to recoup some of their costs as typically affordable housing units are subsidized in some fashion (County affordable housing fund, market units, low-income housing tax credits, etc.), potentially allowing the developer to again build additional “excess” affordable housing units, once again allowing early access for an individual or family. It is important to remember that credits are earned, after an affordable housing unit is built.

In the alternative, instead of purchasing credits earned for affordable housing units already built and enjoyed by Maui residents, the Applicant may explore the option of working with a local affordable housing developer on the construction of affordable housing units that will be built concurrently with or within a set time period, as established in the required Residential Workforce Housing Agreement, of the proposed Kanahā Hotel. This option has many variables so it may not be feasible.

Comment 15. On page 159, for item “H,” explain that it will be contrary to the community plan and zoning; however, it will be consistent with the other hotel, which is nearby

Response. Sections 3.6 and 3.7 of the forthcoming DEIS include analysis of the requested Community Plan Amendment and Change in Zoning (CIZ) as well as discussion of how the proposed action meets the intent of the general plan and the objectives and policies of the Wailuku-Kahului Community Plan. For more discussion, please refer to Section 4.5.1 of the forthcoming DEIS as well.

The forthcoming DEIS also includes discussion of how the proposed hotel use is consistent with the permitted use of the adjacent Kahului Airport District (**See:** Section 1.5 of the DEIS).

Comment 16. The Chapter 343 significance criteria needs to be added and addressed

Response. The Applicant acknowledges your comment. The forthcoming DEIS includes the discussion of Chapter 343, HRS, in accordance with thirteen (13) significance criteria specified in Section 11-200.1-13 of the Department of Health rules relating to Environmental Impact Statements. (**See:** Section 3.1 of the DEIS).

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Brett Davis". The signature is fluid and cursive, with the first name "Brett" being more prominent than the last name "Davis".

Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

Sharon Ouyang

From: Brett Davis <BDavis@chpmaui.com>
Sent: Monday, November 25, 2019 12:39 PM
To: Anthony Wrzosek; Sharon Ouyang
Subject: FW: Another Hotel

Follow Up Flag: Follow up
Flag Status: Flagged

FYI, email from resident.

-Brett

From: Carol Holland [mailto:chrosetta@hotmail.com]
Sent: Thursday, November 21, 2019 1:58 PM
To: tarafurukawa@mauicounty.gov; Brett Davis <BDavis@chpmaui.com>
Subject: Another Hotel

Aloha

As a resident and teacher in Maui county I want to add my opposition to another hotel. Its not that I am opposed to the idea as such HOWEVER we need another hotel like a fish needs a ferrari.

What we need is

1. A High School !!!
2. Housing that people can actually afford
3. Help for Homeless population
4. infrastructure
5. Secured water rights

CHP (alternates
section)

We do NOT need more shopping centers or hotels - Maui needs to get its priorities straight.
Carol Holland



November 11, 2021

Ms. Carol Holland
chrosetta@hotmail.com

Dear Ms. Holland,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS) for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your email of November 21, 2019, providing your comments on the proposed hotel project. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Comment. *As a resident and teacher in Maui county I want to add my opposition to another hotel. Its not that I am opposed to the idea as such HOWEVER we need another hotel like a fish needs a Ferrari.*

What we need is

- 1. A High School !!!*
- 2. Housing that people can actually afford.*
- 3. Help for Homeless population*
- 4. Infrastructure.*
- 5. Secured water rights.*

Response. The Applicant recognizes your comment and appreciate your time to provide comments on the proposed hotel project. The proposed project's objectives do not contain any of the above-listed development that you desire to happen in Maui County. Pursuant to Section 2.96.050, Maui County Code, residential workforce housing credits may be used to satisfy the requirements of Chapter 2.96, MCC, additionally Act 141 (2009) requires that the

County recognize affordable housing credits issued to the Department of Hawaiian Home Lands to satisfy any county affordable housing requirements. It should be noted that credits are issued to developers who build units in excess of their requirement, which allows an individual or family to enjoy the unit before the unit was “required” to be built. The credits allow the affordable housing developer to recoup some of their costs as typically affordable housing units are subsidized in some fashion (County affordable housing fund, market units, low-income housing tax credits, etc.), potentially allowing the developer to again build additional “excess” affordable housing units, once again allowing early access for an individual or family. It is important to remember that credits are earned, after an affordable housing unit is built.

In the alternative, instead of purchasing credits earned for affordable housing units already built and enjoyed by Maui residents, the Applicant may explore the option of working with a local affordable housing developer on the construction of affordable housing units that will be built concurrently with or within a set time period, as established in the required Residential Workforce Housing Agreement, of the proposed Kanahā Hotel. This option has many variables so it may not be feasible.

A full discussion on how the proposed project will contribute positively towards Maui County will be detailed in the forthcoming DEIS for the Kanahā Hotel.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Brett Davis". The signature is fluid and cursive, with the first name "Brett" being more prominent than the last name "Davis".

Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

Appendix 3.7

Comment Letters Received for the 2020 EISPN No. 1
and Response Letters

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 21, 2020

Via Email: daniel.e.ordenker@hawaii.gov

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

Dear Mr. Ordenker:

SUBJECT: Environmental Impact Statement Preparation Notice for the Proposed **Kanaha Hotel at Kahului Airport** located at Kahului, Island of Maui; TMK: (2) 3-8-103:014 (por.), 015 (por.), 016, 017, & 018 on behalf of R.D. Olson Development

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comments.

At this time, enclosed are comments from the Engineering Division on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Enclosures

cc: Central Files
Chris Hart & Partners, Inc. (w/copies)
Attn: Mr. Brett A. Davis, Senior Planner (via email: bdavis@chpmaui.com)
R.D. Olson Development (w/copies)
Attn: Mr. Anthony Wrzosek, VP (via email: anthony.wrzosek@rdodevelopment.com)

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 23, 2020

Via Email: daniel.e.ordenker@hawaii.gov

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

Dear Mr. Ordenker:

SUBJECT: Environmental Impact Statement Preparation Notice for the Proposed
Kanaha Hotel at Kahului Airport located at Kahului, Island of Maui;
TMK: (2) 3-8-103:014 (por.), 015 (por.), 016, 017, & 018 on behalf of
R.D. Olson Development

Thank you for the opportunity to review and comment on the subject matter. In addition to our previous comments dated July 21, 2020, enclosed are comments from the (a) Division of Forestry & Wildlife, and (b) Commission on Water Resource Management on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Enclosures

cc: Central Files
Chris Hart & Partners, Inc. (w/copies)
Attn: Mr. Brett A. Davis, Senior Planner (via email: bdavis@chpmaui.com)
R.D. Olson Development (w/copies)
Attn: Mr. Anthony Wrzosek, VP (via email: anthony.wrzosek@rdodevelopment.com)



November 10, 2021

Mr. Russell Y. Tsuji, Land Administrator
State of Hawaii, Department of Land & Natural Resources
Land Division
1151 Punchbowl St., Room 220
Honolulu, HI 96813

Dear Mr. Tsuji,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of July 21, 2020, distributing our request for comments to various DLNR divisions. In addition, thank you for your letter of July 23, 2020, enclosing the comments from the Division of Forestry and Wildlife and the Commission on Water Resource Management.

Your comments, along with this response, will be reproduced and included in the forthcoming DEIS. The DEIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

We appreciate your participation in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,

Brett Davis, Senior Planner

Mr. Russell Y. Tsuji, Land Administrator
State of Hawaii, Department of Land & Natural Resources
November 10, 2021
Page 2 of 2

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 7, 2020

MEMORANDUM

FROM:

~~TO:~~

DLNR Agencies:

- Div. of Aquatic Resources (kendall.i.tucker@hawaii.gov)
- Div. of Boating & Ocean Recreation (richard.t.howard@hawaii.gov)
- Engineering Division (DLNR.ENGR@hawaii.gov)
- Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
- Div. of State Parks (curt.a.cottrell@hawaii.gov)
- Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
- Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
- Land Division – Maui District (daniel.i.ornellas@hawaii.gov)
- Historic Preservation (DLNR.Intake.SHPD@hawaii.gov)

TO:

~~FROM:~~

SUBJECT:

LOCATION:

APPLICANT:

Russell Tsuji
Russell Y. Tsuji, Land Administrator
Environmental Impact Statement Preparation Notice for the proposed
Kanaha Hotel at Kahului Airport
Kahului, Island of Maui; TMK: (2) 3-8-103:014 (por.), 015 (por.), 016, 017, &
018
Chris Hart & Partners, Inc. on behalf of R.D. Olson Development

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **July 21, 2020**.

The DEA can be found on-line at: <http://health.hawaii.gov/oeqc/> (Click on The Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417 or by email at darlene.k.nakamura@hawaii.gov. Thank you.

- () We have no objections.
- () We have no comments.
- () Comments are attached.

Signed:

Carty S. Chang

Print Name:

Carty S. Chang, Chief Engineer

Date:

Jul 16, 2020

Attachments

cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/Russell Y. Tsuji

**Ref: Environmental Impact Statement Preparation Notice for the proposed
Kanaha Hotel at Kahului Airport**

TMK(s): (2) 3-8-103:014 (por.), 015 (por.), 016, 017, & 018

Location: Kahului, Island of Maui

Applicant: Chris Hart & Partners, Inc. on behalf of R.D. Olson Development

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (<http://gis.hawaiiinfip.org/FHAT>).

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- Kauai: County of Kauai, Department of Public Works (808) 241-4896.

Signed: 
CARTY S. CHANG, CHIEF ENGINEER

Date: Jul 16, 2020



November 10, 2021

Mr. Carty S. Chang, P.E., Chief Engineer
State of Hawaii, Department of Land & Natural Resources
Engineering Division
1151 Punchbowl Street, Room 221
Honolulu, HI 96813

Dear Mr. Chang,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of July 16, 2020, providing the department's comments on the proposed hotel project at this time. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Engineering Division Comments

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (<http://gis.hawaiiinfip.org/FHAT>).

Response. The Applicant acknowledges this comment and will comply with any regulations related to Special Flood Hazard Area. As discussed in the Draft EIS Section 2.1.3 (Natural Hazards), the project site is located within Flood Zone X, i.e., areas outside of the 0.2% annual

chance floodplain. No adverse flood hazards are anticipated to affect the site or the neighboring properties, however, proper emergency management efforts will be adhered to.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your letter. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 7, 2020

MEMORANDUM

TO: **DLNR Agencies:**
___ Div. of Aquatic Resources (kendall.i.tucker@hawaii.gov)
___ Div. of Boating & Ocean Recreation (richard.t.howard@hawaii.gov)
 Engineering Division (DLNR.ENGR@hawaii.gov)
 Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___ Div. of State Parks (curt.a.cottrell@hawaii.gov)
 Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
___ Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
 Land Division – Maui District (daniel.i.ornellas@hawaii.gov)
 Historic Preservation (DLNR.Intake.SHPD@hawaii.gov)

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*

SUBJECT: Environmental Impact Statement Preparation Notice for the proposed
Kanaha Hotel at Kahului Airport

LOCATION: Kahului, Island of Maui; TMK: (2) 3-8-103:014 (por.), 015 (por.), 016, 017, &
018

APPLICANT: Chris Hart & Partners, Inc. on behalf of R.D. Olson Development

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **July 21, 2020**.

The DEA can be found on-line at: <http://health.hawaii.gov/oegc/> (Click on The Environmental Notice in the middle of the page.)

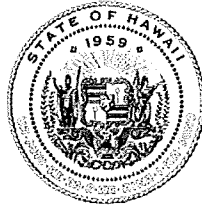
If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417 or by email at darlene.k.nakamura@hawaii.gov. Thank you.

- () We have no objections.
() We have no comments.
 Comments are attached.

Signed: _____
Print Name: DAVID G. SMITH, Administrator
Date: Jul 22, 2020

Attachments
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

July 20, 2020

MEMORANDUM

Log no 2715

TO: RUSSELL Y. TSUJI, Administrator
Land Division

FROM: DAVID G. SMITH, Administrator
Division of Forestry and Wildlife

SUBJECT: **Division of Forestry and Wildlife Comments for the Environmental Impact Statement Preparation Notice for the proposed Kanahā Hotel at the Kahului Airport**

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your inquiry regarding review of the Environmental Impact Statement Preparation Notice for the proposed Kanahā Hotel in Kahului on Maui, Hawai'i, TMKs: (2) 3-8-103:014 (por.), 015 (por.), 016, 017 & 018. The proposed project consists of constructing a 200-unit hotel varying from one, two and four stories with a swimming pool, dining area and associated infrastructure and landscaping on 5.2 acres of previously undeveloped land.

The State listed Blackburn's Sphinx Moth (BSM; *Manduca blackburni*) has a historic range that encompasses the project area. Larvae of BSM feed on many nonnative hostplants that include tree tobacco (*Nicotiana glauca*) which grows in disturbed soil. We recommend contacting our Maui DOFAW office at (808) 984-8100 for further information about where BSM may be present and whether a vegetation survey should be conducted to determine the presence of plants preferred by BSM. To avoid harm to BSM, DOFAW recommends removing plants less than one meter in height or during the dry time of the year. If you remove tree tobacco over one meter in height or disturb the ground around or within several meters of these plants they must be checked thoroughly for the presence of eggs and larvae.

State listed waterbirds such as the Hawaiian Duck (*Anas wyvilliana*), Hawaiian Stilt (*Himantopus mexicanus knudseni*), Hawaiian Coot (*Fulica alai*) and Hawaiian Goose or Nēnē (*Branta sandvicensis*) have the potential to occur in the vicinity of the proposed project site. It is against State law to harm or harass these species. If any of these species are present during construction activities, then all activities within 100 feet (30 meters) should cease, and the bird should not be approached. Work may continue after the bird leaves the area of its own accord. If a nest is discovered at any point, please contact the Maui DOFAW Office at the aforementioned number.

DOFAW is concerned about attracting vulnerable birds to areas that may host nonnative predators such as cats, rodents, and mongoose. Additionally, development to the land parcel is likely to increase human activity and may generate more predator attractants such as trash. We recommend

taking action to minimize predator presence; remove cats, place bait stations for rodents and mongoose, and provide covered trash receptacles.

The State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*) has the potential to occur in the vicinity of the project area and may roost in nearby trees. If any site clearing is required this should be timed to avoid disturbance during the bat birthing and pup rearing season (June 1 through September 15). If this cannot be avoided, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed without consulting DOFAW.

We note that artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. This disorientation can result in collision with manmade artifacts or grounding of birds. For nighttime lighting that might be required, DOFAW recommends that all lights be fully shielded to minimize impacts. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15 through December 15. This is the period when young seabirds take their maiden voyage to the open sea. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i please visit: <https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf>.

DOFAW recommends minimizing the movement of plant or soil material between worksites, such as in fill. Soil and plant material may contain invasive fungal pathogens, vertebrate and invertebrate pests (e.g. Little Fire Ants), or invasive plant parts that could harm our native species and ecosystems. We recommend consulting the Maui Invasive Species Committee at (808) 573-6472 in planning, design, and construction of the project to learn of any high-risk invasive species in the area and ways to mitigate spread. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

DOFAW recommends using native plant species for landscaping that are appropriate for the area (i.e. climate conditions are suitable for the plants to thrive, historically occurred there, etc.). Please do not plant invasive species. DOFAW recommends consulting the Hawai'i-Pacific Weed Risk Assessment website to determine the potential invasiveness of plants proposed for use in the project (<https://sites.google.com/site/weedriskassessment/home>). We recommend that you refer to www.plantpono.org for guidance on selection and evaluation for landscaping plants.

We appreciate your efforts to work with our office for the conservation of our native species. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Lauren Taylor, Protected Species Habitat Conservation Planning Coordinator at (808) 587-0010 or lauren.taylor@hawaii.gov.

Sincerely,



DAVID G. SMITH
Administrator



November 10, 2021

Mr. David G. Smith, Administrator
State of Hawaii, Department of Land & Natural Resources
Division of Forestry and Wildlife
1151 Punchbowl Street, Room 325
Honolulu, HI 96813

Dear Mr. Smith,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of July 20, 2020, providing the department's comments on the proposed hotel project at this time. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

The State listed Blackburn's Sphinx Moth (BSM; Manduca blackburni) has a historic range that encompasses the project area. Larvae of BSM feed on many nonnative hostplants that include tree tobacco (Nicotiana glauca) which grows in disturbed soil. We recommend contacting our Maui DOFAW office at (808) 984-8100 for further information about where BSM may be present and whether a vegetation survey should be conducted to determine the presence of plants preferred by BSM. To avoid harm to BSM, DOFAW recommends removing plants less than onemeter in height or during the dry time of the year. If you remove tree tobacco over one meter in height or disturb the ground around or within several meters of these plants they must be checked thoroughly for the presence of eggs and larvae.

Response. The current survey conducted by environmental consultant Mr. Robert W. Hobdy involved a careful inspection of the entire Kanahā Hotel Development project area. No tree tobacco plants of any size were found growing on the property at this time. Blackburn's

sphinx moths have very specialized relationships with certain plants in the tobacco family, and without these special host plants they are unable to reproduce and survive and they are therefore not presently attracted to the area. As of this date, there are no concerns regarding the Blackburn's sphinx moth on the Kanahā Hotel Development project.

Section 2.1.6 of the forthcoming DEIS discusses about Flora and Fauna with regards to the use of the project site for the proposed hotel. In addition, the following appendices included within the forthcoming DEIS are relevant to the above comment.

- Appendix 8: Botanical & Fauna Survey
- Appendix 9: USFWS Acceptance Letter May 21, 2003
- Appendix 10: Blackburn's Sphinx Moth Survey
- Appendix 11: Nēnē Sruvey

State listed waterbirds such as the Hawaiian Duck (Anas wyvilliana), Hawaiian Stilt (Himantopus mexicanus knudseni), Hawaiian Coot (Fulica alai) and Hawaiian Goose or Nēnē (Branta sandwicensis) have the potential to occur in the vicinity of the proposed project site. It is against State law to harm or harass these species. If any of these species are present during construction activities, then all activities within 100 feet (30 meters) should cease, and the bird should not be approached. Work may continue after the bird leaves the area of its own accord. If a nest is discovered at any point, please contact the Maui DOFAW Office at the aforementioned number.

Response. The Applicant acknowledges this comment. If any of the above-referenced species are present during construction activities, then all activities within 100 feet (30 meters) will cease, and the bird will not be approached. Work will continue after the bird leaves the area of its own accord. If a nest is discovered at any point, the Applicant will contact the Maui DOFAW Office.

DOFAW is concerned about attracting vulnerable birds to areas that may host nonnative predators such as cats, rodents, and mongoose. Additionally, development to the land parcel is likely to increase human activity and may generate more predator attractants such as trash. We recommend taking action to minimize predator presence; remove cats, place bait stations for rodents and mongoose, and provide covered trash receptacles.

Response. The Applicant acknowledges the recommendation of taking action to minimize predator presence. Including removal of cats, bait stations for rodents and mongoose, and providing covered trash receptacles.

The State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (Lasiurus cinereus semotus) has the potential to occur in the vicinity of the project area and may roost in nearby trees. If any site clearing is required this should

be timed to avoid disturbance during the bat birthing and pup rearing season (June 1 through September 15). If this cannot be avoided, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed without consulting DOFAW.

Response. The Applicant is committed to practices that will ensure safety for the Hawaii hoary bats including avoiding barbed wire at the construction site.

We note that artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. This disorientation can result in collision with manmade artifacts or grounding of birds. For nighttime lighting that might be required, DOFAW recommends that all lights be fully shielded to minimize impacts. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15 through December 15. This is the period when young seabirds take their maiden voyage to the open sea. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i please visit: <https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf>.

Response. All lights will be fully shielded to minimize adverse impacts to seabirds. Nighttime work will be avoided during the seabird fledging season from September 15 through December 15.

DOFAW recommends minimizing the movement of plant or soil material between worksites, such as in fill. Soil and plant material may contain invasive fungal pathogens, vertebrate and invertebrate pests (e.g. Little Fire Ants), or invasive plant parts that could harm our native species and ecosystems. We recommend consulting the Maui Invasive Species Committee at (808) 573-6472 in planning, design, and construction of the project to learn of any high-risk invasive species in the area and ways to mitigate spread. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

Response. The Applicant will ensure that movement of plant or soil material between worksites will be minimized. Maui Invasive Species Committee will be contacted for consultation with regards to invasive species. All equipment, materials, and personnel will be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

DOFAW recommends using native plant species for landscaping that are appropriate for the area (i.e. climate conditions are suitable for the plants to thrive, historically occurred there, etc.). Please do not plant invasive species. DOFAW recommends consulting the Hawai'i-Pacific Weed Risk Assessment website to determine the potential invasiveness of plants proposed for use in the project (<https://sites.google.com/site/weedriskassessment/home>). We recommend that you refer to www.plantpono.org for guidance on selection and evaluation for landscaping plants.

Response. The proposed project involves landscaping with nine (9) native plants are planned to be planted on the appropriate area. The proposed project does not include planting of invasive species. The above-referenced websites will be reviewed to evaluate landscaping plants and avoid the use of invasive species.

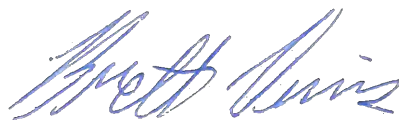
We appreciate your efforts to work with our office for the conservation of our native species. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Lauren Taylor, Protected Species Habitat Conservation Planning Coordinator at (808) 587-0010 or lauren.taylor@hawaii.gov.

Response. The Applicant acknowledges the importance of coordination with your office to ensure protection of endangered species of Flora and Fauna and to mitigate any potential adverse impacts toward these species. Therefore, apart from the mitigative measures that will be discussed in the Draft EIS, the Applicant will contact your office should there be any threatened or endangered species in the project area.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your letter. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,

A handwritten signature in blue ink that reads "Brett Davis". The signature is fluid and cursive, with the first name "Brett" being more prominent than the last name "Davis".

Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

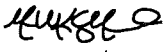


STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

July 21, 2020

REF: RFD.5405.6

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: M. Kaleo Manuel, Deputy Director 
Commission on Water Resource Management

SUBJECT: Environmental Impact Statement Preparation Notice for the Proposed Kanaha Hotel at Kahului
Airport

FILE NO.: RFD.5405.6
TMK NO.: (2) 3-8-103:014, (2) 3-8-103:015, (2) 3-8-103:016, (2) 3-8-103:017, (2) 3-8-103:018

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://dlnr.hawaii.gov/cwrn>.

Our comments related to water resources are checked off below.

1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EAP as having high water efficiency can be found at <http://www.epa.gov/watersense>.
5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://planning.hawaii.gov/czm/initiatives/low-impact-development/>
6. We recommend the use of alternative water sources, wherever practicable.
7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>.
8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at

- http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.
- 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
 - 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.
 - 11. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.
 - 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
 - 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
 - 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
 - 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.
 - 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
 - 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
 - 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- OTHER: Planning - The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified and the calculations used to estimate demands should be provided. A discussion of the potential impacts on water resources and other public trust uses of water should be included, and any proposed mitigation measures described. Water conservation and efficiency measures to be implemented should also be discussed.

If you have any questions, please contact Lenore Ohye of the Commission staff at 587-0216.



November 10, 2021

Mr. M. Kaleo Manuel, Deputy Director
State of Hawaii, Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawai'i 96809

Dear Mr. Manuel,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of July 21, 2020, providing the department's comments on the proposed hotel project. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

1. *We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.*

Response. The Applicant has coordinated with Maui County Planning Department and Department of Water Supply as part of the early consultation process. However, since the date of this letter the Applicant has entered into an agreement to develop a private water well to provide portable water to the proposed hotel. The project is now proposing to use private water for domestic consumption, fire protection and irrigation. The system is privately owned and maintained by A&B Properties. The project's onsite water distribution systems will be designed and constructed to provide water for domestic consumption, fire protection and irrigation. Please refer to Section 2.4.3 (Water) of the forthcoming DEIS for more details.

4. *We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources.*

Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EAP as having high water efficiency can be found at <http://www.epa.gov/watersense>.

Response. The Applicant acknowledges this comment and has reviewed the above-referenced listing of fixtures. The forthcoming DEIS will include a Climate Change Assessment prepared by Wilson Okamoto Corporation for the proposed project (**See:** Section 2.1.4 of the DEIS). Of all the specific green building objectives included within the project, the following are proposed to achieve water efficiency.

- Utilize water conserving plumbing fixtures and fittings
- Irrigation with automatic controllers, sensors, drip irrigation, and metering of outdoor water use

5. *We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and LEED certification. More information on stormwater BMPs can be found at <http://planning.hawaii.gov/initiatives/low-impact-development/>*

Response. The Applicant has reviewed the above-referenced stormwater BMPs and will comply with the guidelines. The proposed project includes stormwater management system that will provide water quality treatment and/or natural Low Impact Development (LID) features to reduce the discharge of pollutants to the maximum extent practicable.

In compliance with the stormwater quality requirements, an appropriate maintenance plan will be developed for each stormwater quality feature, where accumulated debris and sediments will be removed during regularly scheduled maintenance and disposed at a County approved disposal site to achieve appropriate stormwater quality.

More details about storm water will be discussed in the forthcoming Draft EIS, Section 2.4.2 (Drainage).

6. *We recommend the use of alternative water sources, wherever practicable.*

Response. The Applicant acknowledges this comment and is proposing to use private water to provide potable and non potable water for the project.

7. *We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>.*

Response. The Applicant acknowledges this comment and will review the Hawaii Green Business Program. The Applicant, has shown a commitment to green business practices by preparing Climate Change Assessment and incorporating specific green building objectives

into the proposed hotel. Such objectives will allow the proposed hotel to conserve energy during the construction and the operation of the hotel.

8. *We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Consevation_BMPs.pdf.*

Response. The Applicant has reviewed the above-referenced BMPs for landscape irrigation conservation. In addition, non-potable water will be prioritized for irrigation purposes and potable water will only be used where required by specific flora.

9. *There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.*

Response. The Applicant will comply with any requirements with respect to the above-referenced potential impact to ground or surface water.

OTHER: Planning - The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified and the calculations used to estimate demands should be provided. A discussion of the potential impacts on water resources and other public trust uses of water should be included, and any proposed mitigation measures described. Water conservation and efficiency measures to be implemented should also be discussed.

Response. The following sections are included within the forthcoming DEIS with respect to proposed water sources, projected water demand and discussion on potential impacts on water resources.

- Section 2.1.12 (Surface Water Resources)
- Section 2.1.13 (Coastal Water Resources)
- Section 2.1.14 (Groundwater Resources)
- Section 2.4.3 (Water)

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your letter. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

Brett Davis

From: Cab General <Cab.General@doh.hawaii.gov>
Sent: Thursday, July 16, 2020 3:50 PM
To: DBEDT LUC; Brett Davis
Subject: DOH Clean Air Branch Comments on EIS Preparation Notice for Kanahā Hotel at Kahului Airport

Aloha

Thank you for the opportunity to provide comments on the subject project.

Please see our standard comments at:

<https://health.hawaii.gov/cab/files/2019/04/Standard-Comments-Clean-Air-Branch-2019.pdf>

Please let me know if you have any questions.

Barry Ching
Clean Air Branch
Hawaii Department of Health
(808) 586-4200



November 10, 2021

Mr. Barry Ching
State of Hawaii, Department of Health
Clean Air Branch
2827 Waimano Home Road #130
Pearl City, HI 96782

Dear Mr. Ching,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of July 16, 2020, providing the department's comments on the proposed hotel project at this time. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

If your proposed project:

Requires an Air Pollution Control Permit

You must obtain an air pollution control permit from the Clean Air Branch and comply with all applicable conditions and requirements. If you do not know if you need an air pollution control permit, please contact the Permitting Section of the Clean Air Branch.

Response. The Applicant will obtain air pollution control permit and comply with all applicable conditions and requirements.

Includes construction or demolition activities that involve asbestos

You must contact the Asbestos Abatement Office in the Indoor and Radiological Health Branch.

Response. The proposed project will not use asbestos for construction and the property is situated on a vacant land, therefore no demolition activities are involved.

Has the potential to generate fugitive dust

You must control the generation of all airborne, visible fugitive dust. Note that construction activities that occur near to existing residences, business, public areas and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne, visible fugitive dust. The plan, which does not require Department of Health approval, should help you recognize and minimize potential airborne, visible fugitive dust problems.

Construction activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance complaints.

You should provide reasonable measures to control airborne, visible fugitive dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:

- a) Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;*
 - b) Providing an adequate water source at the site prior to start-up of construction activities;*
 - c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;*
 - d) Minimizing airborne, visible fugitive dust from shoulders and access roads;*
 - e) Providing reasonable dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and*
 - f) Controlling airborne, visible fugitive dust from debris being hauled away from the project site.*
- If you have questions about fugitive dust, please contact the Enforcement Section of the Clean Air Branch*

Response. The Applicant will comply with HAR §11-60.1-33 on Fugitive Dust and ensure the implementation of BMPs and mitigations during the various phases of construction.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

We appreciate your participation in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,



Brett Davis, Senior Planner

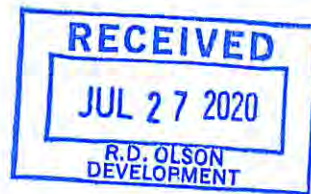
Mr. Barry Ching
State of Hawaii, Department of Health
November 10, 2021
Page 3 of 3

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014



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.



November 10, 2021

Ms. Patti Kitkowski, District Environmental Health Program Chief
State of Hawaii, Department of Health
Maui District Health Office
State Office Building
54 South High Street Rm. #301
Wailuku, Maui, HI 96793

Dear Ms. Kitkowski,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of July 21, 2020, providing the department's comments on the proposed hotel project at this time. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

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.

Response. The Applicant will obtain National Pollutant Discharge Elimination System (NPDES) permit for the proposed hotel project. Clean Water Branch will be contacted.

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 State Department of Health for approval. Please contact them at 808 586-4249.

Response. The Applicant is aware of the former use of the property and the consultant team will contact the Department of Health, Hazard Evaluation and Emergency Response office.

Environmental Site Assessments (ESA) were conducted by Ford Canty & Associates, Inc. on May 30, 2017, and July 17, 2017. Two reports, i.e., ESA Phase 1 and ESA Phase 2, were produced for the proposed project.

According to the ESA Phase 2 report, the HDOH Hazard Evaluation and Emergency Response (HEER) Office issued a “No Further Action” determination for the north-central portion of the site formerly occupied by the MPC Seed Treatment Plant. The HDOH HEER Office also subsequently issued a “No Further Action” determination for the north-central portion of the site that was formerly used as an agricultural dump site. Furthermore, results from the ESA Phase 2 show that the surface soils at the site do not appear to be impacted with Chemicals of Potential Concern (COPC).

The forthcoming DEIS discusses Hazardous Substances in Section 2.1.5 — also incorporates ESA Phase 1 and 2 reports as Appendices 6 and 7 respectively.

Your comments, along with this response, will be reproduced and included in the forthcoming DEIS. The DEIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely yours,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

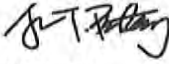
JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

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
Page 3

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.



November 10, 2021

Mr. Jade T. Butay, Director of Transportation
State of Hawaii, Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Dear Mr. Butay,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of July 20, 2020, providing the department's comments on the proposed hotel project. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Airports Division (DOT-AIR)

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-DOTAirports_08-01-2016.pdf.*

Response. The Applicant will review the TAM for guidance with development at the site. The DEIS contains an Acoustic study to analyze the noise impacts, including from the airport. The Applicant will incorporate sound attention measures in the project as required by Federal Aviation Regulation (FAR) Part 150, Airport Noise Compatibility Planning guidelines.

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>.

Response. The Applicant will submit a Federal Aviation Administration (FAA) Form 7460-1, Notice of Proposed Construction or Alteration, pursuant to the Code of Federal Regulations, Title 14, Part 77.9, to the FAA for review.

- 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.*

Response. The Applicant will incorporate sound attenuation measures to achieve interior levels of 45 DNL in the proposed hotel to be a compatible use near the Kahului Airport. More details about Noise Quality is discussed in Section 2.1.8 of the forthcoming DEIS. The report of Acoustic Study is attached within the forthcoming DEIS as Appendix 13.

- 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.*

Response. The Applicant acknowledges this comment and that there is a potential for fumes, smoke, vibrations, odors, etc., that may result from aircraft flight operations over the proposed development.

- 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*

Response. The above-referenced document will be reviewed to ensure compliance. The proposed project stormwater drainage system is to be located underground beneath the parking lot, therefore the project is not anticipated to create a wildlife attractant.

Highways Division (DOT-HWY)

- 1. The Draft Environmental Impact Statement (DEIS) should reference the compliance/status of all land use conditions.*

Response. The forthcoming DEIS Chapter 3 discusses the compliance/status of all land use conditions. The analysis includes the existing and previous land use, the proposed action, surrounding land uses, relationship to governmental plans, policies, and controls.

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.*

Response. The Applicant acknowledges this comment. The forthcoming DEIS includes the alternative site plan that depicts the on-ramp between Haleakala Highway and Airport Access Road. The site plan of the on ramp has been provided in the DEIS as Figure No. 8.

As discussed in Section 1.5 of forthcoming DEIS, under the "Off-site Improvements in the project area to be completed by others", Anticipated future offsite infrastructure improvements to be provided by the State of Hawai'i, Department of Transportation include construction of a new on-ramp to the Airport Access Road located on the eastern corner of the Project Site. Land costs relating to the onramp were to be charged against the previous Petitioner's (A&B) documented fair share contribution, however, in January 2020 the DOT instead requested full payment of the previous Petitioner's fair share contribution. Pursuit to that request the previous Petitioners remitted the amount of \$4,601,026.00 to the DOT in February 2020 in full payment of its fair market value share contribution. The State's timing of the future on-ramp construction is unknown at this time.

In 2021, the Applicant consulted with DOT-HWY and when asked to clarify DOT-HWY's understanding of the terms of the "transfer", Mr. Jeyan Thirugnanam (DOT, Highways Division, Planning Branch) stated that DOT-HWY will pay fair market value to the owner of the on-ramp property for the transfer of the property to the State.

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.*

Response.

- a. The TIAR for the proposed Kanahā Hotel dated April 30, 2021, includes the above requested analysis within Appendix E of the TIAR (Cumulative MBP NPA Impacts with Kanahā Hotel) — PDF page 247.
- b. The TIAR for the proposed Kanahā Hotel dated April 30, 2021, concludes no improvements are recommended for both Base Year 2025 and Future Year 2025 conditions.

- c. The TIAR for the proposed Kanahā Hotel dated April 30, 2021, includes Hana Highway/Haleakala Highway intersection referred to as study intersection No. 7.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your email. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely yours,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

June 24, 2020

Via email:

Land Use Commission, State of Hawaii
P.O. Box 2359
Honolulu, HI 96804-2359

Attention: Mr. Daniel E. Orodener, Executive Officer (dbedt.luc.web@hawaii.gov)

Re: Environmental Impact Statement Preparation Notice (EISPN)
Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, State of Hawai'i
Tax Map Key Nos. 3-8-01: Por. 2, 3-8-06: Por. 4, and 3-8-79: Por. 13

Dear Mr. Orodener:

Thank you for the opportunity to comment on the EISPN for the proposed Kanahā Hotel at Kahului Airport project referenced above (published June 23, 2020), specifically with respect to issues and concerns regarding light pollution.

The University of Hawai'i Institute for Astronomy (IfA) conducts research in astronomy using telescopes located on Haleakalā and Maunakea and operated by IfA and our partner institutions. Both Haleakalā and Maunakea are among the best sites in the world for astronomical facilities because of their elevation, clear skies, favorable atmospheric conditions, and low levels of light pollution. Hawai'i-based observatories have played major roles in the advancement of astronomy and astrophysics for over 50 years and are well positioned to remain at the forefront of astronomical research for decades to come.

Because of the outstanding quality and productivity of these facilities, IfA is acutely concerned about negative impacts on astronomy from increased light pollution. Our work to combat light pollution has also brought us into contact with others concerned about light pollution for other reasons, including impacts on wildlife (particularly seabirds) and on human health. While IfA's comments focus on the impacts of light pollution on astronomy, appropriate mitigation measures also help to reduce non-astronomy impacts.

With that background, we offer the following comments:

Any new or additional artificial light at night has an adverse effect on astronomical observations by increasing the night sky brightness. All observations performed by the Pan-STARRS observatories, the ATLAS telescope, and the Faulkes telescope on Haleakalā are sky-background limited. This means that there is a natural sky brightness coming from airflow and zodiacal light. Artificial light increases the sky brightness, thereby decreasing the sensitivity of the telescopes. Some of the observations performed by the Air Force telescopes atop Haleakala are also sky-

background limited, so those observations, performed for national defense purposes, will also be adversely affected.

Appropriate general steps to reduce the impact on the observatories would include:

1. Any outdoor lighting must follow the Maui County lighting ordinance. All lighting must be fully shielded. This means that all lighting fixtures must emit zero light above the horizontal plane.
2. The minimum possible amount of outdoor lighting should be used. Motion sensor activated lighting is strongly preferred. Blue light is most harmful to the observatories, so blue-deficient lighting should be exclusively selected. The best choices are filtered LED lights, or amber LED lights. Under no circumstances should high-intensity discharge lamps such as metal halide be used; fluorescent lights also must be avoided. Both of these types of lamps use mercury and emit light at wavelengths that is very damaging to astronomy.
3. White light should be avoided because the blue component of white light is very damaging to astronomy. White light should always have a Correlated Color Temperature of 2700 K or below.
4. Any skylights should be fitted with covers or shades to prevent light from escaping at night.

In addition, we encourage the project architects to carefully consider the impact of the hotel lighting on astronomy on Haleakalā, and to design the property such that the hotel structure itself can shield some of the adverse effects of the lighting. The conceptual site plan's placement of the swimming pool in a courtyard area surrounded by the hotel structure is a commendable design choice from this perspective, particularly if the tallest portions of the hotel structure are placed between the pool and Haleakalā.

Finally, we note that there is a strong need for further dialog with the University regarding light pollution on Maui, and a strong need for revision of the present lighting ordinance to properly address the impacts of changes in lighting technology including LED lighting.

Thank you for your consideration of these comments and attention to IfA's concerns. If you have questions or need further detail regarding these comments, please do not hesitate to contact the undersigned or Richard Wainscoat (rjw@hawaii.edu).

Very truly yours,



Robert McLaren
Interim Director

cc: Mr. Anthony Wrzosek, R.D. Olson Development (Anthony.wrzosek@rdodevelopment.com)
Mr. Brett A. Davis, Chris Hart & Partners, Inc. (bdavis@chpmaui.com)



November 10, 2021

Mr. Robert McLaren, Interim Director
University of Hawaii at Manoa, Institute for Astronomy (IfA)
2680 Woodlawn Drive
Honolulu, HI 96822-1897

Dear Mr. McLaren,

Subject: Response to Comments for the Draft Environmental Impact Statement (DEIS)
for the Windward Hotel, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of June 24, 2020, providing the department's comments on the proposed hotel project at this time. The proposed Kanahā Hotel project was previously named the Windward Hotel and we want to inform you that your Windward Hotel comments with responses are included in the forthcoming DEIS for the Kanahā Hotel. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

Any new or additional light at night has an adverse effect on astronomical observations by increasing the night sky brightness. All observations performed by Pan-STARRS observatories, the ATLAS telescope, and the Faulkes telescope on Haleakala are sky-background limited. This means that there is a natural sky brightness coming from airflow and zodiacal light. Artificial light increases the sky brightness, thereby decreasing the sensitivity of the telescopes. Some of the observations performed by the Air Force telescopes atop Haleakala are also sky-background limited, so those observations, performed for national defense purposes, will also be adversely affected.

Appropriate steps to reduce the impact on the observatories would include:

- 1. Any outdoor lighting at the facility must follow the Maui County lighting ordinance. All lighting must be fully shielded. This means that all lighting fixtures must emit zero light above the horizontal plane.*
- 2. The minimum possible amount of outdoor lighting should be used. Motion sensor activated lighting is strongly preferred. Blue light is most harmful to the observatories, so blue-deficient lighting should be exclusively selected. The best choices are filtered LED lights, or amber LED lights. Under no circumstances should high-intensity discharge lamps such as metal halide be used; fluorescent*

lights also must be avoided. Both of these types of lamps use mercury and emit light at wavelengths that is very damaging to astronomy.

3. *White light should be avoided because the blue component of white light is very damaging to astronomy. White light should always have a Correlated Color Temperature of 2700 K or below.*
4. *Skylights should be fitted with covers or shades to prevent light from escaping at night.*

In addition, we encourage the project architects to carefully consider the impact of the hotel lighting on astronomy on Haleakalā, and to design the property such that the hotel structure itself can shield some of the adverse effects of the lighting. The conceptual site plan's placement of the swimming pool in a courtyard area surrounded by the hotel structure is a commendable design choice from this perspective, particularly if the tallest portions of the hotel structure are placed between the pool and Haleakalā.

Finally, we note that there is a strong need for further dialog with the University regarding light pollution on Maui, and a strong need for revision of the present lighting ordinance to properly address the impacts of changes in lighting technology including LED lighting.

Response:

1. The Applicant will comply with the Maui County ordinance about outdoor lighting as regulated under chapter 20.35.
2. The Applicant acknowledges the different types of lightings and their effects to the observatories. The project will be designed to utilize the minimum amount of outdoor lighting to be used. The use of motion sensor activated lighting will be used where applicable.
3. The use of white light will be avoided when possible.
4. The Applicant will ensure skylight to be fitted with covers or shades to prevent light from escaping at night.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your letter. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely yours,



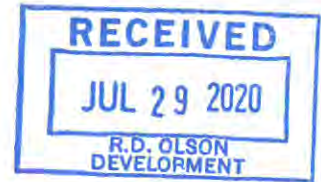
Brett Davis, Senior Planner

Mr. Robert McLaren, Interim Director
University of Hawaii at Manoa, Institute for Astronomy (IfA)
November 10, 2021
Page 3 of 3

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014



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



OFFICE OF FACILITIES AND OPERATIONS

July 21, 2020

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



November 10, 2021

Mr. Kenneth G. Masden, II, Public Works Manager
State of Hawaii, Department of Education
Planning Section
P. O. Box 2360
Honolulu, HI 96804

Dear Mr. Masden,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter dated July 21, 2020, providing the following comment with regards to the proposed project.

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.

Response. The Applicant confirms the above-mentioned description about the proposed Project. However, to clarify the Proposed Project includes a portion of parcel 15, not the entire parcel.

The Applicant acknowledges your confirmation that the proposed project will not impact existing HIDOE schools or facilities.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you again for providing us with your letter. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely,

A handwritten signature in blue ink that reads "Brett Davis". The signature is written in a cursive style with a large, stylized initial "B".

Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

DAVID Y. IGE
GOVERNOR

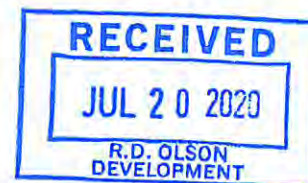


CURT T. OTAGURO
COMPTROLLER
AUDREY HIDANO
DEPUTY COMPTROLLER

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

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



November 10, 2021

Ms. Christine L. Kinimaka, Public Works Administrator
State of Hawaii, Department of Accounting and General Services
P.O. Box 119, Honolulu, Hawaii 96810-0119

Dear Ms. Kinimaka,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter dated July 13, 2020, indicating that your department has no comments or recommendations to offer at this time — while also confirming that 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. The Applicant also acknowledges the intention of your department to monitor the project as it progresses due to that proximity.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the DEIS review process. If you have any questions, please contact me at 808-242-1955 or bdavis@chpmaui.com.

Sincerely yours,

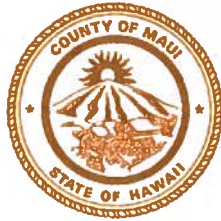
Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director



DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nakoia Street, Unit 2, Wailuku, Hawai'i 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

July 9, 2020

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: Environmental Impact Statement Preparation Notice (EISPN) for the Proposed Kanaha Hotel at Kahului Airport; TMK Nos: (2) 3-8-103:014 (por.), 015 (por.), 016, 017 & 018; Kahului, Maui, Hawaii

Thank you for the opportunity to review and comment on the subject project. The Department of Parks and Recreation has no comment at this time.

Should you have any questions, please feel free to contact me or April Shiotani, Acting Chief of Planning and Development at april.shiotani@co.maui.hi.us or (808) 270-8017.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Peters".

KARLA H. PETERS
Director of Parks and Recreation

c: Brett David, Chris Hart & Partners, Inc.
Anthony Wrzosek, R.D. Olson Development
April Shiotani, Acting Chief of Planning and Development

KHP:AS:csa



November 10, 2021

Ms. Karla Peters, Director
County of Maui, Department of Parks & Recreation
700 Halia Nakoia Street, Unit 2
Wailuku, HI 96793

Dear Ms. Peters,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your comment letter of July 09, 2020, indicating that the department does not have any comments on the proposed hotel project at this time.

Your comments, along with this response, will be reproduced and included in the forthcoming DEIS. The DEIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,

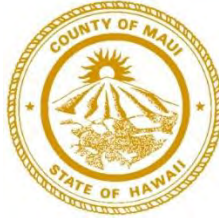
Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

MICHAEL P. VICTORINO
Mayor

DAVID C. THYNE
Fire Chief

BRADFORD K. VENTURA
Deputy Fire Chief



DEPARTMENT OF FIRE & PUBLIC SAFETY
FIRE PREVENTION BUREAU
COUNTY OF MAUI
313 MANEA PL.
WAILUKU, HI 96793

July 14, 2020

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

SUBJECT: Environmental Impact Statement Preparation Notice (EISPN)
Kanaha Hotel at Kahului Airport
TMK: (2) 3-8-103:014 (por), 015 (por), 016, 017, 018

Dear Daniel Orodener,

Thank you for allowing our office to provide comment on the proposed project. As per your request, comments are provided below:

- There are no objections in regards to the information provided as part of Environmental Impact Statement Preparation Notice (EISPN).
- This project shall incorporate fire prevention measures to address the concern of wildland fires posed by vacant lands abutting the project. At a minimum, 30 feet of defensible space shall be provided between the proposed structures associated with this project and undeveloped lands abutting the project. Our office is willing to assist on this matter.
- Our office does reserve the right to comment on the proposed project during the building permit review process when detailed plans for this project are routed to our office for review. At that time, fire apparatus access, water supply for fire protection, and life safety requirements associated with the subject project will be formally reviewed.

Daniel Orodener
July 14, 2020
Page 2

If there are any questions or comments, please feel free to contact me at (808) 876-4693 or by email at paul.haake@mauicounty.gov.

Sincerely,

A handwritten signature in cursive script that reads "Paul Haake".

Paul Haake, Captain - Fire Prevention Bureau



November 10, 2021

Captain Ryan Otsubo
County of Maui, Department of Fire and Public Safety
Fire Prevention Bureau
200 Dairy Road
Kahului, HI 96732-2978

Dear Captain Otsubo,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of July 14, 2020, providing the department's comments on the proposed hotel project. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

- *There are no objections in regards to the information provided as part of Environmental Impact Statement Preparation Notice (EISPN).*
- *This project shall incorporate fire prevention measures to address the concern of wildland fires posed by vacant lands abutting the project. At a minimum, 30 feet of defensible space shall be provided between the proposed structures associated with this project and undeveloped lands abutting the project. Our office is willing to assist on this matter.*
- *Our office does reserve the right to comment on the proposed project during the building permit review process when detailed plans for this project are routed to our office for review. At that time, fire apparatus access, water supply for fire protection, and life safety requirements associated with the subject project will be formally reviewed.*

Responses. The Applicant will comply with the fire protection requirements as provided above and appreciate the willingness to assistance. As the land use entitlement process moves forward, the Applicant will continue to coordinate with the department on fire prevention measures appropriate for the project site. The Applicant also acknowledges that the department may comment on future building permits in the future and a copy of the forthcoming DEIS.

Your comments, along with this response, will be reproduced and included in the forthcoming DEIS. The DEIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

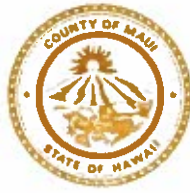
Sincerely yours,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

MICHAEL P. VICTORINO
Mayor
MICHELE CHOUTEAU MCLEAN, AICP
Director
JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

July 23, 2020

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

Dear Mr. Orodener

SUBJECT: COMMENTS ON ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE (EISPN) FOR THE PROPOSED KANAHA HOTEL, FORMERLY REFERRED TO AS THE WINDWARD HOTEL TO BE LOCATED IN KAHULUI, ISLAND OF MAUI, HAWAII; TMKS: (2) 3-8-103:014 (POR.), 015 (POR.), 016, 017 & 018 (RFC 2020/0095)

The Department of Planning (Department) is in receipt of the above-referenced document for the proposed Kanaha Hotel (Project), formerly referred to as the Windward Hotel. Prior to the LUC's decision to serve as the accepting authority, the Department issued comments in a letter dated November 20, 2019 for preparation of the Final EIS. Since the Final EIS was never published, the comments were never addressed. Therefore, in preparation of this new Draft EIS, we are providing the same comments:

1. Please ensure that the market study includes occupancy and demand projections for other competitive hotels that were not previously incorporated into the analysis, such as the Maui Beach Hotel and Maui Seaside Hotel, and the three hotels proposed in the Maui Research and Technology Park.
2. In order to comply with Maui County Code (MCC) Chapter 2.96, prior to final subdivision approval or issuance of a building permit for a development, the Department of Housing and Human Concerns (DHHC) shall require the developer to fulfill the workforce housing agreement through one or a combination of the following: 1) offering units for sale within the community plan area, 2) offering units for rent within the community plan area, 3) conveying units to a qualified housing provider

per DHHC approval or 4) payment of a fee, or provision of land, which must both be approved by the Maui County Council. Given the feedback from public testifiers, as well as the Maui Planning Commissioners (MPC) at the November 12, 2019 MPC meeting, the Department strongly encourages the Applicant to work with the County DHHC to attempt to develop units for sale or rent.

3. In the Draft EIS, please explain whether solar water heating and/or photovoltaics will be utilized. We note that the Applicant previously indicated that it did not plan on using PV in its project to address the concern of glint and glare on nearby airport traffic. Please verify whether that is still the case.
4. In the Draft EIS, please indicate which parking stalls will be designated for ADA use stalls on the plans. Please also indicate the proposed loading zone. Please include a detailed discussion of parking in the project description.
5. Please have the traffic engineer update the Traffic Impact Assessment Report (TIAR) to factor in traffic counts associated with the Consolidated Rental Car facility. The TIAR previously included with the old Draft EIS mentioned the facility and assumptions made about trips but does not include actual data. Now that the facility is in operation, the TIAR should include actual information.
6. In addition, while the proposed hotel location is in close proximity to Costco, it does not provide an onsite gift or sundry shop or a variety of food or dining options that most hotels provide. Since these services are located quite a distance away, hotel guests will need to drive to them, thus increasing traffic. Please discuss the effect of the lack of onsite amenities and traffic/shuttle alternatives in the TIAR, if such amenities will not be provided onsite.
7. For the Draft EIS, a discussion on the terms of the Maui Business Park Phase II should be included, particularly the portion on use restrictions so that people are aware that the condition no longer applies. Per the Land Use Commission's Decision and Order for Maui Business Park Phase II, Condition number 19 states that for a period of eight years from the date of the County's zoning approval, at least 50 percent of the project acreage for Maui Business Park Phase II was to be used and developed for non-retail, light industrial use and/or sold or leased to and developed and used by third-party buyers for non-retail, light industrial use by Alexander and

Baldwin. Also, A&B was to develop or offer for sale or lease an equal amount of acreage within the property for non-retail, light industrial use. We note that the Change of Zoning was effective May 2, 2008. The eight year period terminated on May 2, 2016. A Cancellation of Declaration of Use Restriction was provided in the 2016 annual report.

7. To reduce the use of potable water for landscape irrigation and other non-potable purposes, the Applicant should design and install the project's irrigation system to enable future connection to a County reclaimed water source or other approved non-potable source. In the event a County reclaimed water line is extended to the property, the Applicant should pay its pro-rata fair share of said County reclaimed water system improvements.
8. In the Draft EIS, please include a statement on the proposed hotel operator. If it has not yet been decided, please state that it is still under negotiation.
9. In the Draft EIS, please clarify water demand with respect to the Na Wai Eha case.
10. In the Draft EIS, please indicate the rationale for pursuit of the entitlements in the order that they were being sought. Please also include the status of the Motion to Amend the District Boundary Amendment Order for Maui Business Park Phase II.
11. In the Economic Development section of the Maui Island Plan, Objective 4.2.3 is to "maximize residents' benefits from the visitor industry." Under that objective, Policy 4.2.3.a says, "Promote a desirable island population by striving to not exceed an island-wide visitor population of roughly 33 percent of the resident population." Per the Hawaii Tourism Authority, in 2018, the average daily visitors to the island was 64,480. The population for the island varies, depending on the data source. Per The State of Hawaii Data Book 2018, the population for the island of Maui for 2013-2017, the population for Maui was 153,997. Per The Maui County Data Book 2018, the population for Maui Island was 154,834. No matter which island population number is utilized, the ratio of visitors to residents is now approximately 42 percent, which exceeds the 33 percent visitor-resident ratio discussed in the Maui Island Plan. In the Draft EIS, please include the Maui Island Plan and the current visitor-resident ratio information, state that the proposed hotel will conflict with the objective and policy of the Maui Island Plan, and discuss why the land use entitlements should still be approved despite these statistics and this conflict.

Mr. Daniel Orodener, Executive Officer
July 23, 2020
Page 4

Thank you for the opportunity to comment on this Project. Should you have any questions about the comments in this letter, please contact Staff Planner Tara Furukawa by email at tara.furukawa@mauicounty.gov or by phone at (808) 270-7520.

Sincerely,



MICHELE MCLEAN, AICP
Planning Director

xc: Anthony Wrzosek, Vice President, R.D. Olson Development (PDF)
Brett Davis, Planner, Chris Hart & Partners (PDF)
Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Pam Eaton, Planning Program Administrator (PDF)
Kathleen Aoki, Administrative Planning Officer (PDF)
Tara K. Furukawa, Staff Planner (PDF)
Project File

MCM:TKF:rma

K:\WP_DOCS\Planning\RFC\2020\0095_KanahaHotel\FOR AX\EISPNCComments.doc



November 10, 2021

Ms. Michele Chouteau McLean, AICP, Director
County of Maui, Department of Planning
2200 Main Street
One Main Plaza, Suite 315
Wailuku, HI 96793

Dear Ms. McLean,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018

Thank you for your letter of July 23, 2020, providing the department's comments on the proposed hotel project. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

1. *Please ensure that the market study includes occupancy and demand projections for other competitive hotels that were not previously incorporated into the analysis, such as the Maui Beach Hotel and Maui Seaside Hotel, and the three hotels proposed in the Maui Research and Technology Park.*

Response. Page IV-1 (PDF page 42) of the Market Study prepared by CBRE provides the analysis of competitive supply of the hotel market in Maui. More details are described in their report — attached as Appendix 21 within the forthcoming DEIS.

2. *In order to comply with Maui County Code (MCC) Chapter 2.96, prior to final subdivision approval or issuance of a building permit for a development, the Department of Housing and Human Concerns (DHHC) shall require the developer to fulfill the workforce housing agreement through one or a combination of the following: 1) offering units for sale within the community plan area, 2) offering units for rent within the community plan area, 3) conveying units to a qualified housing provider per DHHC approval or 4) payment of a fee, or provision of land, which must both be approved by the Maui County Council. Given the feedback from public testers, as well as the Maui Planning Commissioners (MPC) at the November 12, 2019 MPC meeting, the Department strongly encourages the Applicant to work with the County DHHC to attempt to develop units for sale or rent.*

Response. The Applicant acknowledges this comment and will coordinate with County DHHC to fulfill the requirements of MCC Chapter 2.96.

3. *In the Draft EIS, please explain whether solar water heating and/or photovoltaics will be utilized. We note that the Applicant previously indicated that it did not plan on using PV in its project to address the concern of glint and glare on nearby airport traffic. Please verify whether that is still the case.*

Response. The Applicant confirms that the proposed project will include installation of photovoltaic solar panels — as one of the specific green building objectives to be incorporated into the project. As discussed in Climate Change Assessment report prepared by Wilson Okamoto Corporation (Appendix 26 of the forthcoming DEIS), the photovoltaic solar panels are proposed to be installed within the project to minimize and offset long-term demand on electrical utilities.

Please refer to the Roof Plan attached within Appendix 2 of the forthcoming DEIS (Kanahe Hotel Design Documents — PDF page 11). The following is the information of the proposed solar panel.

- Total of sixty-six (66) Renewable Energy Certificate (REC) Solar 360 Watt Panels for 23,760 Watts
- Total of sixty-six (66) Emphase IQ7+ Inverters
- 100 kWh/day Production

The Applicant acknowledges the concern of glint and glare on nearby airport traffic and will comply with any guidelines to avoid those impacts and/or to mitigate them.

4. *In the Draft EIS, please indicate which parking stalls will be designated for ADA use stalls on the plans. Please also indicate the proposed loading zone. Please include a detailed discussion of parking in the project description.*

Response. The required parking stalls for the proposed project is one (1) parking space for every rental unit. Since the proposed Kanahe Hotel comprised of 200 rooms, there must be 200 parking stalls for the project. The proposed project provides 221 parking stalls with eight (8) accessible parking spaces and two (2) accessible van spaces.

ADA stalls are provided on each row of parking stalls situated adjacent to the proposed hotel building — to ensure ease of access into the hotel without crossing through the parking lot.

Two (2) ADA stalls are available on the north, the east, and the southeast sides of the proposed hotel. Four (4) ADA stalls are available on the southwest of the proposed hotel. There are a total of ten (10) ADA stalls with one (1) access aisle for every two (2) ADA stalls. Two (2) loading zones are available south of the hotel building.

Please refer to Appendix 2 of the forthcoming DEIS (Kanahe Hotel Design Documents — PDF pages 7, 8, and 21).

5. *Please have the traffic engineer update the Traffic Impact Assessment Report (TIAR) to factor in traffic counts associated with the Consolidated Rental Car facility. The TIAR previously included with the old Draft EIS mentioned the facility and assumptions made about trips but does not include actual data. Now that the facility is in operation, the TIAR should include actual information.*

Response. Austin, Tsutsumi, and Associates (ATA) has updated the Draft TIAR for the proposed project with the latest report dated April 30, 2021. Section 3.2 of the TIAR (Existing Traffic Volumes — PDF Page 12) includes the following statement.

“... Existing traffic volumes were supplemented with new traffic counts collected in 2019 at the Haleakala Highway/Dairy Road/Keolani Place intersection and Hana Highway/Airport Access Road intersection, to accurately capture the redistribution of trips in the study area due to the recent opening of the Consolidated Rental Car Facility (CONRAC) and roadway circulation changes at Kahului Airport. ...”

Therefore, the TIAR has included data following the completion of CONRAC, as described in page 7 of the TIAR (PDF page 13) about Study Intersection No. 5, i.e., Haleakala Highway/Dairy Road/Keolani Place.

6. *In addition, while the proposed hotel location is in close proximity to Costco, it does not provide an onsite gift or sundry shop or a variety of food or dining options that most hotels provide. Since these services are located quite a distance away, hotel guests will need to drive to them, thus increasing traffic. Please discuss the effect of the lack of onsite amenities and traffic/shuttle alternatives in the TIAR, if such amenities will not be provided onsite.*

Response. The proposed Kanahā Hotel is a 4-story hotel with 80 extended stay guestrooms containing a kitchenette (no oven) in each room and 120 standard guestrooms, for a total of 200 rooms. The hotel features a welcoming lobby, lounge, dining, meeting rooms, business center, outdoor pool/spa, and fitness center.

Section 2.1.1 of the forthcoming DEIS describes the surrounding land uses of the proposed project. Costco is situated less than 0.5 miles from the project site or approximately a 2-minute drive. The nearest food trucks are situated north of Haleakalā Highway and approximately 0.2 miles from the project site or a 1-minute drive. More eating and drinking establishments are available west and south of Costco, approximately more or less than 1 mile from the project site or less than a 5-minute drive. Safeway is available on the south, approximately 1.5 miles from the project site or within a 5-minute drive. More retail, businesses, and eating and drinking establishments are available in Kahului, which is within 1.5 miles radius of the project site.

Based on the foregoing, the proposed hotel has sufficient facility for dining and proximity to the surrounding businesses that provide food or dining options. In addition, there are enough food delivery services available in Maui, such as DoorDash, BiteSquad, Uber Eats, and other delivery services directly offered by surrounding restaurants. Considering the location of the

proposed hotel, food delivery is one of the most convenient options both for the hotel guests and the delivery person — with regards to fulfill an order from various eating and drinking establishments in the Kahului/Wailuku area.

7. *For the Draft EIS, a discussion on the terms of the Maui Business Park Phase II should be included, particularly the portion on use restrictions so that people are aware that the condition no longer applies. Per the Land Use Commission's Decision and Order for Maui Business Park Phase II, Condition number 19 states that for a period of eight years from the date of the County's zoning approval, at least 50 percent of the project acreage for Maui Business Park Phase II was to be used and developed for non-retail, light industrial use and/or sold or leased to and developed and used by third-party buyers for non-retail, light industrial use by Alexander and Baldwin. Also, A&B was to develop or offer for sale or lease an equal amount of acreage within the property for non-retail, light industrial use. We note that the Change of Zoning was effective May 2, 2008. The eight year period terminated on May 2, 2016. A Cancellation of Declaration of Use Restriction was provided in the 2016 annual report.*

Response. Section 3.2 of the forthcoming DEIS (State Land Use) includes the analysis of conditions written in the Docket No. A03-739. In addition, the current property owner, A&B Properties, has prepared the 2021 Annual Compliance Report to the State Land Use Commission with respect to Docket Nos. A03-739 and A88-634. The report is attached within the forthcoming DEIS as Appendix 25.

7. *To reduce the use of potable water for landscape irrigation and other non-potable purposes, the Applicant should design and install the project's irrigation system to enable future connection to a County reclaimed water source or other approved non-potable source. In the event a County reclaimed water line is extended to the property, the Applicant should pay its pro-rata fair share of said County reclaimed water system improvements.*

Response. The proposed project includes specific green building objectives, one of them is the use of irrigation with automatic controllers, sensors, and metering of outdoor water use. In addition, since the date of this letter the Applicant has entered into an agreement with A&B Properties to develop a private water well to provide portable water to the proposed hotel. The project is now proposing to use private water for domestic consumption, fire protection and irrigation. The system is privately owned and maintained by A&B Properties, therefore the DWS water standards are no longer applicable to the proposed project.

8. *In the Draft EIS, please include a statement on the proposed hotel operator. If it has not yet been decided, please state that it is still under negotiation.*

Response. A hotel operator has not been identified yet, The DEIS will include a statement on this item.

9. *In the Draft EIS, please clarify water demand with respect to the Na Wai Eha case.*

Response. The forthcoming DEIS includes the calculation of water demand by the proposed project and the discussion of water sources. Since the date of this letter the Applicant has entered into an agreement with A&B Properties to develop a private water well in the Kahului Aquifer to provide portable water to the proposed hotel. The project is now proposing to use private water for domestic consumption, fire protection and irrigation. The system is privately owned and maintained by A&B Properties, therefore the DWS water standards are no longer applicable to the proposed project. The project site is utilizing the Kahului Aquifer as the water source; therefore, the proposed project is not anticipated to impact the Iao Aquifer and is not impacted by the Na Wai Eha case.

10. *In the Draft EIS, please indicate the rationale for pursuit of the entitlements in the order that they were being sought. Please also include the status of the Motion to Amend the District Boundary Amendment Order for Maui Business Park Phase II.*

Response. The Applicant acknowledges this comment and the rationale for pursuit of the entitlements are discussed throughout the forthcoming DEIS. Please refer to Section 1.5 of the forthcoming DEIS (Proposed Action) for a discussion in the order that the entitlements were being sought. Section 4.5 of the forthcoming DEIS includes the above-referenced Motion to Amend as one of the unresolved issues.

11. *In the Economic Development section of the Maui Island Plan, Objective 4.2.3 is to "maximize residents' benefits from the visitor industry." Under that objective, Policy 4.2.3.a says, "Promote a desirable island population by striving to not exceed an island-wide visitor population of roughly 33 percent of the resident population." Per the Hawaii Tourism Authority, in 2018, the average daily visitors to the island was 64,480. The population for the island varies, depending on the data source. Per The State of Hawaii Data Book 2018, the population for the island of Maui for 2013- 2017, the population for Maui was 153,997. Per The Maui County Data Book 2018, the population for Maui Island was 154,834. No matter which island population number is utilized, the ratio of visitors to residents is now approximately 42 percent, which exceeds the 33 percent visitor-resident ratio discussed in the Maui Island Plan. In the Draft EIS, please include the Maui Island Plan and the current visitor-resident ratio information, state that the proposed hotel will conflict with the objective and policy of the Maui Island Plan and discuss why the land use entitlements should still be approved despite these statistics and this conflict.*

Response. Section 3.5.2 of the forthcoming DEIS (Maui Island Plan) includes a discussion of the MIP Policy 4.2.3.a. The Applicant acknowledges the above-referenced data. However, in 2012, when the Maui Island Plan was adopted the visitor population was over 33 percent of the resident population. The Maui Island Plan is scheduled to be updated in 2022 and how the County will enforce or amend this policy at the time of the next MIP update remains an unresolved issue.

Kloninger & Sims Consulting LLC has conducted tourism study for the proposed project. The following is Finding No. 2 of the report dated September 15, 2021 (Appendix 22 of the forthcoming DEIS) with respect to the above comment.

Finding #2 of the Tourism Study: The ADC for Maui has exceeded the 33% visitor to resident metric on an island wide basis in recent years. In Central Maui, where the proposed Kanahā Hotel would be built, the estimated visitor ratio is below 10%.

On an island-wide basis, Maui's ratio of visitors to residents was 42.1% in 2019, well above the 33% policy goal. The study estimated the Average Daily Visitor Census (ADC) by Community Plan Area, based on the supply of hotel rooms, timeshare units and vacation rentals and associated occupancy rates and average party size reported by the HTA. Estimation was also based on the allocation of friends and family visitor market by population. West Maui and South Maui exceeded the 33% metric by a wide margin, unsurprisingly given the large number of visitor accommodations in those areas. The study estimated that visitors in Central Maui in 2019 equaled 7.3% of the resident population in that area on any given day. This was driven both by the large resident population of Central Maui and the small number of accommodations in the area. Because the boundaries of the Community Plan Areas for North Maui, East Maui and Upcountry Maui do not align with the Zip Code data used to pull resident counts from US Census data, the study combined the three areas into one. This combined area had the lowest ratio of visitors to residents in 2019, at 6.2%.

Please refer to Section 2.2.2 (Economy) of the forthcoming Draft EIS for further discussion about the proposed project and its potential impacts to the economy.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely yours,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

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

Dear Mr. Orodener:

**Subject: Environmental Impact Statement Preparation Notice (EISPN) 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 EISPN 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 read "C. Almeida".

C. BUDDY ALMEIDA
Housing Administrator

cc: Lori Tzuhako, 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

RECEIVED

JUL 20 2020

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CC: Brett 19/10/14



November 10, 2021

Mr. C. Buddy Almeida, Housing Administrator
County of Maui, Department of Housing and Human Concerns
200 S. High Street
Wailuku, HI 96793

Dear Mr. Almeida,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of July 15, 2020, providing the department's comment on the proposed hotel project at this time. Your letter confirms our understanding that the project will need to comply with Chapter 2.96 of the Maui County Code and that prior to the issuance of a building permit an executed Residential Work Force Housing agreement will be required. The Applicant will work with the department to complete the Residential Work Force Housing agreement upon approval of the project's SMA permit.

Your comments, along with this response, will be reproduced and included in the forthcoming DEIS. The DEIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Brett Davis". The signature is written in a cursive, flowing style.

Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014



POLICE DEPARTMENT
COUNTY OF MAUI



MICHAEL P. VICTORINO
MAYOR

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

TIVOLI S. FAAUMU
CHIEF OF POLICE

OUR REFERENCE
YOUR REFERENCE

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



November 10, 2021

Mr. Dean Rickard, Deputy Chief of Police
County of Maui, Police Department
55 Mahalani Street
Wailuku, HI 96793

Dear Mr. Rickard,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your letter of July 21, 2020, providing the department's comments on the proposed hotel project at this time. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to the comments.

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.

Response. The Applicant acknowledges your comment with regards to noise, dust, debris, and traffic. The forthcoming DEIS includes discussion and reports prepared by various consultants to identify existing conditions and mitigation efforts to minimize impacts on noise, dust, debris, and traffic. Please refer to the following sections within the forthcoming DEIS for further details.

- Section 2.1.2 (Topography and Soils)
- Section 2.1.7 (Air Quality)
- Section 2.1.8 (Noise Quality)
- Section 2.4.1 (Roadways)

Each of the above-mentioned section includes Best Management Practices (BMPs) as guidelines to conduct responsible construction works from the preparation, during, and after the construction. The forthcoming DEIS also includes Section 2.1.4 (Climate Change Assessment) incorporating mitigation measures during construction and operations of the proposed Kanahā Hotel by considering the environment and health aspects.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely yours,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

Brett Davis

From: Haikujoe <haikujoe@hawaii.rr.com>
Sent: Tuesday, July 21, 2020 2:17 PM
To: Brett Davis
Subject: Re: Kanahā Hotel

Hi Brett and thank you for the opportunity to comment on the Kanaha hotel at Kahului Airport. I am not in favor of this hotel being built in Kahului at this time, with Kahului hitting some of the highest heat temperatures in the state I believe a park with plenty of trees would be more appropriate for our island. The environmental effects of more concrete just keep compounding. Put me down for no hotel or development until we fix existing problems here on island.

Have you seen the report from UHERO that comments on Hawaii tourism, stating it could take 10 years for tourism to return to pre-pandemic levels?
I believe the last thing this island needs is another hotel.

Aloha
Joe Dandrea
haikujoe@hawaii.rr.com

Sent from my iPad

On Jul 19, 2020, at 3:42 PM, Brett Davis <BDavis@chpmaui.com> wrote:

Good afternoon Joe, I am sharing a PDF copy of the EISPN for the Kanahā Hotel, formerly named the Windward Hotel.

The Applicant is restarting the EIS review process, this is the first document to notify the public that a Draft EIS will be prepared and published with OEQC later this year.

You are welcome to provide comment to me on this document, and the future Draft EIS.

Thank you,

-Brett

Brett Davis, Senior Planner
Chris Hart & Partners, Inc.
115 N. Market Street
Wailuku, HI 96793
Phone: 808-242-1955
Email: bdavis@chpmaui.com

<EISPN_ Kanaha Hotel at Kahului Airport.pdf>



November 10, 2021

Mr. Joe Dandrea
haikujoe@hawaii.rr.com

Dear Mr. Dandrea,

Subject: Response to Environmental Impact Statement Preparation Notice (EISPN)
for the Proposed Kanahā Hotel at Kahului Airport, Kahului, Maui, Hawaii;
TMK: (2) 3-8-103:014 (portion), 015 (portion), 016, 017, 018
CPA 2018/0001, CIZ 2018/0001, SM1 2018/0001, EA 2018/0001

Thank you for your e-mail of July 21, 2020, providing your comments on the proposed hotel project at this time. Chris Hart and Partners, Inc. (CH&P) has provided the following responses to your comments.

Hi Brett and thank you for the opportunity to comment on the Kanaha hotel at Kahului Airport.

I am not in favor of this hotel being built in Kahului at this time, with Kahului hitting some of the highest heat temperatures in the state I believe a park with plenty of trees would be more appropriate for our island.

The environmental effects of more concrete just keep compounding.

Put me down for no hotel or development until we fix existing problems here on island.

Have you seen the report from UHERO that comments on Hawaii tourism, stating it could take 10 years for tourism to return to pre-pandemic levels?

I believe the last thing this island needs is another hotel.

Responses. The Applicant retained Wilson Okamoto Corporation to conduct Climate Change Assessment for the proposed hotel project. The report is included within the forthcoming DEIS as Appendix 26. One of the conditions discussed in the Climate Change Assessment report is temperature.

The proposed project is in an urban area where temperatures are significantly warmer than surrounding rural or natural areas and the proposed project will contribute to the increase in the amount of impervious surfaces that contribute to an urban heat island effect.

The proposed project includes strategic landscaping to mitigate the increase of urban heat island effect. Landscaping will consist of an open lawn area, vegetative ground cover — approximately 55 shade trees evenly distributed throughout the parking lot — and approximately 19 palm trees situated along the perimeter of the property. Following the Maui County Code requirement of installing one (1) medium-sized shade tree for every five (5) parking spaces — the proposed project includes 221 parking spaces therefore 45 trees are required. The proposed 55 shade trees exceed the County requirements by about 20 percent and maximizes the amount of shaded area in the parking lot and near the hotel building. In addition, shades provided by the palm trees installed along the perimeter of the property would further help to cool impervious surfaces in the vicinity and minimize the heat island effect generated by the project.

In the long-term, energy demand for the proposed project could potentially increase over time — resulting in indirect impacts on climate change as cooling systems are required to be operated more frequently or for longer durations due to rising air temperatures. The following green building objectives to mitigate increased energy demand will passively cool the building as much as possible and minimize the need for supplemental cooling.

- Utilizing a passive solar design;
- Applying a low emissivity glazing on glass;
- Insulating and sealing the exterior building envelope; and
- Installing high-efficiency cooling systems, and commissioning and testing of HVAC systems.

In addition, the proposed project will incorporate a “cool roof” that reflects heat and solar energy away from the building using a TPO single-ply roofing membrane in a light color. TPO is highly reflective and would decrease the energy use and cooling costs associated with building operations. It would also require limited maintenance as it is extremely durable and resistant to tears and punctures throughout its lifetime. TPO is also sustainable and can be recycled. Photovoltaic solar panels are also proposed to be installed with the project to minimize and offset long-term demand on electrical utilities.

With the foregoing mitigation measures in place, the proposed project will not result in significant impacts to air temperatures in the vicinity of the project. Increases in regional air temperatures attributed to climate change are likely to have some effect on the project and may indirectly increase GHG emissions through a corresponding increase in energy demand in the long-term. However, with implementation of green building objectives and installation of photovoltaic solar panels, the additional GHG emissions are anticipated to be negligible. It is acknowledged that GHG emissions are the main driver to observe increases in global air temperature. Cumulatively, any additional GHG emissions will contribute to the overall concentration of GHGs in the atmosphere. Further discussions about GHG emission will be presented last under Section 2.1.4 of the forthcoming DEIS (Climate Change Assessment).

The Applicant acknowledges your comment about Hawaii tourism and the estimated period of when tourism will turn back into pre-pandemic levels. Please refer to Section 4.5.2 (COVID-19 Pandemic Conditions) of the forthcoming DEIS for the discussion of the pandemic conditions.

The purpose of the project is to provide a hotel tailored to the needs of the business traveler adjacent to the Kahului airport and in close proximity to the business center of Maui. The

proposed hotel intends to best serve business travelers and the Hawai'i resident market by providing high-quality and convenient accommodations. The Wailuku and Kahului areas of Maui are the primary locations where government offices and businesses are located and where most of the island population resides. According to interviews in the Maui Lodging market report for this project, *Kama'aina* corporate demand is the single largest market segment for hotels in Kahului (See: Appendix 22 of the forthcoming DEIS).

With new businesses entering Maui's market, there will be a need for business traveler accommodations, designed to meet the needs of the business traveler, in a central location within the business center of Maui, and this project fills this need. Maui's resorts are excellent for leisure travelers and true tourists; however, they are not designed to meet the needs of the business traveler and are not located in an area convenient to Maui's business center. An added benefit of keeping business travelers in close proximity to Maui's business center is the reduced need for travel to and from businesses, reducing the impact on Maui's already overburdened roadways. As such, the proposed Hotel development is well situated to be successfully integrated into and complement the existing urban fabric of Kahului.

Your comments, along with this response, will be reproduced and included in the forthcoming Draft EIS. The Draft EIS, including the various technical studies associated with it, will be available for review on Office of Environmental and Quality Control website following its publication in *The Environmental Notice*.

Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 or e-mail me at bdavis@chpmaui.com should you have any questions.

Sincerely yours,



Brett Davis, Senior Planner

Cc: Mr. Anthony Wrzosek, Owner Representative
Mr. Scott Derrickson, State Land Use Commission
Project File 19-014

July 21, 2020

Land Use Commission
Department of Business, Economic Development & Tourism
State of Hawaii
P.O. Box 2359
Honolulu, HI 96804
dbedt.luc.web@hawaii.gov

**RE: Docket No. A03-739, R.D. Olson Development
Environmental Impact Statement (EIS) and EISPN
Proposed Kanaha Hotel at Kahului Airport
Kahului, Maui, State of Hawaii
TMK: (2) 3-8-103:014 (POR), 015, 016, 017, 018**

Dear Land Use Commissioners:

Thank you for the opportunity to submit written comments on behalf of Pacific Resource Partnership (PRP) expressing concerns regarding R.D. Olson's request for a Community Plan Amendment and Change of Zoning for the proposed Kanaha Hotel on land within Maui Business Park II, Lauo Loop, Kahului, Maui.

1. R.D. Olson's proposed Amendment to The Wailuku-Kahului Community Plan is contrary to The Wailuku-Kahului Community Plan Review Process and Community Preference for Light Industrial (LI) Development in the Maui Business Park Phase II

The proposed Kanaha Hotel site is located within Maui Business Park Phase II. The project site is 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 the project site is located within the Urban Growth Boundary of the Maui Island Plan. The project site is also located within the Special Management Area (SMA) and a Tsunami Evacuation Zone.

Of significance, the Wailuku-Kahului Community Plan reflects the priorities, needs and desires of the community and is the work-product of the Wailuku-Kahului Advisory Committee (CAC) which met nineteen (19) times during a 225-day deliberation process¹ to update the Wailuku-Kahului Community Plan, ultimately expressing the long-term vision of the Wailuku-Kahului community and establishing a long-range land use pattern for the region.

¹ Wailuku-Kahului Community Plan page 2 (2002).



(Continued From Page 1)

The only property designated as Hotel in the Wailuku-Kahului Community Plan nearest the site of the proposed Kanaha Hotel, is the Courtyard by Marriott property at TMK (2) 3-8-079:016, formerly known as TMKs (2) 3-8-079:016 and 017. The Courtyard by Marriott property obtained a community plan amendment from Light Industrial to Hotel on March 19, 2002², prior to the effective date of the current Wailuku-Kahului Community Plan, June 2, 2002.³ Although the designation of the Courtyard by Marriott property is different from that of the surrounding properties in the area, the Courtyard by Marriott designation is: 1) identified on the existing Wailuku-Kahului Community Map,⁴ and 2) supported under the existing Wailuku-Kahului Community Plan as an opportunity for hotel accommodations “near the Kahului Airport.”⁵

Unlike the Courtyard by Marriott property, the proposed Kanaha Hotel parcel was not designated Hotel nor mentioned as a property which could or should be considered for Hotel designation in the existing Wailuku-Kahului Community Plan. Instead, the current Wailuku-Kahului Community Plan and Map designated the proposed Kanaha Hotel site as Light Industrial and support “industrial growth opportunities through the expansion of existing industrial centers associated with the airport and harbor, and in Wailuku and Kahului.”⁶

In summary, PRP is concerned that R.D. Olson’s proposed amendment to the Wailuku-Kahului Community Plan compromises long-term land use community planning on Maui and obviates the purpose and function of a comprehensive plan reflecting the priorities, needs and desires of the greater community.

2. R.D. Olson’s proposed Change in Zoning of the project site from M-1 Light Industrial to Hotel conflicts with the purpose and intent of hotel districts

A change in zoning of the proposed Kanaha Hotel project site from Light Industrial to Hotel conflicts with the purpose and intent of a hotel district as set forth in Maui County Code:

A hotel district is a high density multiple-family area bordering business districts or ocean fronts, or both. This district includes public and semi-public institutional and accessory uses.⁷

The proposed Kanaha Hotel property is not located in a high density multiple-family area. In fact, it is isolated in an area designated Light Industrial and Airport. Moreover, the project site does not border any “business districts or ocean fronts, or both.” Instead, the project site borders lands designated Light Industrial and Airport.⁸

² Maui Ordinance No. 3045

³ Wailuku-Kahului Community Plan (2002).

⁴ See Wailuku-Kahului Community Map as an attachment.

⁵ Wailuku-Kahului Community Plan Page 12 (2002).

⁶ Wailuku-Kahului Community Plan Pages 12-13 (2002).

⁷ Maui County Code Section 19.14.010

⁸ See Wailuku-Kahului Community Map as an attachment.

(Continued From Page 2)

3. R.D. Olson's proposed development of a Hotel on lands designated Light Industrial precludes planned economic stimulus opportunities, including the opportunity to create diversified jobs associated with the growth and development of Maui's industrial base proximal to the Airport

Lands designated Light Industrial in the Wailuku-Kahului area provide a valuable opportunity for developers and industry to create manufacturing facilities and other industrial-related businesses that will stimulate economic activity and employment opportunities in Maui County. Light industrial jobs provide opportunities for workers with or without college degrees to gain technical skills that could help them advance up the economic ladder. Moreover, light industrial jobs, such as manufacturing jobs, are known to pay well and provide good benefits. In 2012, the Economics and Statistics Administration, U.S. Department of Commerce, provided a report entitled *The Benefits of Manufacturing Jobs*, and concluded that "manufacturing jobs provide benefits to workers with higher overall compensation than other sectors, and to the economy through innovation that boosts our nation's standard of living."

Re-designating the proposed Kanaha Hotel site from Light Industrial to Hotel will remove a valuable economic opportunity from the Wailuku-Kahului community. PRP strongly supports land classifications that incentivize opportunities to create diversified middle-class jobs in the Kahului-Wailuku area.

Thank you for this opportunity to submit written comments.

Sincerely,

Chris Delaunay

Christopher Delaunay
Government Relations Manager