

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Applications Of)

	)	DOCKET NO. 93/SSV-006
MR. STANLEY TAKAHASHI, Executive	)	DOCKET NO. 93/SM1-026
Vice-President/ Chief Operating	)	Sheraton Maui
Officer of Kyo-ya Company, Ltd.	)	Redevelopment
requesting a Shoreline Setback	)	Kyo-ya Company, Ltd.
Variance and a Special Management	)	(CY)
Area Use Permit for the Sheraton	)	
Maui Redevelopment Project at TMK:	)	
4-4-08: 05, Kaanapali Beach Resort,	)	
Lahaina, Maui	)	

MAUI PLANNING DEPARTMENT'S REPORT

prepared for the  
November 23, 1993 Meeting

DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
250 S. HIGH STREET  
WAILUKU, MAUI, HI. 96793

Shoreline Setback Variance  
Special Management Area Use Permit  
Sheraton Maui Redevelopment  
Docket No. 93/SSV-006  
Docket No. 93/SM1-026

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Lahaina, Maui	)	

**THE APPLICATION**

This matter arises from applications for a Shoreline Setback Variance and Special Management Area Use Permit for the Sheraton Maui Redevelopment Project filed on **July 19, 1993**. The applications were filed by **Mr. Stanley Takahashi, Executive Vice-President/Chief Operating Officer of Kyo-ya Company, Ltd.**, ("Applicant"); for the Sheraton Maui Redevelopment project. The subject property is located on 23.291 acres of land located in the H-2 Hotel District, situate at **the Kaanapali Beach Resort**, Island of **Maui** and County of Maui, identified as Maui Tax Map Key No. **4-4-08: 05** ("Property").

**PURPOSE OF THE APPLICATION**

The applicant proposes to renovate the existing hotel while retaining the same number of total guest units (510). The Sheraton Maui Hotel was the first hotel developed at the Kaanapali Beach Resort and was originally constructed in the early 1960s. The proposed redevelopment of the Sheraton Maui Hotel is intended to modernize and upgrade the existing facilities, enabling the hotel to be more competitive, and to increase its overall marketability. Facilities will be upgraded to meet new federal, State, and County code requirements, including the Americans With Disabilities Act (ADA) requirements, and to operate more efficiently.

The proposed redevelopment concept plan continues to emphasize the low density character of the property and will not change the existing room count of 510 guest rooms or "keys". Approximately 40 percent of the guest rooms will be rebuilt, and the remaining guest rooms will be completely

remodeled. There will be a net increase of approximately 2,000 square feet of dining area with the addition of a new Japanese restaurant. New executive meeting facilities will provide approximately 14,000 square feet of meeting space, compared to about 1,000 square feet at present. The increased meeting space will enable the hotel to attract the growing convention and incentive markets. (Exhibit 1)

Based on the Maui Planning Commission's 1990 Shoreline Setback Rules, the shoreline setback area for the property is determined as the area within 150 feet landward of the certified shoreline. For discussion purposes, work within the shoreline setback area can be divided into two areas: 1) the beach area of the property to the south and 2) the Black Rock area to the north. (Exhibit 2)

The beach area or southern portion of the property is fairly level and constitutes the majority of the site. This area includes the Cliff Tower, Garden Tower, and existing luau cottages. In an effort to meet the intent of the 1990 Shoreline Setback Rules, no new habitable structures have been sited within the 150-foot setback. Most existing non-conforming structures, such as luau guest cottages will be demolished. The seaward wing of the existing Cliff Tower, which will be significantly renovated, is within the 150-foot setback and will require a shoreline setback variance. Other uses planned for the area include the beachfront promenade, an open lawn which could be used as a luau area and pool bar.

Black Rock is an elevated, rocky peninsula, which juts out into the ocean at the northern end of the Sheraton property. Structures on Black Rock are situated at elevations from 30 to 70 feet above mean sea level (msl). At Black Rock, the project proposes to renovate the Discovery Room dining facility, to demolish the existing Molokai Wing and construct a new Molokai Wing within approximately the same building footprint, and to construct a new swimming pool area. Because of its physical configuration (surrounded on three sides by ocean), most of Black Rock is within the 150-foot shoreline setback.

## **APPLICABLE REGULATIONS**

### **SHORELINE SETBACK VARIANCE**

Standards for reviewing a shoreline setback variance (SSV) application are found under §12-5-13 of the Maui Planning Commission's Shoreline Setback Rules. Section 12-5-13(c) of these rules states that no variance shall be

granted unless appropriate conditions are imposed:

- (1) To maintain safe lateral access to and along the shoreline or adequately compensate for its loss;
- (2) To minimize risk of adverse impacts on beach processes;
- (3) To minimize risk of structures falling and becoming loose rocks or rubble on public property; and
- (4) To minimize adverse impacts on public views to, from, and along the shoreline.

#### **SPECIAL MANAGEMENT AREA USE PERMIT**

Standards for reviewing a special management area (SMA) application are found under Section 2-8.3 and 2-9.4 of Article II, Special Management Area (SMA) Rules and Regulations of the County of Maui.

In evaluating an action the following factors, but not limited to same, may constitute a significant adverse effect on the environment:

- (1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;
- (2) Significantly curtails the range of beneficial uses of the environment;
- (3) Conflicts with the County's or the State's long-term environmental policies or goals;
- (4) Substantially affects the economic or social welfare and activities of the community, County or State;
- (5) Involves substantial secondary impacts, such as population changes and increased effects on public facilities, streets, drainage, sewage, and water systems, and pedestrian walkways;
- (6) In itself has no significant adverse effect but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;
- (7) Substantially affects a rare, threatened, or endangered species of animal or plant, of its habitat;
- (8) Substantially and adversely affects air or water quality or ambient noise levels;

(9) Substantially affects an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh waters or coastal waters; or

(10) Substantially alters natural land forms and existing public views to and along the shoreline.

The following guidelines shall be used by the Authority in reviewing developments within the Special Management Area:

a. All development shall be subject to reasonable terms and conditions to insure that:

(1) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;

(2) Adequate and properly located public recreation areas and wildlife preserves are reserved;

(3) Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon Special Management Area resources; and

(4) Alterations to existing land forms and vegetation except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation, or failure in the event of earthquake.

b. No development within the special management area shall be approved unless the Authority has first found that:

(1) The development will not have any substantial adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.

(2) The development is consistent with the objectives and policies as enumerated in Chapter 205A, Hawaii Revised Statutes, and as recited herein under Section 2-8.1 and 2-8.2; and Special Management Area guidelines set forth in this Article.

(3) The development is consistent with the county general plan, zoning, subdivision, and other applicable ordinances.

c. The Authority shall seek to minimize, where reasonable:

(1) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough, or lagoon.

(2) Any development which would reduce the size of any beach or other area usable for public recreation.

(3) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the Special Management Area and the mean high tide line where there is no beach.

(4) Any development which would substantially interfere with or detract from the line of sight toward the sea from the State Highway nearest the coast, or from existing public views to an along the shoreline.

(5) Any development which would adversely affect water quality, existing areas of open water free of visible structure, existing and potential fisheries and fishing grounds, wildlife habitats, estuarine sanctuaries, potential or existing agricultural uses of land.

#### **PROCEDURAL MATTERS**

1. At its October 12, 1993 meeting, the Maui Planning Commission determined that the proposed project would not have a significant adverse environmental or ecological effect and therefore would not require the preparation of an Environmental Impact Statement (E.I.S.). (Exhibit 3) The Negative Declaration notice was published in the October 23, 1993 OEQC Bulletin.

2. By letter dated October 14, 1993, the Maui Planning

Department mailed letters to the applicant notifying him of the public hearing date for the Shoreline Setback Variance and Special Management Area Permit applications.

3. On October 22, 1993, the Maui Planning Department published the notice of public hearing on the applications in the Maui News and the Honolulu Advertiser.

4. On October 29, 1993, the applicant mailed a letter of notification and location map to all owners and recorded lessees within a 500 ft. radius of the subject property describing the SMA application and notifying them of the scheduled hearing date, time, and place by either certified or registered mail.

5. On October 29, 1993, the applicant mailed a letter of notification and location map to all owners and recorded lessees of land immediately adjacent to the subject property describing the Shoreline Setback Variance application and notifying them of the scheduled hearing date, time, and place by either certified or registered mail.

#### GENERAL DESCRIPTION

##### Description of the Property

1. The Property which is approximately 23.291 **ACRES** is located at the northern makai end of Kaanapali Beach Resort at Maui Tax Map Key **4-4-08: 05, Kaanapali, Lahaina, Maui, Hawaii**. (See attached Map, Exhibit 4)

2. The Kaanapali Beach Resort is located on the west coast of the island of Maui, about three miles north of Lahaina. The Kaanapali Beach Resort is a 1,200-acre master planned resort community conceived in the early 1950s. Today the Kaanapali Beach Resort area includes six hotels with over 3,700 rooms, six residential condominium developments, a shopping center/whaling museum, and two 18-hole golf courses. (Exhibit 5) Approximately half of the 1,200-acre resort is now developed.

3. The Sheraton Maui Hotel property is bordered by the Kaanapali Beach Hotel to the south and the Royal Kaanapali Golf Course to the north and east.

4. The subject property is owned by Kyo-ya Company, Ltd.

5. Land Use Designations --

a. State Land Use District -- Urban District

b. Lahaina Community Plan -- Hotel

- c. County Zoning -- H-2 Hotel District
- d. Special Management Area -- **The entire subject property is located in the Special Management Area.**

6. The southern portion of the project site is fairly level, with elevations averaging from 10 to 12 feet above mean sea level (msl) throughout the majority of the property. The predominant geographical feature on the site is Puu Kekaa, more commonly known as "Black Rock" , a volcanic cinder and spatter cone which forms a large rock outcropping at the northernmost end of the site. The hotel's Molokai Wing and Discovery Room structures are located at the top of Black Rock. The elevations at the top of Black Rock range between 30 to 70 feet above msl, reaching 73 feet above msl at the Discovery Room.

7. According to the U.S. Department of Agriculture Soil Conservation Service Soil Survey, the soil on the level areas of the project site is classified as Jaucus sand (JaC), a silty-grain sandy soil characterized by slopes of to 15%, rarely exceeding 7%. The permeability of this soil is rapid and runoff is very slow to slow. Water erosion hazard is slight.

8. The island of Maui is classified as Zone 2 on Seismic Risk Map of the United States for the purpose of structural design. This classification system is based on a scale of Zones 0 to 4, with Zone 4 having the highest seismic occurrence and danger. All structures built will conform to the County Building Code for Zone 2.

9. The Federal Emergency Management Agency's (FEMA) flood insurance rate maps (FIRM) indicate that the site lies within Zones C, A-4, and V-12. The majority of the site, including all of the Black Rock area, is within Zone C, areas of minimal flooding. Areas along the shoreline are close to zone A-4, the 100-year flood zone. The base flood elevation in the A-4 zone is eight feet above msl. The canal on the northern end of the property is situated in Zone A-12, an area of 100-year flood with velocity (wave action).

10. The U.S. Army Corps of Engineers confirms that the flood hazard district information provided in the Environmental Assessment is correct. (Exhibit 6)

#### Existing Conditions

11. The original hotel, constructed in the early 1960s, included a lobby and dining room at the top of Black Rock,



and the Cliff Towers of guest rooms against the side of the rock. Subsequent additions to the hotel added additional guest facilities and the lower lobby. Existing guest room facilities include: the six-story Cliff Tower, the six-story Garden Tower, the three-story Molokai Wing (on Black Rock) and two-story guest cottages spread throughout the southern, central, and mauka portions of the site. In addition, the hotel has two main dining facilities, the Discovery Room restaurant at the top of Black Rock and the Ocean Terrace coffee shop near the Cliff Tower swimming pool. (Exhibit 7)

12. There is a rocky landing, often referred to as the "old pier", at the northern end of the site. This landing was formerly used to ship out the sugar that was processed at the Lahaina Mill and hauled to the landing by train. The pier was also used to load cattle for shipment to slaughter. Property records indicate that portion of the pier is owned by the applicant, with the remainder owned by Amfac/JMB Hawaii, Inc., the adjacent landowner.

#### Existing Services

##### Water

13. According to the Preliminary Engineering Report prepared by Austin Tsutsumi & Associates, the existing water system is owned and operated by Kaanapali Water Corporation, a subsidiary of Amfac Property Investment Corporation. The system provides water for potable use, fire protection, and irrigation for developed areas.

14. The water source is basal groundwater obtained from four deep wells, one at Honokowai and three at Mahinahina. These four wells have a total design capacity of 5.4 million gallons per day (mgd), a current pumping rate of 4.28 mgd, and an unused capacity of 1.12 mgd. Two Hanakao wells and another Honokowai well will provide an additional 2.52 mgd and are expected to be operational within the next two years.

15. Water is stored in three 1.5 mg reservoirs. The Puukoolii and Kaanapali Reservoirs are located at the mauka end of Puukoolii Road. The third reservoir is located mauka of the South Course of the Royal Kaanapali Golf Course. Transmission is via 12-inch and larger lines between the wells and reservoirs and from the reservoirs to each of the developed areas at Kaanapali. A 16-inch and 12-inch pipeline cross Honoapiilani Highway to service the Kaanapali Resort area. The Sheraton Maui Hotel is serviced via a 12-inch pipeline along Kaanapali Parkway.

16. Existing water consumption at full occupancy is

353,100 gallons per day (gpd). Approximately 123,000 gpd of water is used for landscape irrigation and swimming pools. The average daily demand for the existing hotel is 450 gpd per occupied guest room.

### Sewers

17. Wastewater for the existing Sheraton Maui Hotel is carried by one 6-inch and two 8-inch laterals, providing service to the luau cottage, central, and Black Rock areas, respectively. These three laterals convey the wastewater to a 15-inch County sewerline on Kaanapali Parkway. The sewage is conveyed to pump stations located along the Royal Kaanapali Golf Course and pumped up to Sewage Pump Station No. 2 on the mauka side of Honoapiilani Highway. From there, the sewage is conveyed to Sewage Pump Station No. 1 by way of a 20-inch force main and a 27-inch gravity line. From Pump Station No. 1, the sewage is pumped to the Lahaina Sewage Treatment Plant.

18. According to the Austin Tsutsumi & Associates study, the existing hotel, at full occupancy, generates 334,800 gpd of wastewater.

### Drainage

19. At present, storm runoff generated from the existing hotel flows in several directions. Over half of the storm runoff sheet flows into the ocean. Storm runoff at the cottages on the southern portion of the property percolates into low spots at the grassed area. Runoff from the parking area, tennis courts, porte cochere, and service entry road are intercepted by an underground drainage collection system on Kaanapali Parkway. This underground drainage system discharges storm runoff into the canal at the northern end of the property through a 42-inch outlet. The existing hotel generates a total of 78 cubic feet per second (cfs) of storm runoff.

### Roadways

20. The Sheraton Maui site is located at the northwestern terminus of the Kaanapali Parkway within the Kaanapali Beach Resort area. Access to the project site is currently provided through two driveways located on the cul-de-sac.

21. Kaanapali Parkway, which serves as the primary access to the Kaanapali Beach Resort area, is a two-lane roadway with 28-foot wide lanes and a landscaped center median. It is aligned in a northwest-southeast direction and has a posted speed limit of 25 miles per hour.

Kaanapali Parkway terminates at a cul-de-sac fronting the Sheraton Maui Hotel. On its southeastern end, Kaanapali Parkway intersects Honoapiilani Highway at a signal-crossed cross intersection.

22. Data collected for the 1990 "Kaanapali Beach Hotel Expansion Project Traffic Impact Report" (Parsons Brinckerhoff) indicated that the intersection of Honoapiilani Highway and Kaanapali Parkway operates near capacity during the a.m. peak hour and over capacity during the p.m. peak hour.

23. The 1990 Kaanapali Beach Hotel study recommended converting the dedicated southbound left-turn lane on Honoapiilani Highway into a shared/through right-turn lane. It also recommended widening the southern leg of Honoapiilani Highway to provide a free right-turn movement from Kaanapali Parkway (eastbound) to Honoapiilani Parkway (Southbound).

24. Parsons Brinckerhoff Quade & Douglas did a traffic assessment report for the subject project dated April 1993.

#### Electrical and Telephone Service

25. The power system at the Sheraton Maui is supplied by Maui Electric Company and is configured with two 480 volt transformer infeeds. While this system is adequate to handle the loads, its age prohibits the buying of replacement parts and breakers.

26. The telephone system is tied to the Hawaiian Telephone Company system via a Sheraton-owned Stromberg-Carlson 800 switch. This switch is aged and inadequate for present functions. The plant cabling and inside wiring are badly deteriorated and in need of replacement.

#### Parks

27. The West Maui area has several coastal recreational areas including 17 County parks and three State beach parks: Launiupoko, Wahikuli, and Papalaua. About one-third of the County parks are located along the shoreline, including Honokowai and Fleming's Beach, to the north. (Exhibit 8)

28. There is a new privately-owned beach park just north of the Kaanapali Beach Resort area, near the old Kaanapali Airport site. The three acre park has a picnic pavilion, restrooms, showers, picnic areas, and parking for 100 vehicles.

29. The beaches located on either side of Black Rock

are white sand beaches used for swimming, diving, and snorkeling.

30. There is a public beach access (from Kaanapali Parkway) along the southern boundary of the Sheraton Maui, between the hotel and the adjacent Kaanapali Beach Hotel. Lateral access along the Kaanapali Beach Resort is provided by a concrete sidewalk, currently extending from the Hyatt Regency Maui Hotel to the south, and terminating at the beach access on the south side of the Sheraton Maui. From that point, pedestrian access to Black Rock is along the sandy beach, or through the hotel's garden pathways. A stairway leads from the beach front area near the Cliff Tower up to the tip of Black Rock. From the north, lateral access along the shore is also provided by a concrete sidewalk which terminates at the base of Black Rock on the north end of the Sheraton property. There is no public access walk around the perimeter of Black Rock.

#### Solid Waste

31. Solid waste is currently disposed of at the Central Maui landfill, near Puunene, about 30 miles from Lahaina.

#### Police Protection

32. Service to the Kaanapali area is provided by the Lahaina Police Station, located at Wahikuli.

#### Fire Protection

33. Fire protection service for the Lahaina District are provided by the Lahaina Fire Station in the Lahaina Civic and Recreation Center. The Lahaina Fire Station serves the area from Lahaina to Honokowai Stream including the Kaanapali Beach Resort.

#### Medical/Emergency Facilities

34. The Lahaina-Kaanapali area is served by two medical clinics: the Kaiser Foundation Health Plan's Lahaina Clinic and the Maui Medical Group, Inc., Lahaina Branch, as well as a number of private medical and dental care providers. Both the Kaiser Clinic and the Maui Medical Group Clinic rely on the Maui Memorial Hospital in Wailuku for major surgery, illness, and emergency service.

#### Redevelopment Plan

35. The redevelopment plan calls for the renovation of the hotel while maintaining the existing hotel room count and low density character of the site. The original Cliff

Tower and Garden Tower will be renovated, with additional floor area added to the Garden Tower. A new one-story "Garden Wing" of guest rooms will be constructed adjacent to the Garden Tower and the Cliff Tower. The "original lobby" at the top of Black Rock and the adjacent Discovery Room dining facilities will be remodeled. The Molokai Wing will be demolished and new guest room buildings will be constructed in approximately the same building footprints, with an additional floor. A new Seaside Village consisting of four (4) five-story structures, and a new two-story main lobby area will be constructed in the south/central portion of the site.

36. New conference facilities along with portable food carts, retail kiosks, a health spa, and tennis courts will be located adjacent to the lobby, over a new parking structure. A swimming pool connected to a system of swimming waterways will be located directly makai of the new lobby area. In addition, a pool bar, luau area, putting green, and beach front promenade interconnected to the swimming pool/waterways are proposed for the makai area.

37. A new two-level parking structure for 500 cars will replace the existing guest cottages along the mauka edge of the property. The parking structure will increase the existing 203 parking stalls( some of which will be demolished) to a total of about 600 stalls, bringing the property into conformance with current zoning code parking regulations.

38. A public beach parking lot will be provided along the southern portion of the site off Kaanapali Parkway, adjacent to the public beach access. The proposed lot will have 20 parking spaces, including one handicapped stall. Public beach parking will be free of charge.

39. A concrete pedestrian promenade will constructed extending along the beach fronting the project from the southern boundary to Black Rock.

40. The master plan also makes mention of the possible renovation of the old pier. Although the applicant would be willing to participate with the State and other landowners in the pier renovation, it does not intend to take the lead on this component of the master plan. The pier renovation is not a part of this SMA application.

41. The estimated value of the renovation is \$100 million over a 12 to 14 month period. The proposed schedule for the hotel renovation requires that the hotel be closed to guests during the 12 month renovation period.

## Processing Background

42. The SMA application, Shoreline Setback application, and draft EA application was sent to the public agencies on August 2, 1993.

43. The draft EA notice was printed in the August 23, 1993 OEQC Bulletin. The deadline for public comments was September 22, 1993.

44. One letter was received during the 30-day public comment period. (Exhibit 9)

45. The applicant responded to this letter by letter dated September 29, 1993. (Exhibit 10)

46. On August 31, 1993, a joint workshop was held with the Maui Planning Commission and the Maui County Urban Design Review Board to provide an overview of the project.

47. On October 1, 1993, the applicant submitted their final EA.

48. An Environmental Assessment Determination was triggered under Chapter 343, HRS, by the Shoreline Setback Variance application. At its October 12, 1993 meeting, the Maui Planning Commission determined that an Environmental Impact Statement should not be required for the proposed action.

## REVIEWING AGENCIES

49. The Special Management Area and Shoreline Setback Variance applications were sent to the following agencies for their review and comment. The applicant responded to the agency comments and incorporated the response letters as part of the final EA. The reviewing agencies were:

- a. Department of Public Works and Waste Management - Memo dated August 30, 1993 (Exhibit 11) and Response Letter dated September 28, 1993 (Exhibit 12)
- b. Department of Water Supply - Letter dated September 23, 1993 (Exhibit 13) and Response Letter dated September 30, 1993 (Exhibit 14)
- c. Maui Fire Department - Memo dated August 10, 1993 (Exhibit 15) and Response Letter dated September 28, 1993 (Exhibit 16)
- d. Maui Police Department - Memo dated August 23, 1993 (Exhibit 17)
- e. Department of Parks and Recreation - Letter dated September 27, 1993 (Exhibit 18) and Response Letter dated September 29, 1993 (Exhibit 19)

- f. Department of Housing and Human Concerns - Memo dated September 29, 1993 (Exhibit 20) and Response Letter dated September 30, 1993 (Exhibit 21)
- g. U.S. Army Corps of Engineers - Letter dated August 13, 1993 (Exhibit 6) and Response Letter dated September 28, 1993 (Exhibit 22)
- h. Maui Electric Company - Letter dated August 13, 1993 (Exhibit 23) and Response Letter dated September 28, 1993 (Exhibit 24)
- i. Department of Accounting and General Services, Survey Division - Letter dated August 5, 1993 (Exhibit 25) and Response Letter dated September 28, 1993 (Exhibit 26)
- j. Department of Health - Letter dated August 10, 1993 (Exhibit 27) and Response Letter dated September 28, 1993 (Exhibit 28)
- k. Department of Transportation - Letter dated August 19, 1993 (Exhibit 29) and Response Letter dated September 28, 1993 (Exhibit 30)
- l. Department of Land and Natural Resources, State Historic Preservation Division - Letter dated September 2, 1993 (Exhibit 31) and Response Letter dated September 28, 1993 (Exhibit 32)
- m. Department of Land and Natural Resources - Letter dated September 13, 1993 (Exhibit 33) and Response Letter dated September 28, 1993 (Exhibit 34)
- n. Department of Labor and Industrial Relations - Letter dated August 31, 1993 (Exhibit 35) and Response Letter dated September 28, 1993 (Exhibit 36)
- o. Department of Business, Economic Development, and Tourism -
- p. Maui County Urban Design Review Board - Letter dated November 5, 1993 (Exhibit 37)

#### LETTERS

51. As of November 8, 1993, the Planning Department has received no letters from the public since the Maui Planning Commission's October 12, 1993 meeting, either in support of or in opposition to the proposed requests.

#### LAND USE

52. The proposed Sheraton Maui redevelopment supports the General Plan's visitor industry economic objectives of (1) encouraging exceptional and continuing quality in the development of visitor industry facilities; and (2) controlling the development of visitor facilities so that it does not infringe upon the traditional social, economic, and environmental values of our community. (Section II B 1-2 Objectives)

53. Stated policies to accomplish these objectives include: "Limit visitor industry development to those areas identified in the appropriate community plans ..." and "Encourage enhancement of existing visitor facilities without substantial increases in room count." The Sheraton Maui is located in the existing Kaanapali Beach Resort area, which has been identified as a primary visitor area in the Community Plan. The proposed redevelopment will upgrade existing facilities with no increase in guest room count.

54. The project is also consistent with the stated General Plan policies to located buildings so as to retain scenic vistas and to use local manpower in the construction and operation of facilities.

55. According to the Lahaina Community Plan Land Use Map, the Kaanapali Beach Resort area is recognized as a major tourist destination, including hotel uses, which will be unchanged by the project.

56. The Lahaina Community Plan's recommendations encompass economic activity and population. A community plan policy calls for in part for protecting the viability of existing hotels and resort condominiums. (Economic Activity, d., p. 10)

57. The proposed action will upgrade the physical condition of the existing hotel, although there will be no net increase in guest units (keys). The renovation will enhance the economic viability of the hotel. The project will result in short-term construction employment and additional indirect and induced jobs in other sectors of the economy.

58. The specific recommendations in the Lahaina Community Plan regarding the environment include the formulation of a drainage master plan emphasizing land management techniques using natural drainageways and protecting the nearshore environments and water quality. The proposed action will not have a significant impact on existing drainage patterns or have an adverse effect on nearshore environment or water quality.

59. The Lahaina Community Plan also recommends improvements to the Honoapiilani Highway, the primary thoroughfare through the Lahaina and West Maui area. These include the establishment of turning lanes and coordinated traffic signals, highway widening, and the construction of bikeways and walkways. With or without the project, intersection improvements are currently needed at the Honoapiilani Highway/Kaanapali Parkway intersection. The Parsons et al. traffic impact assessment describes these



necessary improvements to increase capacity and reduce existing congestion. Existing utility systems are able to accommodate the renovated hotel's electrical, water, and sewerage demands.

60. The Lahaina Community Plan's recommendation regarding human services include improving recreation facilities health and public safety services, and educational facilities; and providing a variety of housing choices and prices via public and private sector projects to area residents and employees. The project is expected to generate a small increase in County and State revenues, due to the hotel's overall enhanced marketability, and its improved ability to attract a convention-oriented market. These revenues will enhance the ability to provide public support services.

#### AGRICULTURE

61. The proposed project will have no impact on agricultural resources as the property is currently used for hotel use.

#### ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES

62. An archaeological inventory survey, including subsurface investigation, was conducted in April 1993 by Paul H. Rosendahl, PhD. Inc. (PHRI), in consultation with the State Historic Preservation Division. The purpose of the survey was to determine the presence or absence of cultural deposits and/or burials. The subsurface investigation focused on three areas of the site selected in consultation with the State Historic Preservation Office based on previous archaeological studies and historical information and the fact that some below-grade excavation (no greater than 5 feet in depth) is proposed in the areas.

63. The PHRI study found evidence of extensive disturbance of the area, probably during the construction of the hotel in the 1960s. No prehistoric subsurface cultural deposits, burials, or human skeletal remains were identified within the project area.

64. The PHRI report notes that although historic documentation indicated the possible presence of human remains in the project area, no such remains were identified during the subsurface testing. Although the Kekaa area has been described as densely populated during the proto-historic period, no prehistoric cultural remains were noted. Very few, if any, soil deposits in the redevelopment area are intact, most are fill.

65. The PRHI study concluded that construction and other redevelopment activities will not affect archaeological or historic sites of significance. No further treatment or consideration of archaeological resources is necessary.

66. The PRHI report has been reviewed by the State Historic Preservation Division (SHPD). SHPD states that the historic preservation concerns have been adequately addressed in the draft EA. They recommend that archaeological monitoring be conducted during excavations. The applicant agrees that an archaeologist will be present on site during construction excavation to monitor any findings. If cultural artifacts or burials are discovered at any time during construction, all work will be suspended until a certified archaeologist can determine the significance of the discovery.

#### INFRASTRUCTURE AND PUBLIC FACILITIES AND SERVICES

##### Water

67. The existing water consumption of the existing hotel at full occupancy is 353,100 gpd. The total estimated average daily water demand for the renovated hotel is 355,100 gpd, an increase of 2,000 gpd or 0.5 percent over the existing usage. The proposed redevelopment will maintain the total estimated domestic flow of 230,900 gpd. The landscaped area will decrease, while the swimming pool and lagoon area will increase for a total estimated non-domestic flow of 124,200 gpd.

68. Water systems will be designed in accordance with the County Department of Water Supply, Department of Public Works and Waste Management, and the State Department of Health.

69. The Department of Water Supply has no objections to the on-site and near-site improvements for the project based on the applicant's estimate of an increase of 2000 gallons per day (gpd) in water use for the renovated project at full occupancy. This is not an endorsement for the proposed Amfac water development plans and new wells. The applicant will be required to submit domestic and fireflow water use calculations to demonstrate adequate water for the project.

70. The applicant should be advised to incorporate water efficient soil preparation, irrigation, and water-feature design techniques to minimize water use, such as shading the waters from the sun, screening the waters from the wind and using non-misting jets.

71. The applicant has agreed to submit domestic and fireflow water use calculations to the Water Department as well as incorporate water efficient design and landscaping.

### Sewers

72. The proposed redevelopment will generate a total estimated wastewater flow of 336,900 gpd during full occupancy. This represents a nominal increase of 2,100 gpd or about a 0.6 percent increase.

73. Proposed sewer system improvements will be designed in accordance with the requirements of the State Department of Health and County Department of Public Works and Waste Management. Construction plans and calculations will be submitted to the Department of Public Works and Waste Management for approval.

74. The Wastewater Reclamation Division, Department of Public Works and Waste Management comments:

- a. That the developer will be required to obtain any additional wastewater capacity through Amfac's reserve allocation.
- b. That wastewater contribution calculations are required before building permit is issued.
- c. That developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

75. The Department of Health had no comments to offer at this time.

76. The design team is studying methods of reducing project wastewater flows through the implementation of an aggressive water conservation program. This program package will include, but not be limited to flow restrictors, ULF type fixtures where technically feasible and possibly some wastewater (gray water) reuse, if appropriate permits and technology are available.

### Drainage

77. The proposed drainage plan will consist of an underground drainage collection system which will convey on-site runoff to the existing system on Kaanapali Parkway. Storm runoff from the Black Rock area and the shoreline area will flow into the ocean and canal. Storm runoff from the new lobby, Seaside Village, and the parking structure will be collected by an on-site underground drainage collection system which will be intercepted by the drainage system at Kaanapali Parkway. The storm runoff for the renovated hotel

site is projected at 88 cfs. There will be an approximately 10 percent increase in impervious ground area with less open space. The increased storm runoff of 10 cfs should not pose a water quality problem to the area north of Black Rock.

78. The proposed grading and drainage plans for the project will be designed to produce no adverse impacts by storm runoff on adjacent properties. All drainage improvements will conform to County standards and will be coordinated with the Department of Public Works and Waste Management.

79. The Department of Land and Natural Resources, Division of Aquatic Resources had previously commented that the additional mitigation measures should be provided to minimize erosion and siltation including:

- a. Site work should be scheduled for periods of minimal rainfall;
- b. Lands denuded of vegetation should be replanted or covered as quickly as possible to control erosion;
- c. Construction materials, petroleum products, debris and landscaping products should be prevented from falling, blowing, or leaching into the aquatic environment.

80. The applicant responded that the DLNR, Aquatic Resources comments have been forwarded to the architect, civil engineer and construction contractor. These and other erosion control measures will be followed during site work and project construction.

81. The Department of Public Works and Waste Management commented that a detailed drainage and erosion control plan shall be submitted for their review and approval. The applicant agrees to submit a detailed drainage and erosion control plan and analysis of soil loss for review and approval.

82. The Department of Health had no comments to offer.

#### Roadways, Curbs, Gutters and Sidewalks

83. The Parsons Brinkeroff report looked at base year 1995 conditions assuming that the Sheraton Maui Hotel was not redeveloped. Even without the project, development in the adjoining communities of Lahaina, Kapalua, and Napili would add additional traffic on Honoapiilani Highway. Parsons utilized the 1990 data and applied an annual average growth rate of 4.2 percent. For the base year 1995, given existing roadway geometrics, traffic volumes at the intersection of

Honoapiilani Highway/Kaanapali Parkway intersection would experience over capacity operating conditions during both a.m. and p.m. peak hours.

84. The proposed project will result in an additional restaurant (a net increase of 2,000 square feet) and approximately 18,000 square feet of new executive meeting facilities. There would be no increase in the number of guest rooms.

85. The net increase of 2,000 square feet of restaurant space was estimated to generate a total of 2 vehicle trips during the a.m. peak hour and 15 vehicle trips during the p.m. peak hour. Since the restaurant will be within the hotel complex, a significant portion of traffic generated is anticipated to be either internal to the hotel (pedestrian) or internal to the Kaanapali Beach Resort area. Only 25 percent of the traffic generated was assumed to be traffic that would enter or exit the Kaanapali Beach Resort area. Therefore, the net increase in vehicular trips resulting from the restaurant was estimated at 1 trip during the a.m. peak hour and 4 trips during the p.m. peak hour.

86. A maximum daily attendance for the meeting space was estimated at 400 persons, with an average attendance of 200 persons per weekday. The meeting area is anticipated to be used less than 50 percent of the time. The Parsons analysis assumed that 90 percent of the traffic generated by the meeting facilities with a maximum attendance of 400. It was assumed that 90 percent of the traffic generated by the meeting facilities would be internal to the Kaanapali Beach Resort area. The remaining 10 percent of traffic was estimated to generate 40 vehicular trips during both the a.m. and p.m. peak hours.

87. Overall, the proposed renovation is forecast to generate 41 additional vehicle trips during the a.m. peak hour and 44 vehicle trips during the p.m. peak hour.

88. The impact of these additional vehicle trips on operations at the Honoapiilani Highway/Kaanapali Parkway intersection. The analysis reveals that the existing Honoapiilani Highway/Kaanapali Parkway intersection would continue to experience over-capacity operating conditions during both the a.m. and p.m. peak hours. With the intersection improvements, the intersection would operate under capacity during the a.m. peak hour. During the p.m. peak hour, the intersection would continue to operate over capacity, with or without the Sheraton Maui redevelopment project.

89. According to the traffic report, the Sheraton Maui

renovation will result in only a nominal increase in traffic volumes and will increase 1995 volumes through the Honoapiilani Highway/Kaanapali Parkway intersection by two percent or less. As a result of the project's nominal trip generation and because intersection improvements are required with or without the project, no mitigation measures are being recommended by Parsons Brinckerhoff.

90. The Department of Transportation comments in their August 19, 1993 letter that they feel that the traffic congestion at the intersection of Kaanapali Parkway and Honoapiilani Highway is now the worst problem in West Maui. They intend to correct this current problem by constructing improvements at that intersection. They plan to advertise for bids for the project within three months and complete the construction in the second quarter of 1994. Because of funding and other problems, they will not complete the Lahaina Bypass project by the time the renovation of the Sheraton Maui is completed. Any problems caused by the new traffic generated by the Sheraton project will show up at the intersection of Kaanapali Parkway and Honoapiilani Highway.

90. DOT recommends that the applicant reassess the traffic situation at the Kaanapali Parkway/Honoapiilani Highway intersection a few months after the reopening of the hotel to see if any further improvements can be made to the intersection. The applicant should be responsible for the cost of the reassessment and the further improvements needed at the intersection. In the reassessment, the applicant's consultant should assume a worst-case situation where most of the users of the new meeting facilities are coming from outside of the Kaanapali Beach Resort area.

91. The applicant and their traffic engineers will continue to work closely with both DOT and the County of Maui to monitor the traffic situation at the intersection of Kaanapali Parkway and Honoapiilani Highway.

92. The Department of Public Works and Waste Management, Engineering Division had no comments.

#### Electrical and Telephone

93. The proposed renovation will upgrade the existing power, lighting, and communication system. A new 200 kW generator which was recently installed to replace two existing generators rated 40 and 35 kW will be reinstalled in the new hotel to provide back-up generation in case of Maui Electric Company failure.

94. According to Douglas V. MacMahon, Ltd., consulting

electrical engineers for the project, electrical energy consumption at the Sheraton Maui is seasonal and a function of weather and occupancy. Additional public spaces utilizing air conditioning will increase the overall energy consumption. This increase will be partially offset by the use of stringent energy control and more efficient air conditioning and lighting than exist at the present.

95. Douglas V. MacMahon, Ltd. estimates the present demand of 2kW per room should increase to not more than 3kW per room and the monthly average load factor of 550 kWh/kW will remain constant. A peak load of approximately 1,500 kW with about 825,000 kWh per month is expected. Power factor will remain the same at near 100 percent. Present plans call for retention of primary metering with installation of a new double-ended 1,000/1,288 kVA secondary substation with low loss windings.

96. The replacement of outdated mechanical systems with state-of-the-art systems will increase overall energy efficiency on a per-ton basis.

97. Maui Electric Company has no objections to the subject project. They would encourage the developer's electrical consultant to meet with them as soon as practical to verify the project's electrical requirements.

98. The project's electrical subconsultant will be meeting with representatives from Maui Electric to discuss anticipated electrical requirements. The applicant will continue to work closely with both Maui Electric Company and Hawaiian Telephone Company to ensure that adequate electrical power and communication service is provided to the hotel.

#### Recreational Resources

99. The project will enhance lateral beach access fronting the Sheraton Maui by extending the public walkway from the south side of the property near the Kaanapali Beach Hotel to the base of Black Rock. Consideration was given to continuing public access completely around Black Rock to the north side of the property. However, this operation was eliminated due to the sheer cliffs and potential public safety concerns.

100. A public parking area next to the public beach access at Kaanapali Parkway will be constructed. There is no public parking lot at present. A total of 20 parking spaces, including one handicapped stall, will be provided free of charge. The hotel will have additional parking for

500 or more cars which beach goers will be able to utilize. This overflow parking will be rated parking.

101. The Department of Parks and Recreation commented that they have no further comments to offer at this time. The applicant has addressed their concern on the beach access parking lot.

#### Solid Waste

102. The Department of Public Works and Waste Management, Solid Waste Division comments:

- a. The owners and their contractors shall implement solid waste reduction, re-use, and recycling programs.
- b. All yard debris shall be composted and re-used on their landscape plantings.
- c. Alternative means of disposal of grubbed material and rock shall be utilized other than disposed of at County landfills.
- d. Refuse collection shall be by a private collector.

103. The applicant states that ITT Sheraton operates the most aggressive recycling and source reduction program of any hotel company in Hawaii at its Waikiki properties. It is their intent to extend these programs to the outer islands as soon as the counties develop the infrastructure to recycle the various colors of glass, paper, cardboard, etc. Aluminum is currently recycled. A refrigerated garbage room is being planned to allow the recycling of wet kitchen waste by local farmers. Hopefully, an outlet for this reusable kitchen waste can be found. The applicant will incorporate the other suggestions of the Solid Waste Division.

#### Public Services

104. The Maui Police Department had no objections to the proposed request.

105. The Fire Department had no objections to the proposed request. The project will comply with all applicable fire codes. The renovation will actually decrease the fire hazard at the hotel by demolishing existing aging wooden structures and replacing them with non-combustible structures. Many of the Federal, State, and County fire safety regulations are not met under existing conditions.

106. Since the proposed Sheraton Maui renovation will



not result in an increase in hotel keys, there will be little or no increase in demand for police, fire, or medical/emergency services.

## SOCIO-ECONOMIC IMPACTS

### Labor

107. The proposed Sheraton Maui renovation, while not adding any additional keys, will increase the overall quality and competitiveness of the guest units. This will be further enhanced by additional conference and meeting rooms, upgraded food and beverage facilities and expanded recreational amenities.

108. The proposed renovation will create both direct, construction-related jobs and indirect employment. The estimated value of the renovation is \$100 million over a 12 to 14 month period. This would result in approximately 800 construction related jobs. The majority of these jobs would be in the building trades with the remainder being administrative, management, and professional positions.

109. Direct employment of construction workers will result in indirect and induced employment. In the applicant's conversations with Dr. Tu Duc Pham of the Economic Research Branch, Department of Business, Economic Development, and Tourism, the 800 construction-related jobs would result in an additional 1,120 indirect and induced short-term jobs.

110. It is anticipated that post-renovation operational employment will remain relatively unchanged from current levels. Although there will be additional dining room and meeting space created, the positions needed to staff these facilities will be offset. Since fewer employees will be needed to maintain the hotel's upgraded mechanical plant and physical facilities than at present.

111. The proposed schedule for the hotel renovation requires that the hotel be closed to guests during the 12 month renovation period. Several alternatives for construction phasing were investigated, but these alternatives were deemed to be unsatisfactory when compared to a complete shutdown. Construction phasing is usually seen to be inefficient and results in a longer construction period. This results in higher construction costs and magnifies the construction impacts to adjacent property owners. Studies on other hotel renovations have indicated that guests who stay on the property while construction and renovation are occurring generally leave with a negative impression of their stay.

112. The Sheraton Maui Hotel has a total of 384 employees; 308 full-time, 26 part-time, and 50 on-call. Many of the staff hold at least one other job in the visitor industry.

113. During the renovation, the hotel will be closed to guests and it is anticipated that all but eight management staff would be laid off. Depending on the contractor's requirements, there could be another 10 to 12 employees retained to do project security work.

114. The Department of Labor and Industrial Relations found that the creation of the construction-related jobs will provide construction workers with much-needed employment. The Department is concerned about the temporary displacement of 300 hotel workers who will be temporarily displaced for a year while the hotel is being rebuilt. Every effort should be made to refer the workers to them so that appropriate services can be provided to them.

115. The applicant replied that hotel closure is anticipated to commence in the fourth quarter of 1994. The applicant will provide a minimum 60-day official notice to employees prior to closure of the hotel in compliance with the requirements of the Federal Dislocated Workers Act. Letters will be sent to non-union employees individually.

116. The hotel intends to guarantee a minimum 90-days of health care coverage to employees eligible prior to the layoff.

117. Certain employees will be retained to maintain grounds and security. Others are eligible for unemployment benefits and some employees may be eligible for early retirement. Sheraton Maui employees will be assisted in placement at other Sheraton Hotels.

118. Sheraton management has had informal discussions with representatives of Local 5 and will meet formally at least 90 days prior to the anticipated hotel closure to discuss and resolve closure issues.

#### Affordable Housing

119. Since no additional units will result, the applicant is excluded from having to provide affordable housing under Ordinance No. 2093, "A Bill for an Ordinance Establishing An Affordable Housing Policy for Hotel-Related Developments." The Department of Housing and Human Concerns stated in their September 29, 1993 letter that the applicant has satisfactorily addressed all of their questions in their pre-EA letter.

## ENVIRONMENTAL IMPACTS

120. The proposed action renovate and upgrade an existing, currently developed site. It will not impact any rare, threatened, or endangered species, or its habitat.

### Air Quality

121. Approximately 35,000 cubic yards of fill material will be brought on to the site. Another air quality concern is the possible presence of asbestos in floors, ceilings, walls, boilers, or other proposed areas of demolition. The federal National Emission Standards for Hazardous Air Pollutants provides guidelines applicable for any construction involving demolition. The parking structure will be a source of concentrated automobile emissions. The design of the parking structure must incorporate adequate ventilation to maintain adequate interior air quality.

122. In addition, there will be limited off-site impacts due to the operation of concrete and asphalt batching plants needed for construction.

123. Adequate dust control measures will be employed during construction to mitigate the impacts from construction related fugitive dust. Dust control can be accomplished by frequent watering of unpaved roads and exposed soils. Construction vehicle movement should be restricted to off-peak hours as much as possible.

### Noise

124. Temporary noise impacts will occur during the construction period. The most obtrusive noise will occur during the initial phases of construction because of the use of heavy-duty construction equipment. Any blasting required during construction will be determined by the soils engineer. Any pile driving equipment will be determined by the structural engineer.

125. Mitigation measure include the use of quiet equipment and limiting the construction to normal working hours as required by the Department of Health noise regulations

### Visual Impacts

126. The hotel improvements and proposed landscaping have been designed to mitigate any negative visual impacts. The renovated hotel will make use of natural elements such as lava rock and other materials which look like natural wood. Multi-story structures will include planters on

balconies, allowing vegetation to cascade down the sides of the buildings. Only natural, earth tones will be selected for exterior colors. Structures will be sited in clusters of smaller buildings to maintain a low scale, low density ambiance. A Polynesian architectural style, carried throughout the property will blend in with the surrounding vegetation.

127. Structures will be set back from Kaanapali Parkway to minimize their visual impact from the roadway. The overall impression of this area for pedestrians and motorists along Kaanapali Parkway will be a pleasant sense of trees and shrubs.

128. The Maui County Urban Design Review Board reviewed the design aspects of the project at its October 20, 1993 meeting and recommended approval of the design aspects with the following comments:

- a. That the color scheme of the exterior walls shall be of a light pastel tone.
- b. That the color scheme of the roof shall be compatible with the surrounding area when viewed from the above neighbors.
- c. That full compliance with the attached standard conditions of the Board shall be rendered.

#### Floodways

129. All structures will conform to State and County building codes and requirements for seismic Zone 2. All habitable areas of new structures will not intrude into the coastal high hazard zone.. All new guest room structures will be rebuilt within Zone C. The project will demolish the beachfront cottages and wooden kiosk currently in the 100-year flood zone.

#### Old Pier

130. The redevelopment of the old pier is not part of the proposed action, but is part of a long-term plan which will require the cooperation of the adjacent landowner and the community and will be subject to further environmental review at that time. The concept plan presented in the EA was intended to be illustrative only. No detailed plans or designs for the pier renovation have been completed. If and when the project is initiated in the future, an EA in accordance with Chapter 343, HRS, is likely to be triggered by:

The use of State Conservation District lands  
The use of State or County funds if the State or County is participating in the project.

## ANALYSIS OF SHORELINE SETBACK VARIANCE REQUEST

131. The shoreline survey was certified by DLNR on May 3, 1993.

132. When the first shoreline setback regulations were established in 1970, the County planning commissions were give the authority to setback line between 20 and 40 feet. In September 1990, the Maui Planning Commission amended its shoreline setback rules to increase the shoreline setback area from 40 feet to a maximum of 150 feet depending on the average lot depth of the property.

133. The construction of the Sheraton Maui Hotel commenced prior to the first 1970 shoreline setback regulations. Presently, portions of the existing hotel structures encroach into the 150-foot setback area (although all existing structures are at least 40-feet from the certified shoreline). These include some of the beach cottages, a portion of the Cliff Tower, and the Discovery Room and Molokai Wing located on Black Rock. Because these structures were approved and constructed prior to the September 1990 effective date of the new requirements, they are considered non-conforming structures within the 150-foot shoreline setback.

134. For discussion of the requested shoreline setback variance, the Sheraton Maui property can be divided into two areas: 1) the beach area of the property to the south and 2) the Black Rock area to the north.

135. The beach area or southern portion of the property is fairly level and constitutes the majority of the site. This area includes the Cliff Tower, Garden Tower, and existing luau guest cottages. In an effort to meet the intent of the 1990 Shoreline Setback Rules and Regulations, no new habitable structures have been sited within the 150-foot setback. Most existing non-conforming structures, such as the luau guest cottages, will be demolished.

136. Other uses planned within the shoreline setback area on the southern portion of the property include the beachfront promenade, landscaping, lighting and signage, open lawn areas for hotel functions such luaus and stages, pool bar including restrooms, and beach activities center. All of these structures are determined to be minor structures pursuant to Section 12-5-11(e) of the Maui Planning Commission's Shoreline Setback Rules provided that only public access walkways, landscape planting, and irrigation should be located within the forty-foot setback area as minor structures.

137. Small portions of the beach promenade are located seaward of the certified shoreline and would need approval from DLNR.

138. At Black Rock, the applicant proposes to renovate the Discovery Room dining facility, to demolish the existing Molokai Wing and construct a new Molokai Wing within approximately the same building footprint, and to construct a new swimming pool area. The shoreline setback variance is required for the Discovery Room and Molokai Wing improvements. The proposed swimming pool is considered a minor structure if it is located outside of the forty-foot setback area. As shown on the conceptual plans, a very small portion of the Black Rock swimming pool is located in the forty-foot setback area.

139. According to Section 12-5-13(a) of the Maui Planning Commission's Shoreline Setback Rules, a shoreline area variance may be granted for a structure or activity otherwise prohibited by this chapter, if the authority finds in writing, based on the record presented, that the proposed structure or activity is necessary for or ancillary to:

- (3) Landscaping; provided that, the authority finds that the proposed structure or activity will not adversely affect beach processes and will not artificially fix the shoreline;
- (8) Private facilities or improvements which will neither adversely affect beach processes nor artificially fix the shoreline; provided that, the authority also finds that hardship will result to the applicant if the facilities or improvements are not allowed within the shoreline area.

Section 12-5-13(b) further goes on to explain that for purposes of this section, hardship shall not include an economic hardship to the applicant.

140. The renovation of the Cliff Tower will not adversely affect beach processes nor artificially fix the shoreline as it will be located more than forty feet from the shoreline. Hardship will result to the applicant if they are not allowed to renovate the existing Cliff Tower a portion of which is located within the 150-foot setback area as opposed to locating a 12-story building allowed by H-2 zoning completely outside of the setback area. A 12-story building will take away from the visual character of the area. There would not be any further encroachment into the setback area over what currently exists.

141. In the Maui Planning Commission's deliberations on July 7, 1992 on the SMA Application for the Hyatt Regency Maui's Outdoor Function Area (92/SM1-006), it was noted that the naupaka hedge at the Hyatt had encroached makai of the certified shoreline. It was noted by the Public Works official present at the meeting that the Sheraton was cited for landscaping encroachment in the shoreline setback area. (Exhibit 38)

142. Black Rock has a unique physical configuration since it is a rocky outcrop. The proposed improvements will have no effect on beach processes, with the structures closest to the ocean (Molokai Wing) all at least 20 feet above mean sea level and at least 40 feet from the certified shoreline. Since Black Rock is surrounded on three sides by ocean, a literal interpretation of the 150-foot setback would virtually result in no buildable land on the peninsula.

143. Section 12-5-13(c) of the Maui Planning Commission's Shoreline Setback Rules states:

No variance shall be granted unless appropriate conditions are imposed:

- (1) To maintain safe lateral access to and along the shoreline or adequately compensate for its loss;
- (2) To minimize risk of adverse impacts on beach processes;
- (3) To minimize risk of structures falling and becoming loose rocks or rubble on public property; and
- (4) To minimize adverse impacts on public views to, from, and along the shoreline.

144. The applicant plans to continue the beachfront promenade extending from the Hyatt Regency Maui to the Kaanapali Beach Hotel and continue it along his property to Black Rock. This combined with the public beach access on the south side of the property and the 20 public beach parking stalls will provide additional public access to the beach fronting the property and Black Rock.

145. Safe lateral access to Black Rock from the beach will be maintained, although public access around Black is not provided because of the danger posed by the sheer cliffs along the north side.

146. The proposed uses on the property will not adversely affect beach processes, artificially fix the shoreline, or have adverse impacts on public views to, from,

and along the shoreline.

SMA Significance Criteria

147. The following is an analysis of the project relative to the SMA significance criteria 2-9.4.c of the Maui Planning Commission's Rules:

- (1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources.

The project will not result in a loss or destruction of natural or cultural resources.

- (2) Significantly curtails the range of beneficial uses of the environment.

The project will increase beneficial uses of the environment by enhancing pedestrian access along the beachfront and by providing public beach parking.

- (3) Conflicts with the County's or the State's long-term environmental policies or goals.

The project is consistent with various policies in the Maui County General Plan and the Lahaina Community Plan. the proposed action is also consistent with zoning.

- (4) Substantially affects the economic or social welfare and activities of the community, County, or State.

The redevelopment will generate an estimated 800 construction-related jobs and additional indirect employment. The hotel plans to work closely with the unions to mitigate the impacts of temporary layoffs during the construction period.

- (5) Involves substantial secondary impacts.

There will be no increase in the amount of total guest units, therefore the project will not have substantial impacts on public facilities and infrastructure.

- (6) Cumulatively has considerable effect upon the environment or involves a commitment for larger actions.

The proposed project involves the redevelopment of an existing hotel within an existing resort destination area (Kaanapali Beach Resort. There will be no increase in the number of hotel units. Therefore, the project will not cumulatively have a considerable negative effect upon the environment or involve a commitment for larger actions.

- (7) Substantially affects a rare, threatened, or endangered species of plant or animal or its



habitat.

The subject site is currently a developed hotel site. The project will not impact any rare, threatened, or endangered species or its habitat.

- (8) Substantially and adversely affects air or water quality or ambient noise levels.

No significant impacts on air or water quality or increases in ambient noise levels are anticipated. Temporary construction-related increases in dust and noise will be mitigated.

- (9) Substantially affects an environmentally sensitive area.

All new structures in the flat, southern portion of the site will be built outside of the 150-foot shoreline setback area. Structures on Black Rock will be set back at least 40 feet from the shoreline and are not as vulnerable to coastal flooding because it is at least 30 feet above mean sea level.

- (10) Substantially alters natural land forms and existing public views to and along the shoreline.

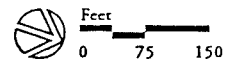
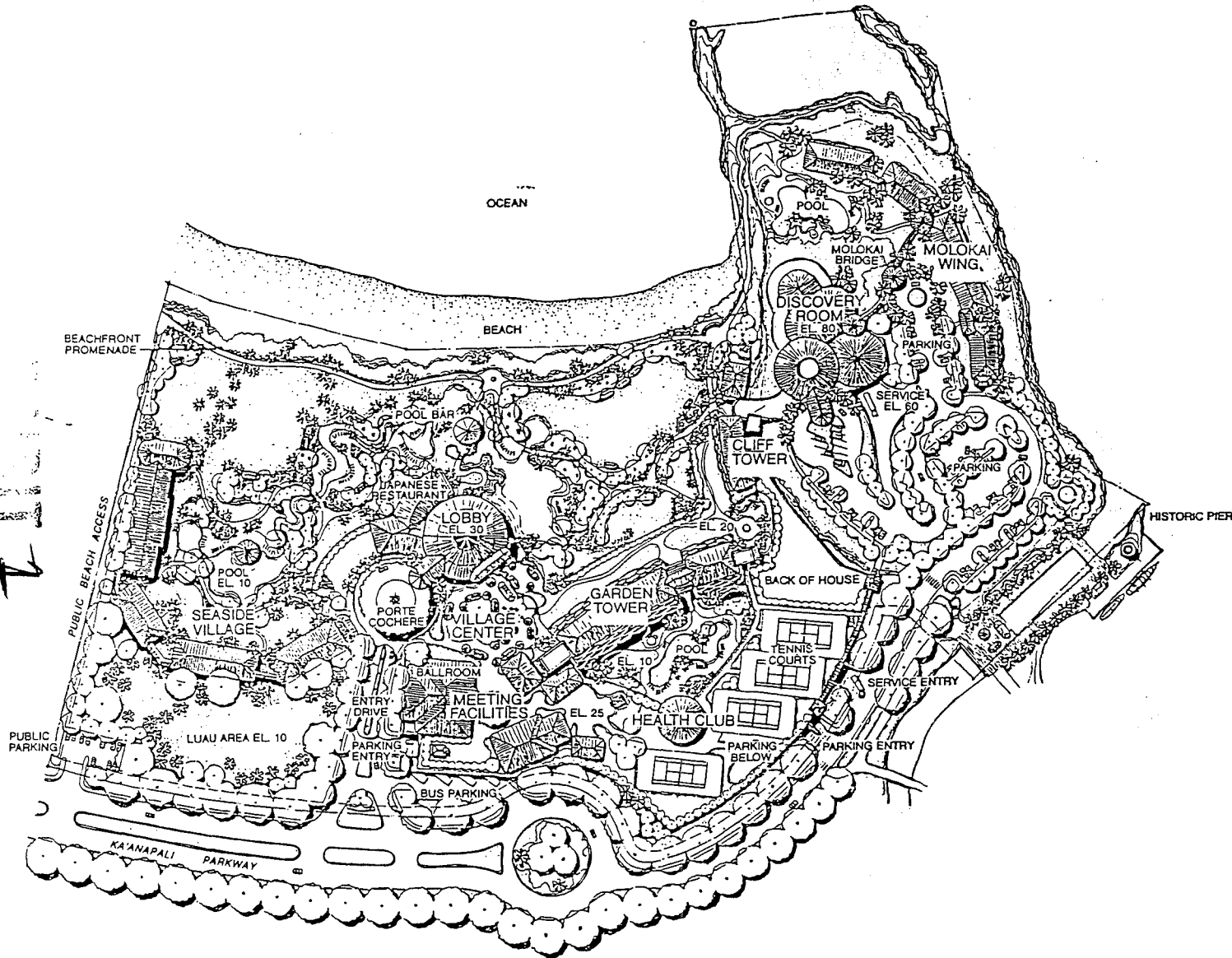
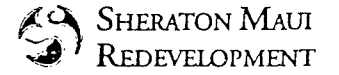
The proposed improvements will have minimal impacts to public views to and along the shoreline. Building heights are far below the 12 stories allowed by the H-2 Hotel District zoning.

Approved By:

  
\_\_\_\_\_  
BRIAN PISKAE  
Planning Director

Figure: 5

Proposed Redevelopment



Prepared for: Kyo-ya Company, Ltd.  
Prepared by: Helber Hastert & Fee, Planners

Concept Design by WAT&G  
May 18, 1993

- 1) South Beach Area (Seaside Village/lobby area)
- 2) North Beach Area (Garden Tower and Cliff Tower)
- 3) Black Rock Area (Discovery Room and Molokai Wing)

The proposed improvements in each of these three areas is discussed below and are summarized in Table 1.

**Table 1:  
SUMMARY OF PROPOSED IMPROVEMENTS  
(square feet)**

	<u>Existing</u>	<u>Proposed</u>	<u>Net Increase</u>
Guest Rooms	240,047		
-Total keys	510 keys	510 keys	0
Discovery Room Rest.	7,000	7,000	0
Ocean Terrace Rest.	4,300	0	(4,300)
Food Court	0	4,300	4,300
Japanese Restaurant	0	2,000	2,000
Function Space (mtg./board rms)	1,050	14,000	12,950
Function Support (foyer/prefunction/ toilets)	600	4,000	3,400

The following discussion describes the hotel improvements as proposed in the redevelopment master plan. It should be noted that the master plan presented in this EA represents a maximum build-out or "worst case" scenario from an environmental impact point of view. In reality, future budget constraints may result in some downsizing of facilities (e.g., elimination of additional story to Garden Tower; downsizing health club, meeting rooms, water features, etc.).

EXHIBIT 2

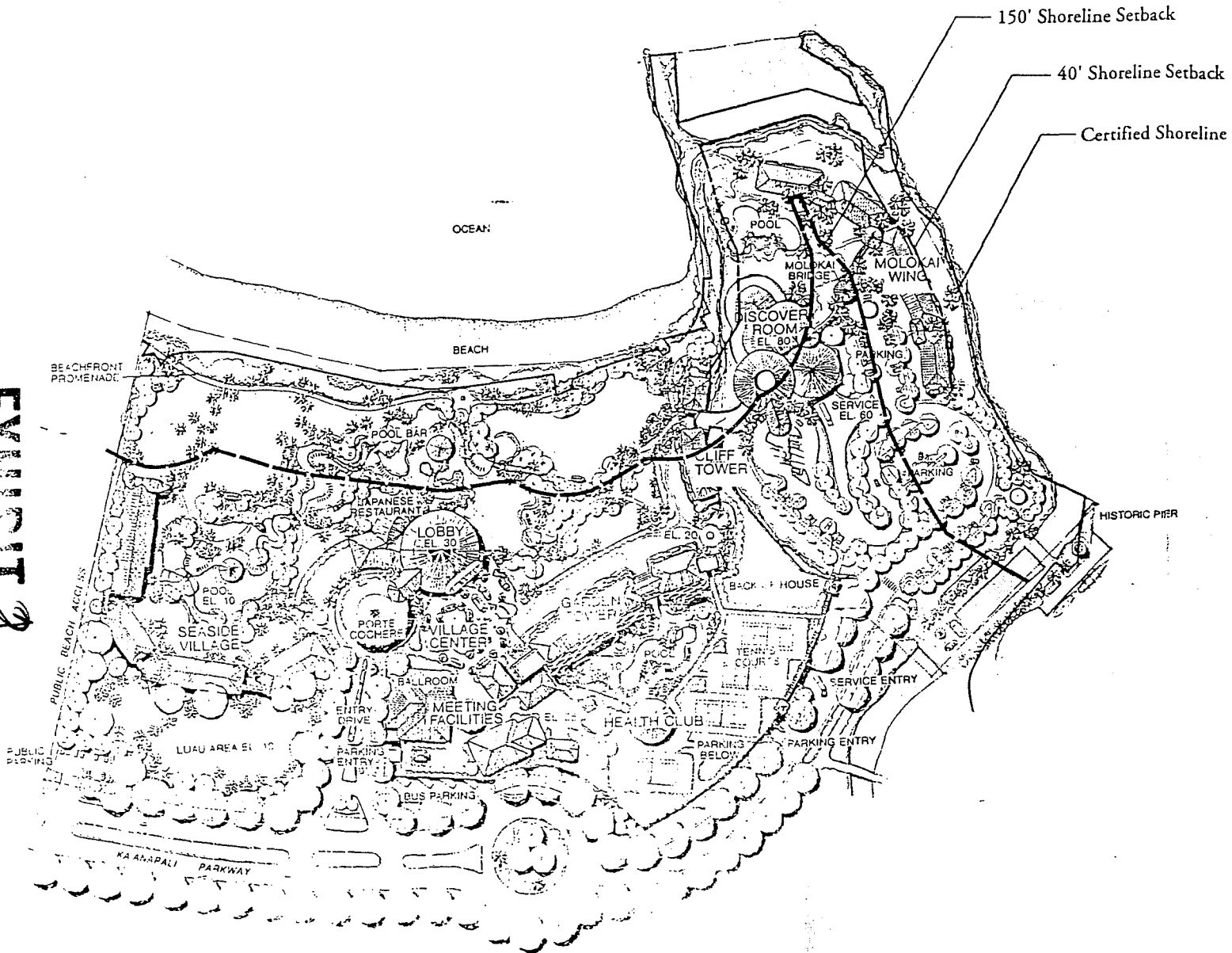

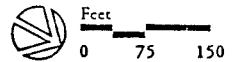


Figure: 9

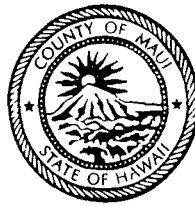
Shoreline Setback  
 SHERATON MAUI  
 REDEVELOPMENT

Shoreline setbacks are based on shoreline survey certified by DLNR on May 3, 1993.



Prepared for: Kyo-ya Company, Ltd.  
 Prepared by: Helber Hastert & Fee, Planners

LINDA CROCKETT LINGLE  
Mayor



BRIAN W. MISKAE  
Director

GWEN Y. OHASHI  
Deputy Director

**COUNTY OF MAUI  
PLANNING DEPARTMENT**

250 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

October 12, 1993

Mr. Brian J.J. Choy, Director  
Office of Environmental Quality Control  
220 S. King Street 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Final Environmental Assessment for a Shoreline  
Setback Variance Application by Kyo-ya Company,  
Ltd. for the ~~Sheraton Maui Redevelopment Project~~,  
at TMK: 4-4-08: 05, Kaanapali Beach Resort,  
Lahaina, Maui.

At its regular meeting on October 12, 1993, the Maui Planning  
Commission voted to adopt the above mentioned request as a Negative  
Declaration.

Enclosed is a copy of the OEQC Bulletin Publication Form, and  
four (4) copies of the Final Environmental Assessment for the  
project. The Draft Environmental Assessment was published in the  
Bulletin on August 23, 1993. Please publish this Negative  
Declaration Notice in the October 23, 1993 OEQC Bulletin.

Should you have any questions, please contact Clayton Yoshida  
of this office at 243-7735.

Very truly yours,

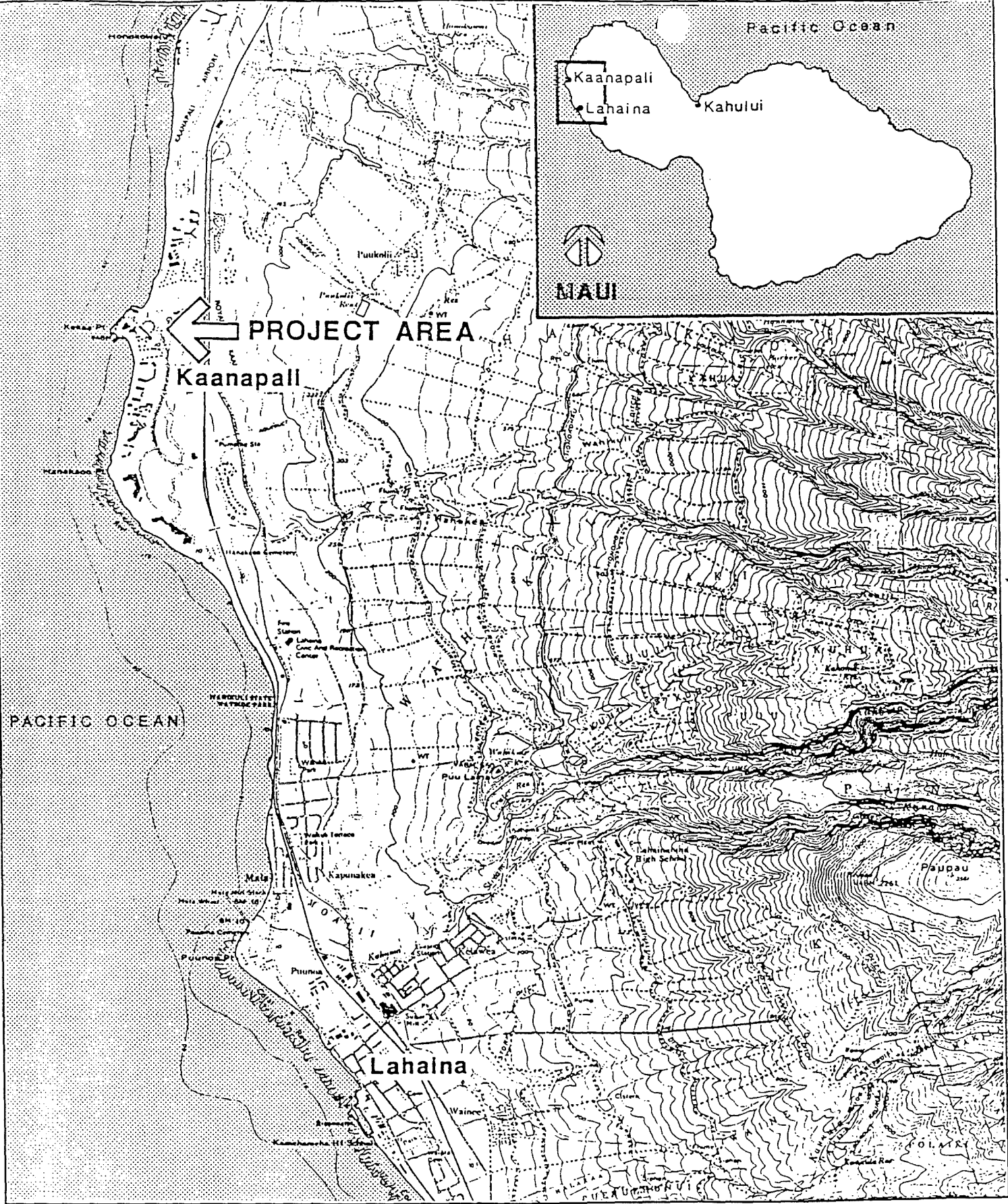
A handwritten signature in black ink, appearing to read "B. Miskae", is written over the typed name and title.

BRIAN MISKAE  
Planning Director

Encl.


cc: Wayne Judd, Kyo-ya Co., Ltd.  
Leslie Kurisaki, Helber, Hastert, and Fee  
Gwen Ohashi, Deputy Director  
Colleen Suyama  
Clayton Yoshida, AICP

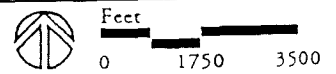
**EXHIBIT 3**



Location Map

Figure: 1

 SHERATON MAUI REDEVELOPMENT  
**EXHIBIT 4**



Prepared for: Kyo-ya Company, Ltd.  
 Prepared by: Helber Hastert & Fee, Planners

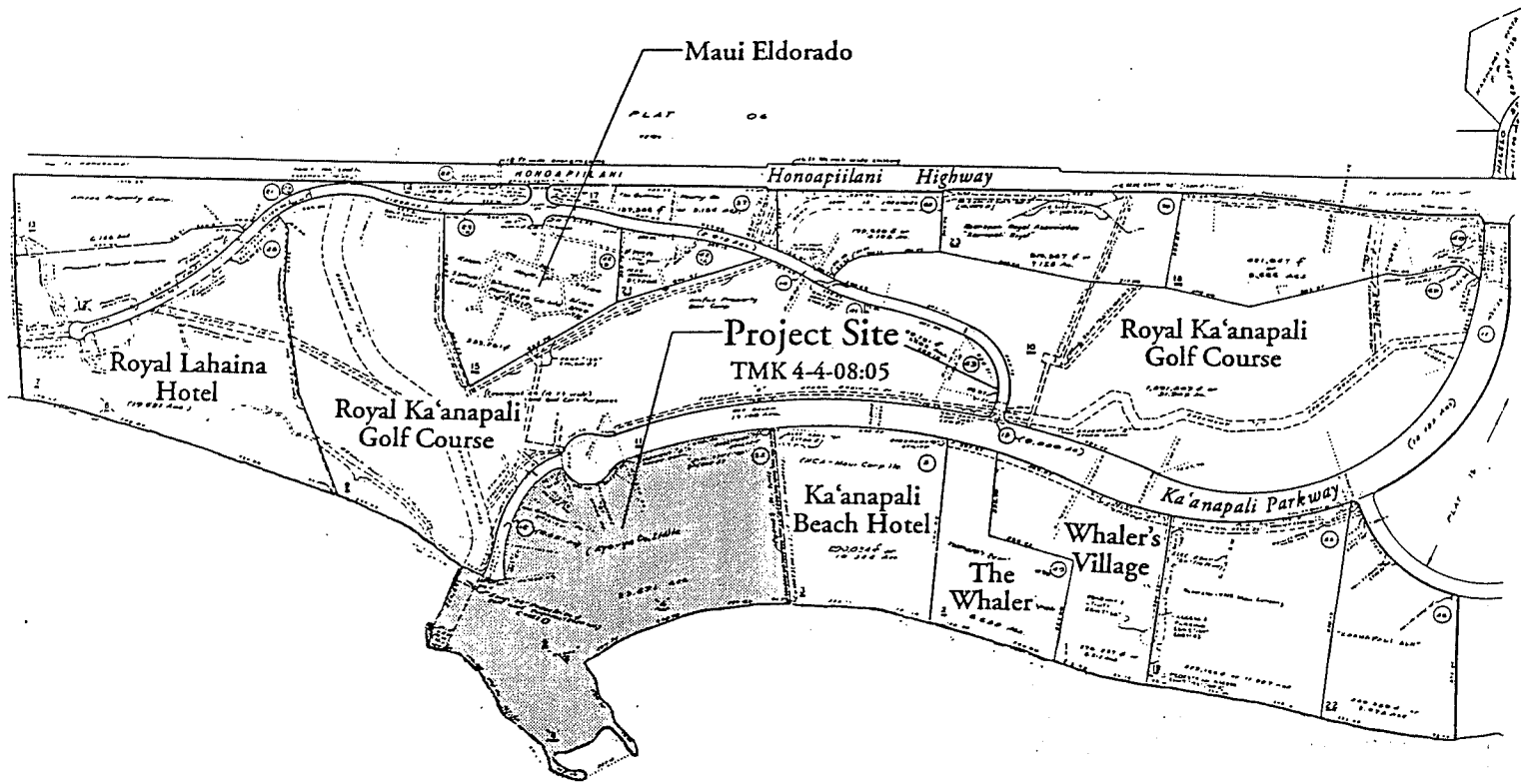
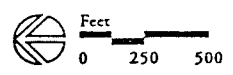
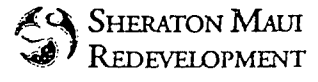


Figure: 3

Tax Map Key Location Map



Prepared for: Kyo-ya Company, Ltd.  
Prepared by: Helber Haster & Fox, Planners

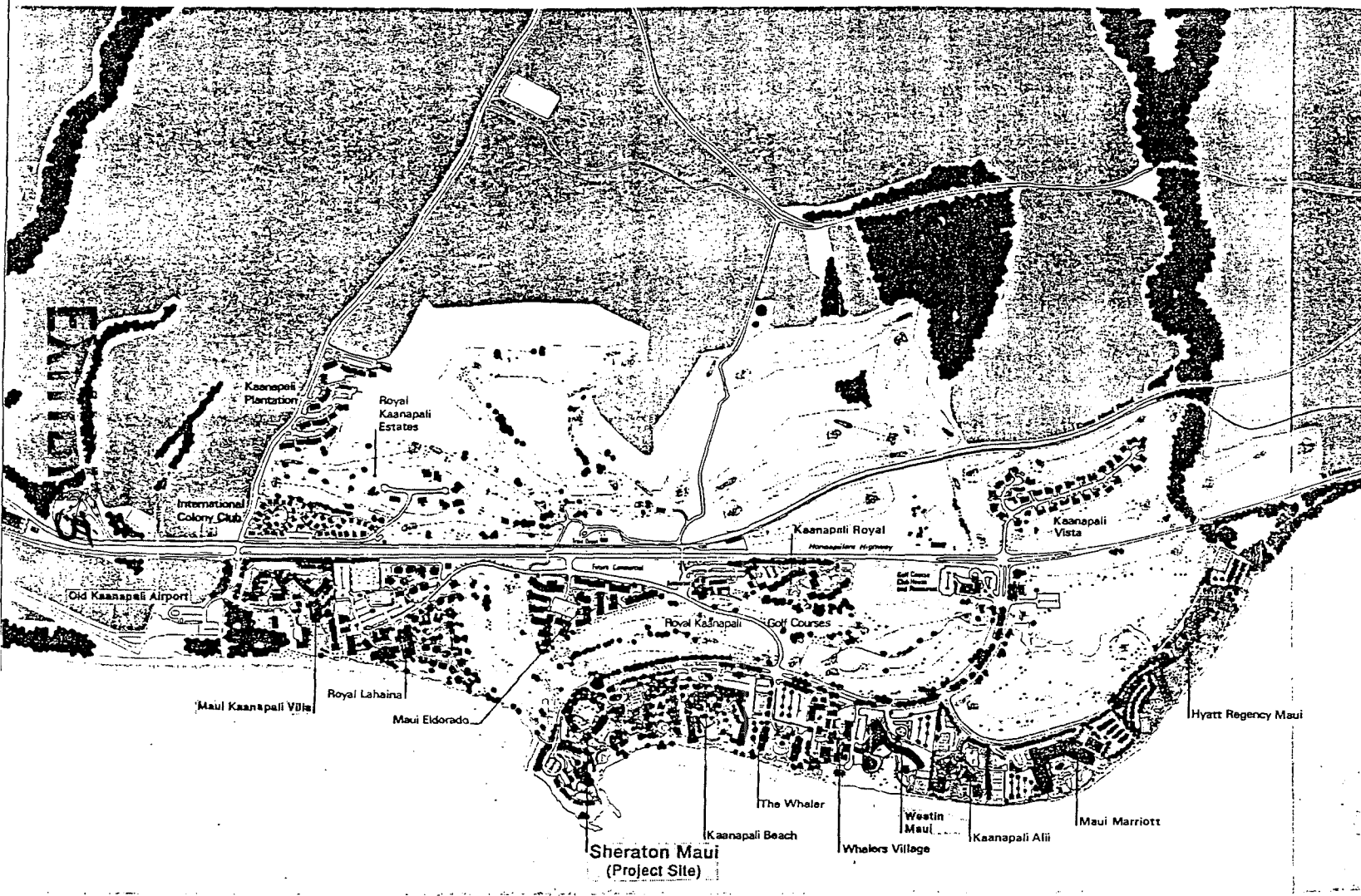
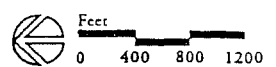
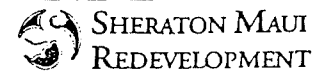


Figure: 2

Kaanapali Beach Resort  
Master Plan



Prepared for: Kyo-ya Company, Ltd.  
Prepared by: Helber Hastert & Fee, Planners

Map Prepared by Amfac / JMB Hawaii, Inc.





DEPARTMENT OF THE ARMY  
 U. S. ARMY ENGINEER DISTRICT, HONOLULU  
 BUILDING 230  
 FT. SHAFTER, HAWAII 96858-5440

'93 AUG 16 P1:17

August 13, 1993

REPLY TO  
 ATTENTION OF:

Planning Division

DEPT OF PLANNING  
 COUNTY OF MAUI  
 RECEIVED

Mr. Clayton Yoshida  
 Maui Planning Department  
 County of Maui  
 250 South High Street  
 Wailuku, Maui, Hawaii 96793

Dear Mr. Yoshida:

Thank you for the opportunity to review and comment on the Special Management Area Permit Application for the Sheraton Maui Redevelopment Plan (TMK 4-4-8: 05). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. File Number P093-042 has been assigned to your project. As stated in a previous letter from our Operations Division dated April 7, 1993, any work in waters of the U.S. will require a DA permit as well as renovations to the existing pier. Please contact our Operations Division at 439-9258 for further information.

b. The flood hazard information provided on page IV-3 is correct.

Sincerely,


Thomas Ushijima, P.E.  
 Acting Director  
 of Engineering

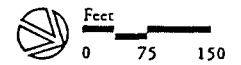
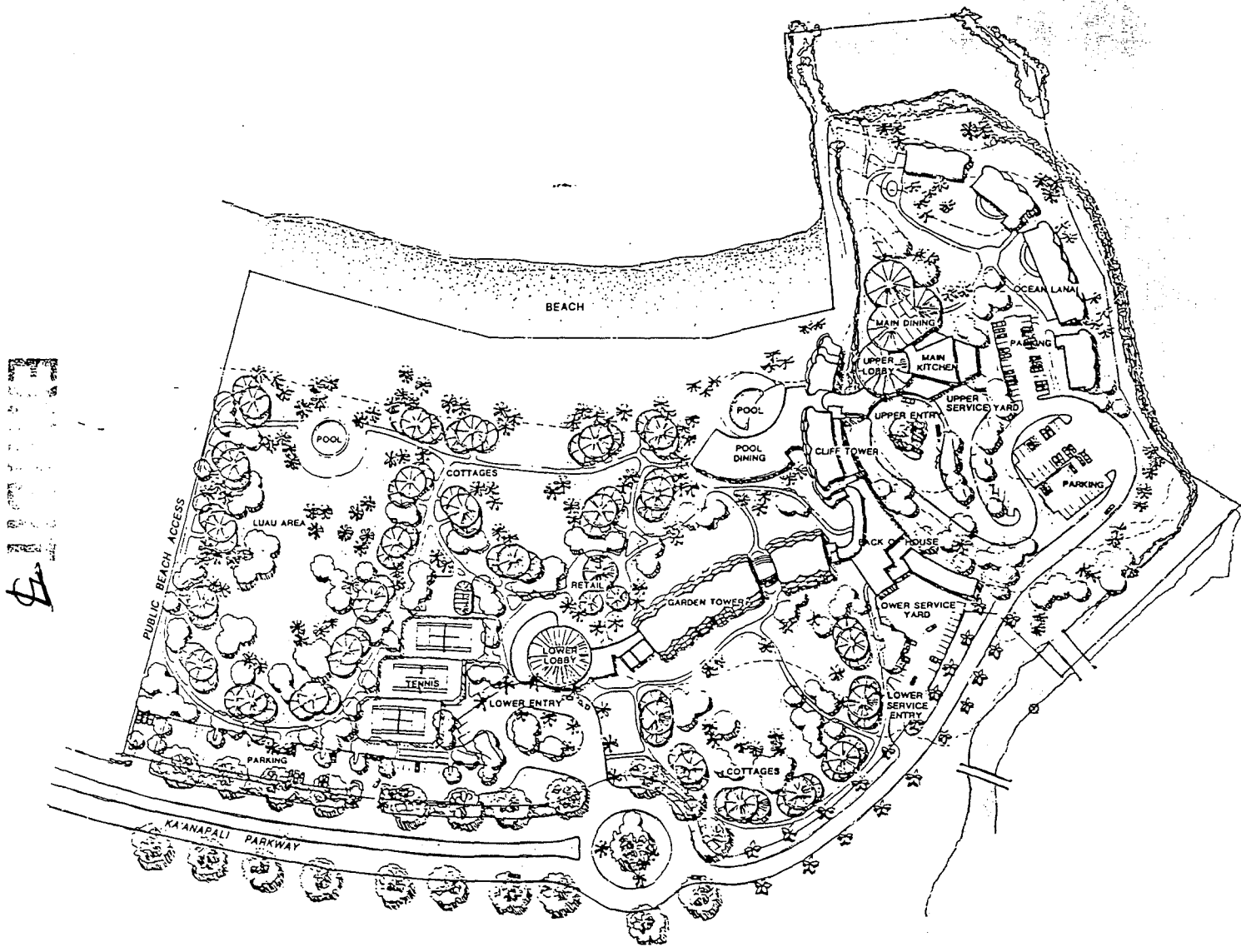
DEPT OF PLANNING		
Deputy Dir.	Assign	<input type="checkbox"/>
Secretary	Reuse	<input type="checkbox"/>
Current Div.	See Me	<input checked="" type="checkbox"/>
Long Range	Comments	<input type="checkbox"/>
Energy Div.	Staff	<input type="checkbox"/>
Admin.	Adm.	<input type="checkbox"/>
Copy to:		<input checked="" type="checkbox"/>
Today's date	8/16	
Date Due		
By		

EXHIBIT 4

Figure: 4

Existing Site Plan

 SHERATON MAUI  
REDEVELOPMENT



Prepared for: Kyo-ya Company, Ltd.  
Prepared by: Helber Hastert & Fee, Planners

Table 2:  
WEST MAUI BEACHES, ACTIVITIES AND FACILITIES

<u>Beach</u>	<u>Beach Activities</u>				<u>Public Facilities</u>		
	<u>sw</u>	<u>sn</u>	<u>su</u>	<u>bs</u>	<u>cs</u>	<u>pe</u>	<u>pp</u>
Puamana Beach Park	x		x			x	x
Lahaina Beach	x	x	x				x
Puunoa Beach		x	x				x
Wahikuli State Wayside Park	x	x			x	x	x
Hanakaoa Beach	x	x	x	x			
Kaanapali Beach	x	x		x			
Honokowai Beach Park	x	x			x	x	x
Kahana Beach	x	x					
Keonenui Beach	x	x					
Alaeloa Beach	x	x	x				
Honokeana	x	x					
Napili Bay	x	x	x	x			
Kapalua Beach	x	x		x	x		x
Oneloa Beach	x	x		x			
D.T. Fleming Beach Park	x	x	x	x	x	x	x
Honokohau Bay			x				

sw=swimming; sn=snorkeling; su=surfing; bs=body surfing  
cs=comfort station; pe=picnic equipment; pp=paved parking

Source: The Beaches of Maui County, John R.K. Clark, 1980.

In addition to the facilities listed in the table, there is a new privately-owned beach park just north of the Kaanapali Beach Resort area, near the old Kaanapali Airport site. The Kahekili Beach Park is owned by the North Beach Joint Venture, but is open to the public and will eventually be dedicated to the County. The three acre park has a picnic pavilion, restrooms, showers, picnic areas and parking for 100 vehicles.

**EXHIBIT 8**



# University of Hawaii at Manoa

93 SEP 24

Environmental Center  
A Unit of Water Resources Research Center  
Crawford 317 • 2550 Campus Road • Honolulu, Hawaii 96822  
Telephone: (808) 956-7361

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

DEPT OF PLANNING			
Deputy Dir.	<input type="checkbox"/>	Assign	<input type="checkbox"/>
Secretary	<input type="checkbox"/>	Rush	<input type="checkbox"/>
Current Div.	<input checked="" type="checkbox"/>	See Me	<input type="checkbox"/>
Long Range	<input type="checkbox"/>	Comments	<input checked="" type="checkbox"/>
Energy Div.	<input type="checkbox"/>	Draft	<input type="checkbox"/>
Admin.	<input type="checkbox"/>	Handle	<input type="checkbox"/>
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	<input type="checkbox"/>	FYI	<input type="checkbox"/>
Cop. to:	<input type="checkbox"/>	CIRCULATE	<input type="checkbox"/>
		Recycle	<input type="checkbox"/>
Today's date		9/27	
Date Due			
By			

September 21, 1993  
EA:00029

County of Maui Planning Department  
Attention: Clayton Yoshida  
250 South High Street  
Wailuku, Hawaii 96793

Dear Mr. Yoshida:

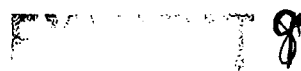
Draft Environmental Assessment (EA)  
Sheraton Maui Redevelopment  
Lahaina, Maui

Kyo-ya Company, Ltd proposes to renovate the Sheraton Maui Hotel. The project will include renovation of the original Cliff Tower and Garden Tower, demolition of the Molokai wing, the addition of several new structures including a new "Garden Wing," Seaside Village (4, five story structures), conference facilities, parking structures, swimming pool and associated recreational facilities. The plan also includes a concept design for renovation of an old pier located on the northern end of the site.

The Environmental Center has reviewed the proposed project with the assistance of Bion Griffin, Anthropology; and Carolyn McCool, Environmental Center.

## GENERAL COMMENTS

In general, we find that this environmental assessment is deficient in that it does not fulfill the intent of Chapter 343, Hawaii Revised Statutes pursuant to HRS 343-5 (c), nor does it follow the guidelines for multiple or phased applicant or agency action under 11-200-7 (HAR). As a consequence, the potential significance of the project as defined under Section 11-200-12 (HAR), cannot be determined from the information provided. More specifically, we note that, "the plan includes a long term development concept for restoration of the old pier..." however, the EA does not address potential impacts associated with the construction, renovation or operation of this pier. Instead, the EA states that at such time as the renovation of the pier is to proceed, that a supplemental EA may be required.



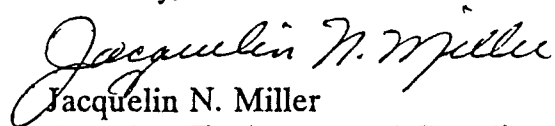
If the pier is to be a part of this development, then its renovation and any potential impacts generated by its operation should be addressed in this document, in accordance with HRS 343, (HAR) 11-200-7 and (HAR) 11-200-12. Furthermore given the potential significance of the impacts of structures in the coastal area and on coastal near shore processes, it is likely that the impacts of the construction/renovation of the pier may have a significant effect on the environment, hence requiring the preparation of an environmental impact statement.

## ARCHAEOLOGY

We note in Appendix C, Archaeological Subsurface Inventory Survey, that no subsurface archaeological remains were unearthed during that survey. However, we also note that the Appendix cites the evidence of extensive "proto-historic period" hawaiian populations along this coastal area. It is our understanding that burials were encountered when this hotel was originally constructed. Hence our reviewers are concerned that burials may be present in the existing cottage area. Considering the evidence for large scale occupation of this coastal area and the prior archeological discoveries, we urge that an archaeological monitor be on site during any excavations.

We appreciate the opportunity to review this document and look forward to receiving your response.

Sincerely,



Jacquelin N. Miller  
Associate Environmental Coordinator

cc: OEQC  
Kyo-ya Company, Ltd.  
Helber Hastert and Fee, Planners  
Roger Fujioka  
Bion Griffin  
Carolyn McCool

Helber Hastert

Planners

September 29, 1993



Ms. Jacquelin N. Miller  
Associate Environmental Coordinator  
Environmental Center  
University of Hawaii at Manoa  
Crawford 317, 2550 Campus Road  
Honolulu, HI 96822

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., September 21, 1993

Dear Ms. Miller:

Thank you for your letter of September 21, 1993 to the Maui County Planning Department, providing comments on the above-referenced project. We strongly disagree with your assessment that the document is "deficient." We believe that the EA adequately describes the potential environmental impacts and proposed mitigation and fulfills the requirements of Chapter 343 HRS.

We offer the following responses to your comments:

General Comments

Your letter states that "In general, we find this environmental assessment deficient in that it does not fulfill the intent of Chapter 343...nor the guidelines for multiple or phased applicant or agency action under 11-200-7 (HAR)." In support of this statement, you note that the EA does not address potential impacts associated with the construction, renovation or operation of the old pier.

Redevelopment of the old pier is not a part of the proposed action, but is part of a long-term plan which will require the cooperation of the adjacent landowner and the community, and will be subject to further environmental review at that time. The concept plan presented in the EA was intended to be illustrative only. Because no detailed plans or designs for the pier renovation have been completed, it would be inappropriate to conduct an environmental assessment at the present time. If and when the project is initiated in the future, an EA, in accordance with Chapter 343, HRS, is likely to be triggered by:

- Use of State or County lands or funds, if the State or County is participating in the project; and/or
- Use of State Conservation District lands, as the pier is located within the State Conservation District, and will require a Conservation District Use Application.

**PLANNERS**

Helber Hastert & Fee  
Grosvenor Center, PRI Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050

Helber Hastert

Planners

Ms. Jacquelin N. Miller  
September 29, 1993  
Page 2

At that time, more detailed plans for the pier redevelopment will be available, and the project's environmental impacts can be more accurately assessed.

### Archaeology

The DLNR-SHPD has reviewed the archaeological survey report prepared by Paul H. Rosendahl, Inc. and has provided written comments to the Maui County Planning Department. In their comment letter, dated September 2, 1993, the DLNR-SHPD recommends that a qualified archaeologist monitor all activities involving below grade disturbance. If historic remains are encountered, DLNR-SHPD recommends that the monitoring archaeologist be allowed sufficient time to recover significant data. In the event human burials are discovered, it is noted that the developer shall comply with Chapter 6E43.6, HRS. Finally, an acceptable monitoring report to DLNR-SHPD is requested, upon completion of construction.

The applicant will provide a qualified archaeologist on site to monitor major subsurface excavation as recommended by DLNR-SHPD, and will comply with all other conditions required by the County. Should any human remains be encountered during project construction, archaeological consultation will be sought immediately. The project archaeologists will continue to work closely with the DLNR-SHPD staff throughout the construction period.

### Summary

Overall, we believe that the EA fulfills the intent of Chadequately addresses and discusses the project's potential environmental impacts and mitigation measures. The EA was prepared in consultation with appropriate County, State and federal agencies, whose concerns and comments have been incorporated into the document. Based on the agency input and the findings of our technical consultants, we believe that the proposed action will not have a significant environmental or ecological effect.

Thank you again for your input.

Sincerely,

HELBER HASTERT & FEE, Planners



Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

LINDA CROCKETT LINGLE  
Mayor

GEORGE N. KAYA  
Director

CHARLES JENCKS  
Deputy Director

AARON SHINMOTO, P.E.  
Chief Staff Engineer



RALPH NAGAMINE, L.S., P.E.  
Land Use and Codes Administration

EASSIE MILLER, P.E.  
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.  
Engineering Division

DAVID WISSMAR, P.E.  
Solid Waste Division

BRIAN HASHIRO, P.E.  
Highways Division

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
AND WASTE MANAGEMENT

LAND USE AND CODES ADMINISTRATION  
250 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

August 30, 1993

MEMO TO: Brian W. Miskae, Planning Director  
F R O M: *George N. Kaya* George N. Kaya, Director of Public Works  
SUBJECT: Special Management Area Use Permit and Variance Applications  
SHERATON MAUI REDEVELOPMENT  
TMK: 4-4-8:5  
93/EA-10, 93/SSV-06, 93/SM1-26

DEPT OF PLANNING

Deputy Dir.	<input type="checkbox"/>	Assign	
Secretary	<input type="checkbox"/>	Rush	
Current Div.	<input checked="" type="checkbox"/>	See Me	
Long Range	<input type="checkbox"/>	Comments	
Energy Div.	<input type="checkbox"/>	Draft	
Admin.	<input type="checkbox"/>	Handle	
	<input type="checkbox"/>	File	
	<input type="checkbox"/>	FYI	
Copy to:	<input type="checkbox"/>	CIRCULATE	
		Recycle	

Today's date 9/6  
By Shoreline-Setback

We reviewed the subject application and have the following comments:

1. Comments from the Engineering Division:
  - a. No comments.
2. Comments from the Wastewater Reclamation Division:
  - a. The developer will be required to obtain any additional wastewater capacity through AMFAC's reserve allocation.
  - b. Wastewater contribution calculations are required before building permit is issued. A detailed wastewater flow calculation is required to substantiate current and project wastewater flows.
  - c. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

The applicant is requested to contact the Wastewater Reclamation Division at 243-7417 for additional information.

ENCLOSURE



Mr. Brian Miskae  
Page 2 of 2  
August 30, 1993  
TMK: 4-4-8:5  
93/EA-10, 93/SSV-6, 93/SML-26

3. Comments from the Solid Waste Division:

- a. The owners and their contractors shall implement solid waste reduction, re-use and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.
- b. All yard debris shall be composted and re-used on their landscape plantings.
- c. Alternative means of disposal of grubbed material and rock shall be utilized other than disposed of at the County landfills.
- d. Refuse collection shall be by a private collector.

The applicant is requested to contact the Solid Waste Division at 243-7875 for additional information.

4. Comments from the Land Use and Codes Administration:

- a. A detailed drainage and erosion control plan, to include, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water is required, and an analysis of the soil loss using the HESL erosion formula, must be submitted for our review and approval. The plan should provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.

The applicant is requested to contact the Land Use and Codes Administration at 243-7373 for additional information.

RMN:ey  
1293f:Page 24-27

xc: L.U.C.A.  
Engineering Division  
Solid Waste Division  
Wastewater Reclamation Division

September 28, 1993



Mr. George N. Kaya, Director  
County of Maui  
Department of Public Works and Waste Management  
250 South High Street  
Wailuku, Maui, HI 96793

Subject: Sheraton Maui Redevelopment  
Environmental Assessment  
TMK 4-4-08:05  
Your Memo to Maui County Planning Dept., August 30, 1993

Dear Mr. Kaya:

Thank you for your memo to the Maui County Planning Department, dated August 30, 1993, commenting on the above referenced project. Your comments have been forwarded to the project developer, architect and civil engineer. After review of your comments, we offer the following responses:

Wastewater Reclamation Division

The design team is studying methods of reducing project wastewater flows through the implementation of an aggressive water conservation program. This program package will include, but not be limited to, flow restrictors, ULF type fixtures where technically feasible and possibly some wastewater (gray water) reuse, if the appropriate permits and technology are available.

The project civil engineers will provide wastewater contribution and detailed wastewater flow calculations as required.

Solid Waste Division

- a. ITT Sheraton operates the most aggressive recycling and source reduction program of any hotel company in Hawaii at its Waikiki properties. It is the intent of ITT Sheraton to extend these programs to the outer islands, including Maui, as soon as the various counties develop the infrastructure to recycle the various colors of glass, cardboard, paper, etc. Aluminium is currently recycled. A refrigerated garbage room is being planned to allow the recycling of wet kitchen waste by local farmers. Hopefully, an outlet for this reusable kitchen waste can be found.
- b. Yard debris shall be chipped and reused as mulch and compost.
- c. This comment has been passed on to the contractor for their action.
- d. Refuse collection will be by a private contractor.

Helber Hastert

*Planners*

Mr. George N. Kaya  
September 28, 1993  
Page 2

Land Use and Codes Administration

The issues relating to site drainage and erosion control are being addressed by our professional design team. A detailed drainage and erosion control plan and analysis of the soil loss will be submitted for review and approval, as required.

Thank you again for your input and cooperation.

Sincerely,

HELBER HASTERT & FEE, Planners



Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG  
Adrienne Wong, Austin Tsutsumi & Associates



DEPARTMENT OF WATER SUPPLY  
 COUNTY OF MAUI  
 P.O. BOX 1108  
 WAILUKU, MAUI, HAWAII 96783-7108

September 23, 1993

Mr. Brian W. Miskae, Director  
 County of Maui Planning Department  
 Wailuku, Hawaii 96793

Dear Mr. Miskae,

Re: Sheraton Maui Redevelopment, TMK 4-4-08:005, Kaanapali;  
 Request for Environmental Assessment, Shoreline Setback Variance  
 and Special Management Area Use Permit Approvals, 93/EA-10, 93/SSV-  
 06, 93/SM1-26

We have no objections to the on- and near-site improvements for the  
 project based on the applicant's estimate of an increase of 2000  
 gallons-per-day (gpd) in water use for the renovated project at  
 full occupancy.

However, this is not an endorsement for the proposed Amfac water  
 development plans and new wells also presented in the report.

The applicant will be required to submit domestic and fireflow  
 water use calculations to demonstrate adequate water for the  
 project.

We note that the applicant plans for a non-domestic consumption of  
 124,200 gpd. The applicant should be advised to incorporate water-  
 efficient soil preparation, irrigation and water-feature designs  
 into the project. Water feature designs should incorporate  
 techniques to minimize water use, such as shading the waters from  
 the sun, screening the waters from the wind and using non-misting  
 jets. Guidance in water-efficient landscaping may be found in the  
 attached document or in the Maui County Planting Plan. We are  
 confident that the project's designers can modify the techniques  
 presented in these and other references to create a lush experience  
 in a technically water-efficient landscape.

Sincerely,

David R. Craddick, Director

DDS

*copies to:*  
 W. Judd, ITT  
 S. Yanai, Kigo  
 K. Watanabe, Fozama  
 H. Usami, Pan Pacific  
 K. Chun, WATE  
 A. Wong, AT&T

"By Water Find Life"  
**EXHIBIT** 3

Helber Hastert  
Planners

September 30, 1993



Mr. David R. Craddick, Director  
Department of Water Supply  
County of Maui  
P.O. Box 1109  
Wailuku, HI 96783-7109

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., September 23, 1993

Dear Mr. Craddick:

Thank you for your letter to the Maui County Planning Department, dated September 23, 1993, responding to the request for comments on the above referenced Draft EA.

Your letter has been forwarded to the owners and their engineering consultants. We note that your department has no objections to the on and near-site improvements, based on an estimated 2,000 gallons per day increase in water use. Domestic and fireflow water use calculations will be submitted to your department as required. Finally, as you have recommended, the project will incorporate water efficient design and landscaping.

We appreciate your review of the EA.

Sincerely,

HELBERT HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG  
Adrienne Wong, ATA

Helber Hastert & FEE  
Governor Center, PRI Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545 2055  
Facsimile 808 545 2050

**EXHIBIT**

14



COUNTY OF MAUI  
DEPARTMENT OF FIRE CONTROL

93 AUG 16 P1:53

200 DAIRY ROAD  
KAHULUI, MAUI, HAWAII 96732  
(808) 243-7561

August 10, 1993

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

MEMO TO: PLANNING DEPARTMENT

FROM: *Leonard F. Niemczyk*  
LEONARD NIEMCZYK, FIRE INSPECTOR

SUBJECT: 93/EA-10; 93/55V-06; 93/SMI-26

TMK: 4-4-08:05

PROJECT NAME: SHERATON MAUI REDEVELOPMENT

APPLICANT: KYO-YA COMPANY, LTD.

Thank you for the opportunity to review and comment on the above project request.

Please be informed that we have no objections to the applicants request at this time. However, the project will be subject to Fire Code requirement upon submittal for a Building Permit for compliance with the Uniform Fire Code, as amended.

DEPT OF PLANNING

City Dir.	<input type="checkbox"/>	Assign
County	<input type="checkbox"/>	Rush
Planning Div.	<input checked="" type="checkbox"/>	See Me
Long Range	<input type="checkbox"/>	Comments
Energy Div.	<input type="checkbox"/>	Draft
Admin.	<input type="checkbox"/>	Handle
	<input type="checkbox"/>	File
	<input type="checkbox"/>	File
Copy to:	<input type="checkbox"/>	
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	<input type="checkbox"/>	

Today's Date 8/16

Date Due \_\_\_\_\_

By \_\_\_\_\_

EXHIBIT 15

Helber Hastert  
Planners

September 28, 1993



Mr. Leonard Niemczyk, Fire Inspector  
County of Maui  
Department of Fire Control  
200 Dairy Road  
Kahului, Maui, HI 96732

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 10, 1993

Dear Mr. Niemczyk:

Thank you for your letter to the Maui County Planning Department, dated August 10, 1993, responding to the request for comments on the above referenced Draft EA. We note that your office has no objections to the applicant's request. The project will comply with all applicable fire code requirements.

We appreciate your review of the EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

EXHIBIT 18



RECEIVED

'93 AUG 23 P2:53

COUNTY OF MAUI

'93 AUG -4 A10:47

PLANNING DEPARTMENT

TRANSMITTAL:

250 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

MAUI POLICE DEPARTMENT

August 2, 1993

TO: State Agencies:

- DOH Maui
- DOH Hnl
- DOT Hwys
- DOT Harbors
- DOT Airports
- DLNR/Hist Presv Office
- DLNR (2 Copies)
- Dept of Agriculture
- DOE/Off of Bus Serv
- DAGS (Survey Division)
- Hawaiian Home Lands
- DBEDT
- Dept Of Human Serv
- Office of Hawn Affrs
- Dept of Labor

County Agencies:

- LUCA (3 Copies)
- Water
- Parks And Recreation
- Human Concerns
- Fire Dept
- Police Dept
- Corporation Counsel

Federal:

- Army Corps of Engineers
- Soil Conservation Service

Others:

- Maui Electric Company

SUBJECT: I.D. No.: 93/EA-10, 93/SSV-06, 93/SM1-26

TMK: 4-4-08:05

Project Name: SHERATON MAUI REDEVELOPMENT

Applicant: Kyo-ya Company, Ltd.

TRANSMITTED TO YOU ARE THE FOLLOWING:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Application                | <input checked="" type="checkbox"/> Traffic Report        |
| <input checked="" type="checkbox"/> Project Plans              | <input checked="" type="checkbox"/> Archaeological Report |
| <input checked="" type="checkbox"/> Environmental Assessment   | <input checked="" type="checkbox"/> Infrastructure Report |
| <input checked="" type="checkbox"/> Shoreline Map (LUCA), DLNR | <input type="checkbox"/> Soils Report                     |
| <input checked="" type="checkbox"/> Drainage Report            | <input type="checkbox"/> Previous Agency Comments         |
| <input type="checkbox"/> Draft Ordinance(s)                    | <input type="checkbox"/> Housing Agreements               |
| <input type="checkbox"/> Unilateral Agreement(s)               | <input type="checkbox"/>                                  |

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Your Comment/Recommendation

Please Submit Your Comments/Recommendations By September 2, 1993

Remarks:

If additional clarification is required please contact met 243-7735.

*Clayton L. Yoshida*

CLAYTON YOSHIDA, AICP

For BRIAN MISKAE, Planning Director

BWM:CY:osy

cc: Colleen Suyama, Current Planning Division Chief

Wayne Judd, ITT Sheraton

Leslie Kurisaki, Helber Hastert & Fee

Clayton Yoshida, AICP

Charles Jencks, DPW

a: sheraton.trans

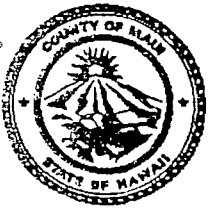
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 Energy Div  
 Admin.  
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EXHIBIT

176

8/24





DEPARTMENT OF  
**PARKS AND RECREATION**  
COUNTY OF MAUI

LINDA CROCKETT LINGLE  
Mayor  
CHARMAINE TAVARES  
Director  
MIKE DAVIS  
Deputy Director

93 SEP 28 AM 11:57

1580 KAAHUMANU AVENUE, WAILUKU, HAWAII 96793

(808) 243-7230

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

September 27, 1993

Mr. Brian Miskae, Director  
Planning Department  
250 S. High Street  
Wailuku, HI 96793

Subject: I.D. No.: 93/EA-10, 93/SSV-06, 93/SM1-26  
TMK 4-4-08:05; Sheraton Maui Redevelopment  
Applicant: Kyo-ya Company, Ltd.

Dear Mr. Miskae:

We have reviewed the subject plans and have no further comments to offer at this time. The applicant has addressed our concern on the beach access parking lot. The proposed lot will have twenty stalls, including one handicapped stall with free public parking.

Thank you for allowing us to comment on applications.

Sincerely,

*Charmaine Tavares*

CHARMAINE TAVARES  
Director

CT/rt

DEPT OF PLANNING	
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Secretary	<input type="checkbox"/> Rush
Current Div.	<input checked="" type="checkbox"/> See Me
Long Range	<input type="checkbox"/> Comments
Energy Div.	<input type="checkbox"/> Draft
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Today's date	9/28
Date Due	
By	

**EXHIBIT**

118

Helber Hastert

Planners

September 29, 1993



Ms. Charmaine Tavares, Director  
Department of Parks and Recreation  
County of Maui  
1580 Kaahumanu Ave.  
Wailuku, Hawaii 96793

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., September 27, 1993

Dear Ms. Tavares:

Thank you for your letter to the Maui County Planning Department, dated September 27, 1993, responding to the request for comments on the above referenced Draft EA.

We note that you have no further comments on the proposed project, and that the applicant has addressed your concerns on the beach access parking lot.

We appreciate your review of the EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

**EXHIBIT T19**



DEPARTMENT OF  
**HOUSING AND HUMAN CONCERNS**  
 COUNTY OF MAUI

LINDA CROCKETT LINGLE  
 Mayor  
 STEPHANIE AVEIRO  
 Director  
 HENRY OLIVA  
 Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7805

September 29, 1993

93 SEP 30 4 59  
 DEPT OF PLANNING  
 COUNTY OF MAUI  
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Secretary	<input type="checkbox"/> Run
Current Div.	<input checked="" type="checkbox"/> See Me
Long Range	<input type="checkbox"/> Comments
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Today's date	9/30
Date Due	
By	

TO: Mr. Brian Miskae  
 Director of Planning

FROM: *Henry Oliva* Ms. Stephanie Aveiro  
 Director of Housing and Human Concerns

SUBJECT: Sheraton Maui Redevelopment  
 Applications for Special Management Area Permit &  
 Shoreline Setback Variance  
 I.D. No. 93/EA-010, 93/SM1 026, 93/SSV-006  
 TMK: 4-4-08:05

We have reviewed the following documents:

1. Mr. Clayton Yoshida's September 17, 1993 transmittal letter
2. Kyo-ya Company, Ltd.'s Applications for Special Management Area Permit and Shoreline Setback Variance
3. Draft Environmental Assessment Report for the subject project

and would like to offer the following comments:

1. The applicant states in the Special Management Area Permit Application and draft Environmental Assessment Report that the proposed redevelopment of the Sheraton Maui Hotel will not increase the total number of hotel rooms. That being the case, the proposed project falls under the provisions of Section 14.64.050A of the Maui County Code, and is excluded from the County's affordable housing policy for the hotel-related developments.
2. The applicant states in the draft Environmental Assessment Report that the Maui County Planning Commission has established policy guidelines relating to employee housing requirements for hotel developments.

**EXHIBIT 20**

Mr. Brian Miskae  
September 29, 1993  
Page 2

The applicant should be advised that the Maui County Planning Commission's Resolution No. 2 (1987), Relating To An Employee Housing Policy For Hotel-Related Developments, is superseded by Maui County Ordinance No. 2093 which established an Affordable Housing Policy for Hotel-Related Developments (effective March 20, 1992).

3. The applicant has satisfactorily addressed all of the questions in my April 1, 1993 letter to Ms. Leslie Kunisaki. Therefore, we do not have any additional comments to offer.

Please call Mr. Wayde Oshiro or Mr. Edwin Okubo of our Housing Division at ext. 7351 should you have any question.

WTO:hs

xc: Housing Administrator

September 30, 1993



Ms. Stephanie Aveiro, Director  
Department of Housing and Human Concerns  
County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Memo to Maui County Planning Dept., September 29, 1993

Dear Ms. Aveiro:

Thank you for your memo to the Maui County Planning Department, dated September 29, 1993, responding to the request for comments on the above referenced Draft EA.

We note that since the redevelopment of the Sheraton Maui Hotel will not increase the total number of hotel rooms, the project is excluded from the County's affordable housing policy for hotel-related developments. We have also noted that the Planning Commission's 1987 policy guidelines concerning employee housing have been superseded by Maui County Ordinance No. 2093, Affordable Housing Policy for Hotel-Related Developments, effective March 20, 1992.

We appreciate your review of the EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

Helber Hastert

Planners

September 28, 1993



Mr. Thomas Ushijima, P.E.  
Acting Director of Engineering  
Department of the Army  
U.S. Army Engineer District, Honolulu  
Bldg. 230  
Fort Shafter, Hawaii 96858-5440

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 13, 1993

Dear Mr. Ushijima:

Thank you for your letter to the Maui County Planning Department, dated August 13, 1993, responding to the request for comments on the above referenced Draft EA.

As noted in the Draft EA, redevelopment of the pier is not a part of the subject project or proposed action. However, should the applicant be involved in any future renovation of the pier, your office will be contacted regarding possible DA permit requirements.

We appreciate your review of the EA.

Sincerely,

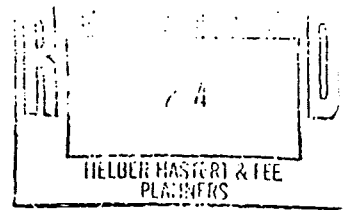
HELBER HASTERT & FEE, Planners

*Leslie Kurisaki*

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

EXHIBIT 21



August 13, 1993

Mr. Brian Miskae, Planning Director  
County of Maui  
Maui Planning Department  
250 S. High Street  
Wailuku, HI 96793

Dear Mr. Miskae:

Subject: Sheraton Maui Redevelopment  
TMK: 4-4-08:05

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted and our records, we have no objection to the subject project. We have already been in contact with Helbert Hastert and Fee, Planners about our concerns on the impact of this project to our distribution system. Therefore, we encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

*Ed Reinhardt*  
Edward L. Reinhardt  
Manager, Engineering

cc: Leslie Kurisaki, Helbert Hastert and Fee, Planners ✓

**EXHIBIT**

22

September 28, 1993



Mr. Edward L. Reinhardt  
Manager, Engineering  
Maui Electric Company, Ltd.  
210 West Kamehameha Ave.  
P.O. Box 398  
Kahului, Maui, HI 96732-0398

Subject: Sheraton Maui Redevelopment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 13, 1993

Dear Mr. Reinhardt:

Thank you for your letter to the Maui County Planning Department, dated August 13, 1993. Your comments have been forwarded to the project developer, architect and electrical engineers. Mr. Al Kilburg of Douglas V. MacMahon, Ltd., the project's electrical consultant, will contact you to discuss the project's electrical requirements, as you have recommended.

Thank you again for your input and cooperation.

Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG  
Al Kilburg, Douglas MacMahon Ltd.

**EXHIBIT T 24B**



JOHN WAIHEE  
GOVERNOR



RUSSEL S. NAGATA  
COMPTROLLER

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

'93 AUG -9 P12:27

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED FILE NO. \_\_\_\_\_

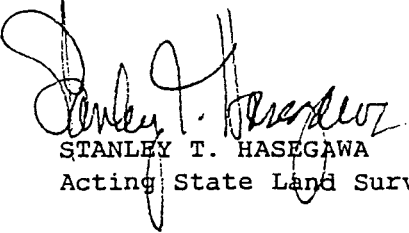
August 5, 1993

TRANSMITTAL

TO: Mr. Brian Miskae, Director  
ATTN.: Mr. Clayton Yoshida  
SUBJECT: I. D. No. 93/EA-10, 93/SSV-06, 93/SM1-26  
TMK: 4-4-08:05  
Project Name: Sheraton Maui Redevelopment  
Applicant: Kyo-ya Company, Ltd.

REMARKS:

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations and Benchmarks are affected. Survey has no objections to the proposed project.

  
STANLEY T. HASEGAWA  
Acting State Land Surveyor

DEPT OF PLANNING

Mr. Dir.	<input type="checkbox"/>	Assign
Secretary	<input type="checkbox"/>	Rush
Permit Div.	<input checked="" type="checkbox"/>	See Me
Long Range	<input type="checkbox"/>	Comments
Energy Div.	<input type="checkbox"/>	Draft
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Today's date 8/8  
Date Due \_\_\_\_\_  
By \_\_\_\_\_

EXHIBIT 24

September 28, 1993



Mr. Stanley T. Hasegawa  
Acting State Land Surveyor  
State of Hawaii  
Department of Accounting and General Services  
Survey Division  
P.O. Box 119  
Honolulu, HI 96810

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 5, 1993

Dear Mr. Hasegawa:

Thank you for your letter to the Maui County Planning Department, dated August 5, 1993, responding to the request for comments on the above referenced Draft EA. We note that your office has no objections to the proposed project.

We appreciate your review of the EA.

Sincerely,

HELBER HASTERT & FEE, Planners

*Leslie Kurisaki*

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

**EXHIBIT** 26

JOHN WAIHEE  
GOVERNOR OF HAWAII



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

JOHN C. LEWIN, M.D.  
DIRECTOR OF HEALTH  
RONALD METZGER, M.D.  
Acting DISTRICT HEALTH SERVICES ADMINISTRATOR (M.D.)

93 AUG 12 P3:47

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COUNTY OF MAUI  
RECEIVED

August 10, 1993

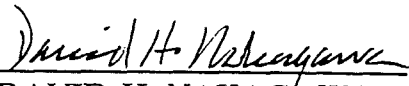
Mr. Brian Miskae  
Director  
Department of Planning  
County of Maui  
250 S. High Street  
Wailuku, Hawaii 96793

Dear Mr. Miskae:

Subject: 93/EA-10, 93/SSV-06, 93/SM1-26, Sheraton Maui Redevelopment, Lahaina, Hawaii, TMK: 4-4-08: 05

Thank you for the opportunity to review and comment on the subject application. We have no comments to offer at this time.

Sincerely,

  
DAVID H. NAKAGAWA  
Chief Sanitarian, Maui

DEPT OF PLANNING	
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Secretary	<input type="checkbox"/> Rush
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8/12

EXHIBIT 26

Helber Hastert

Planners

September 28, 1993



Mr. David H. Nakagawa  
Chief Sanitarian, Maui  
State of Hawaii  
Department of Health  
Maui District Health Office  
54 High Street  
Wailuku, HI 96793

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 10, 1993

Dear Mr. Nakagawa:

Thank you for your letter to the Maui County Planning Department, dated August 10, 1993, responding to the request for comments on the above referenced Draft EA. We note that your office has comment on the subject application.

We appreciate your review of the EA.

Sincerely,

HELBER HASTERT & FEE, Planners

*Leslie Kurisaki*

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

**EXHIBIT**

281



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION

869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

August 19, 1993

93 AUG 24 P1 12 REPLY REFER TO:

DEPT OF PLANNING HWY-PS  
COUNTY OF MAUI 2: 8075  
RECEIVED

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8/24

Mr. Brian Miskae  
Director  
Planning Department  
County of Maui  
250 South High Street  
Wailuku, Hawaii 96793

Dear Mr. Miskae:

Subject: Sheraton Maui Redevelopment  
SMAP/Shoreline Setback Variance Applications  
TMK: 4-4-08: 05

Thank you for your transmittal of August 2, 1993, requesting our comments on the proposed project.

We feel that the traffic congestion at the intersection of Kaanapali Parkway and Honoapiilani Highway is now the worst traffic problem in West Maui. We intend to correct this current problem by constructing improvements at that intersection. We plan to advertise this project for bids within three months and complete the construction in the second quarter of 1994.

Because of funding and other problems, we will not complete the Lahaina Bypass project by the time the renovation of Sheraton Maui is completed. Any problems caused by the new traffic generated by the renovated Sheraton Maui will show up at the intersection of Kaanapali Parkway and Honoapiilani Highway.

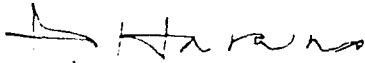
We recommend that you require the applicant to reassess the traffic situation at Kaanapali Parkway/Honoapiilani Highway intersection a few months after the reopening of the hotel to see if any further improvements can be made to the intersection.


Mr. Brian Miskae  
Page 2  
August 19, 1993

HWY-PS 2.8075

The applicant should be responsible for the cost of the reassessment and the further improvements needed at the intersection. In the reassessment, the applicant's consultant should assume a worst-case situation where most of the users of the new meeting facilities are coming from outside of the Kaanapali Beach Resort area.

Sincerely,



 Rex D. Johnson  
Director of Transportation

Helber Hastert

Planners

September 28, 1993



Mr. Rex D. Johnson  
Director of Transportation  
State of Hawaii  
Department of Transportation  
869 Punchbowl Street  
Honolulu, HI 96813-5097

Subject: Sheraton Maui Redevelopment  
Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 19, 1993

Dear Mr. Johnson:

Thank you for your August 19, 1993 letter to the Maui County Planning Department, providing comments on the above-referenced project. Your comments have been forwarded to the project owner/applicant, architect and traffic consultant.

The applicant and their traffic engineers, Parsons Brinckerhoff, Inc., will continue to work closely with both your Department and the County of Maui to monitor the traffic situation at the intersection of Kaanapali Parkway and Honoapiilani Highway.

Thank you again for your input and cooperation.

Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG  
Rob Miyasaki, Parsons Brinckerhoff, Inc.

**EXHIBIT 20**



'93 SEP -8 P2:07

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813

DEPT. RESOURCING  
COUNTY OF MAUI  
RECEIVED

DEPUTIES

JOHN P. KEPPELER II  
DONA L. HANAIKE

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND

RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

DEPT OF PLANNING		
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Secretary	<input type="checkbox"/>	Rush
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	<input type="checkbox"/>	Recycle
Today's date	9/8	
Date Due		
By	September 2, 1993	

Mr. Brian Miskae, Director  
Maui Planning Department  
250 South High Street  
Wailuku, Maui, Hawaii 96793

LOG NO: 9090  
DOC NO: 9308AG54

Dear Mr. Miskae:

SUBJECT: County of Maui, Historic Preservation Review of the  
Proposed Sheraton Maui Redevelopment (93/EA-10, 93/SSV-  
06, 93/SM1-26)  
Hanakao'o, Lahaina, Maui  
TMK: 4-4-08: 05

Thank you for the opportunity to comment on the Special  
Management Area Use Permit and shoreline setback variance  
applications for the proposed renovation of the existing hotel  
facilities.

This proposed project has undergone historic preservation review  
as reflected in the Draft Environmental Assessment's Chapter IV  
and Appendix C. Historic preservation concerns have been  
adequately addressed in Chapter IV-4 through IV-6. An  
archaeological inventory survey was conducted and the findings  
were summarized and incorporated in the draft EA. Although the  
findings were negative, we have recommended that archaeological  
monitoring be conducted during excavations. This recommendation  
has also been included. Appendix C contains a copy of the  
accepted final report and a copy of our review of the report.  
The requested trench profile drawings have been submitted to our  
office.

Should these applications be approved, we recommend that the  
following condition be attached to the approved permit:

A qualified archaeologist shall monitor all activities  
involving below grade disturbance. If historic remains are  
encountered, the monitoring archaeologist shall be allowed  
sufficient time to recover significant data. For  
inadvertent discovery of human burials, the developer shall  
comply with Chapter 6E-43.6 (H.R.S.). An acceptable

EXHIBIT 30

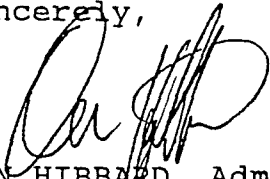


B. Miskae  
Page 2

monitoring report shall be submitted to the State Historic  
Preservation Division at the completion of the project.

Please contact Ms. Annie Griffin at 587-0013 if you have any  
questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hibbard", written over a large, light-colored scribble or stamp.

DON HIBBARD, Administrator  
State Historic Preservation Division

AG:amk

Helber Hastert

Planners

September 28, 1993



Mr. Don Hibbard, Administrator  
State Historic Preservation Division  
State of Hawaii  
Department of Land and Natural Resources  
33 South King Street, 5th Floor  
Honolulu, HI 96813

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., September 2, 1993

Dear Mr. Hibbard:

Thank you for your letter of September 2, 1993 to the Maui County Planning Department, providing comments on the above-referenced project. Your letter has been forwarded to the project owner/applicant, project architect and archaeological consultant.

As you have recommended, a qualified archaeologist will be present on site to monitor major subsurface excavation activity. Should human remains be encountered at any time during project construction, archaeological consultation will be sought immediately.

The applicant and their archaeologists, Paul H. Rosendahl, Ph.D. Inc., will continue to work closely with your Department and will comply with all permit conditions pertaining to historic preservation and archaeological resources.

Thank you again for your input and cooperation.

Sincerely,

HELBERT HASTERT & FEE, Planners

*Leslie Kurisaki*

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG  
Alan Walker, PHRI

**EXHIBIT**

32

Helber Hastert & Fee  
Grosvenor Center, PRI Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050



DEPUTIES  
JOHN P. KEPPELER, II  
DONAL L. HANA'IKE

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

REF:OCEA:SKK

P. O. BOX 621  
HONOLULU, HAWAII 96809

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

AQUACULTURE DEVELOPMENT PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND ENVIRONMENTAL AFFAIRS  
CONSERVATION AND RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

SEP 13 1993

FILE NO: 94-068  
DOC. NO: 3445

The Honorable Brian W. Miskae, Director  
Planning Department  
County of Maui  
250 South High Street  
Wailuku, Hawaii 96793

Dear Mr. Miskae:

Subject: Special Management Area Permit/Shoreline Setback Variance Applications (93/EA-10, 93/SSV-06, 93/SML-26): Sheraton Maui Redevelopment, Kaanapali, Maui, TMK: 4-4-08: 5

We have reviewed the information for the proposed project transmitted by your memorandum dated August 2, 1993, and have the following comments:

Division of Land Management

The Division of Land Management comments that they are not in concurrence to the construction of permanent improvements within the Shoreline Setback Area unless they are permitted with the ordinance regulations.

Office of Conservation and Environmental Affairs

The Office of Conservation and Environmental Affairs comments that the old pier at the northern end of the property is located within the Conservation District. As such, the renovation/redevelopment of this pier will require that a Conservation District Use Application (CDUA) is filed with our Department and approved by the Board of Land and Natural Resources.

Any other activities in areas makai of the certified shoreline will require consultation with our office for possible CDUA requirements.

EXHIBIT

33

Deputy Dir.	<input type="checkbox"/>	
Secretary	<input type="checkbox"/>	
Current Div.	<input checked="" type="checkbox"/>	Comments
Long Range	<input type="checkbox"/>	Draft
Energy Div.	<input type="checkbox"/>	Handle
Admin.	<input type="checkbox"/>	File
Copy to:	<input type="checkbox"/>	File
Today's date:		9/14
Date:		

Division of Aquatic Resources

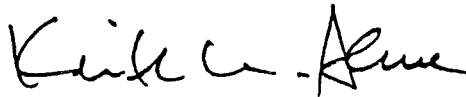
The Division of Aquatic Resources notes that their previous comments contained in our letter of April 15, 1993 (attached in Appendix F of the DEA), remain applicable.

We reiterate the comments of our Historic Preservation Division which were forwarded to you directly in their letter dated September 2, 1993.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to contact Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,



KEITH W. AHUE

Helber Hastert

Planners

September 28, 1993



Mr. Keith W. Ahue  
State of Hawaii  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, HI 96808

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., September 13, 1993  
(File No. 94-068)

Dear Mr. Ahue:

Thank you for your letter of September 13, 1993 to the Maui County Planning Department, providing comments on the above-referenced project. We have reviewed your comments and offer the following responses:

Division of Land Management

This division commented that "they are not in concurrence to the construction of permanent improvements within the Shoreline Setback Area unless they are permitted with the ordinance regulations."

The project will comply with the Shoreline Setback Rules and Regulations of the County of Maui. Some construction is proposed within the 150-foot shoreline setback at the Black Rock area of the property, and the developer has applied for a shoreline setback variance (SSV) with the County of Maui. The environmental assessment was submitted in conjunction with the application. The SSV request is limited to the Black Rock area, which has unique physical and geological characteristics making it less vulnerable to coastal storm hazard and beach erosion than other beachfront areas. For example, the Black Rock is a rocky outcrop, and proposed structures will be situated from 30 to 70 feet above mean sea level.

Finally, as a follow up to a phone conversation with representatives from your Maui District Office, we'd like to emphasize that there are no proposed improvements or structures makai of the certified shoreline.

Office of Conservation and Environmental Affairs

This office comments that the old pier is located within the Conservation District and that a Conservation District Use Application (CDUA) will be required for renovation of the pier. We acknowledge that renovation of the old pier will require a CDUA. Other than the pier renovation, there will be no other development activities makai of the certified shoreline which would require a CDUA.

**EXHIBIT**

34

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Helber Hastert

*Planners*

Mr. Keith W. Ahue  
September 28, 1993  
Page 2

Division of Aquatic Resources

Your letter reiterates the comments made in an earlier April 15 letter by the Division of Aquatic Resources. In that April 15 letter, mitigation measures were recommended to minimize erosion and siltation. These included scheduling site work for periods of minimal rainfall, replanting or covering lands denuded of vegetation, and preventing construction materials and debris from entering the aquatic environment. Your comments have been forwarded to the owner/applicant, architect, civil engineer and construction contractor. These and other erosion control measures will be followed during site work and project construction.

We will be responding directly to the State Historic Preservation Division, concerning their comments. As recommended, a qualified archaeologist will be on site to monitor major sub-surface excavation. The applicant and their archaeological consultants will continue to work closely with the State Historic Preservation Division and will comply with all conditions pertaining to historic preservation and archaeological resources.

Thank you again for your input and cooperation.

Sincerely,

HELBER HASTERT & FEE, Planners



Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG  
Adrienne Wong, Austin Tsutsumi & Associates

JOHN WAIHEE  
GOVERNOR



DAYTON M. NAKANELUA  
DIRECTOR

ALFRED C. LAROIZABAL  
DEPUTY DIRECTOR

93 SEP -8 P2:14

STATE OF HAWAII

DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS

830 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

August 31, 1993

Mr. Brian Miskae  
Planning Director  
Maui Planning Department  
250 South High Street  
Wailuku, Hawaii 96793

Dear Mr. Miskae:

Thank you for the opportunity to comment on the Sheraton Maui Redevelopment Draft Environmental Assessment (TMK 4-4-08:05).

As indicated in the report, the Sheraton Maui renovation will create 800 construction related jobs, as well as other indirect employment. This will provide construction workers with some much-needed employment opportunities. However, the Department is concerned about the 300 hotel workers who will be temporarily displaced for a year while the hotel is being rebuilt. Every effort should be made to refer these workers to this Department so that appropriate services can be provided them.

Thank you for providing us the opportunity to comment on the project. If you need more information or have any questions, please call Frederick Pang, Chief, Research and Statistics Office, at 586-8999.

Sincerely,

*Alfred C. Laroizabal*  
for Dayton M. Nakanelua  
Director

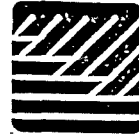
Secretary	<input type="checkbox"/>	Mail	<input type="checkbox"/>
Current Div.	<input checked="" type="checkbox"/>	See us	<input type="checkbox"/>
Long Range	<input type="checkbox"/>	Comments	<input type="checkbox"/>
Energy Div.	<input type="checkbox"/>	Draft	<input type="checkbox"/>
Admin.	<input type="checkbox"/>	Handle	<input type="checkbox"/>
	<input type="checkbox"/>	File	<input type="checkbox"/>
	<input type="checkbox"/>	FYI	<input type="checkbox"/>
Copy to:	<input type="checkbox"/>	CIRCULATE	<input checked="" type="checkbox"/>
<i>applicant</i>	<input type="checkbox"/>	Recycle	<input type="checkbox"/>
Today's date	<i>8/31</i>		
Date Due			
By			

35

Helber Hastert

Planners

September 28, 1993



Mr. Dayton M. Nakanelua, Director  
State of Hawaii  
Department of Labor and Industrial Relations  
830 Punchbowl Street  
Honolulu, HI 96813

Subject: Sheraton Maui Redevelopment  
Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 31, 1993

Dear Mr. Nakanelua:

Thank you for your letter of August 31, 1993 to the Maui County Planning Department, commenting on the above-referenced project. You note that the Department is concerned about the 300 hotel workers who will be temporarily displaced during the hotel redevelopment.

Recently, the Sheraton Maui Hotel formally announced its plans for the redevelopment project and the 12-month closure of the hotel during the renovation. The hotel closure is anticipated to commence in the fourth quarter of 1994. Based on the requirements of the federal Dislocated Workers Act (EDWAA), a minimum 60-day official notice will be provided to employees prior to closure of the hotel. Letters regarding the hotel closure will also be sent to your Department, to the Maui County Mayor, and Tony Rutledge, head of Local 5. In the case of non-union employees, letters will be sent individually.

As the closure is viewed as a temporary layoff with full rights to rehire, the hotel intends to guarantee a minimum 90-days of health care coverage to employees eligible prior to the layoff, as was done at the Sheraton Kauai. This will include both union members and non-union staff.

It may be possible to retain certain employees to maintain grounds and security. Others are eligible for unemployment compensation benefits and some employees may be eligible for early retirement. Outplacement and training programs will also be offered with the assistance of the State's "rapid response team" under EDWAA. Sheraton Maui employees will be assisted in placement at other Sheraton Hawaii hotels.

ENCLOSURE

36



Helber Hastert

*Planners*

Mr. Dayton M Nakanelua  
September 28, 1993  
Page 2

Sheraton management has had informal discussions with representatives of the Local 5 union, and will meet formally at least 90-days prior to the anticipated hotel closure, to discuss and resolve closure issues.

Finally, as you suggest, every effort will be made to refer these workers to your Department so that appropriate services can be provided to them.

Thank you again for your input and cooperation.

Sincerely,

HELBERT HASTERT & FEE, Planners



Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG



**COUNTY OF MAUI  
PLANNING DEPARTMENT**

250 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

November 5, 1993

Mr. Herbert Sakakihara, Chairman  
and Members of the  
Maui Planning Commission  
County of Maui  
Wailuku, Hawaii 96793

Dear Chairman Sakakihara and Commissioners:

Re: Special Management Area Use Permit for the Sheraton  
Maui Redevelopment Project and Related Improvements at  
TMK: 4-4-08:05, Kaanapali, Maui. (93/SM1-026)

At its regular meeting of October 19, 1993, the Maui County  
Urban Design Review Board (UDRB) reviewed the design, landscaping,  
and related aspects of the proposed project referenced above.  
Based on the considerations within the Board's purview, the Board  
voted to recommend approval, subject to the following conditions:

1. That the color scheme of the exterior walls shall be of  
a light pastel tone.
2. That the color scheme of the roof shall be compatible  
with the surrounding area when viewed from the above  
neighbors.
3. That full compliance with the attached standard  
conditions of the Board shall be rendered.

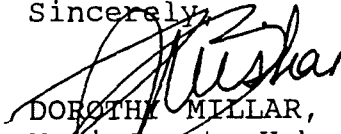
Furthermore, they asked the Planning Department to look into  
the signage on the south side of the property abutting the walkway  
to the beach to see if it was within the shoreline setback area.

We respectfully recommend that the Board's decision (and  
stated conditions) be incorporated into your deliberations on this  
application.

ENCLOSURE 37

If additional clarification is required, please contact Mr. Clayton Yoshida of the Planning Department at 243-7735.

Sincerely,



DOROTHY MILLAR, Chairperson  
Madison County Urban Design  
Review Board

Encl.

cc: Stanley Takahashi, Kyo-ya Co., Ltd.  
D. Wayne Judd, ITT Sheraton  
Leslie Kurisaki, Helber, Hastert, and Fee  
SMA File  
UDRB File  
Clayton Yoshida, AICP

STANDARD COMMENTS  
URBAN DESIGN REVIEW B RD  
COUNTY OF MAUI

Final landscape architectural plans should be prepared which reflect the following:

- a. A complete site plan defining site grading, surface drainage and circulation.
- b. A complete site irrigation system defining head locations, coverage and pipe sizes.
- c. A complete site planting and lighting plan defining plant locations, names, sizes and quantities plus necessary landscape lighting.
- d. Design drawings for an entrance feature which shall identify the project and contribute to the enhancement of the streetscape.
- e. Depression and/or visual screening of parking areas from public view.
- f. Specification of one large crown shade tree for every five (5) parking stalls to be located in planted areas which are curbed and four (4) feet minimum in width and adjacent to required maneuvering lanes.
- g. Provision of permanent wheel stops for parking spaces abutting pedestrian walkways, in order to control the encroachment of automobile bumper overhang.
- h. Provision of an efficiently developed and aesthetically integrated service and trash disposal system.
- i. Visual screening or enclosure of electric meter bank(s), electric transformer(s), liquid propane gas tank(s), sewage treatment plant(s), and pool equipment, if required.
- j. Specification of parking area and pedestrian walkway lighting fixtures which are dark metal or wood surfaces, and which do not exceed ten (10) feet in height. (All additionally required lighting should result from indirect landscape sources and low intensity building wall-mounted fixtures.)

Final architectural plans should be prepared which reflect or consider the following:

- a. Incorporation of planting as an architectural element.
- b. Specification of exterior railings and window frames which are dark metal or wood surfaces.
- c. Specification of an exterior color scheme which expresses structural elements and which is of medium earth tone intensity.
- d. Definition of a coordinated program of indirectly lighted graphics.

Mr. Hanlon indicated Exhibit 10 of the Historic Division, indicates they are recommending an archaeological study be conducted.

Mr. Sakakihara stated they did not prove enough facts that they don't have any historical sites.

It was moved by Mr. Hanlon, seconded by Mr. Akana, then unanimously

**VOTED:** to defer the matter until such time the Commission receives the results of the archaeological study and receives recommendations from Public Works in regards to the change in the subdivision plan.

2. **MR. MICHAEL T. MUNEKIYO, on behalf of K.M. HAWAII, INC.;** requesting a Special Management Area Use Permit in order to replace the existing beachside tennis courts with an outdoor function area for the Hyatt Regency Maui Hotel at Kaanapali, Island of Maui, TMK 4-4-06: portion of 31. (92/SM1-006) (D. Suzuki)

Mr. Daren Suzuki presented the Maui Planning Department's Report and slides of the project site.

There being no questions of the report by the Commission, the applicant was asked to come forward.

Mr. Michael Munekiyo indicated that he had nothing further to add.

Having no questions for the applicant, Vice Chairperson Okamoto opened the matter for public testimony. The matter was then closed there being no testimony.

Mr. Suzuki then presented the Recommendation.

Mr. Okamoto asked that Condition No. 14 be explained.

Mr. Suzuki explained where the certified shoreline was which was submitted by the applicant and approved in 1992. Indicated shoreline follows the vegetation line. Went on to say, in June of 1977, the certified shoreline was further mauka, at some places 20 feet from where the certified shoreline is. Stated it's obvious the naupaka hedge has been encroaching on the shoreline. To avoid future encroachment and to ensure adequate space for public recreation recommend that it be maintained regularly to avoid that.

Mr. Okamoto asked if it is recommended to cut back the hedge so there would be more sand.

1977 line is. Went on to say, perhaps that's where it should start now. Commented the naupaka just didn't grow wild, somebody planted it. Suggested the Commission say back to it's original 1977 hedge.

Mr. Sakakihara pointed out the Commission does not have the authority to certify the shoreline. It's the Department of Land and Natural Resources responsibility.

Mr. Okamoto asked Mr. Akana if he would like to add any language in Condition No. 14.

Mr. Miskae stated if it's the Commission's desire to require the applicant to trim back this naupaka hedge to a point where it existed in 1977, the Commission could certainly make that a condition. If it's the Commission's desire.

It was then asked if there were any complaints from the people of the shoreline encroachment.

Mr. Suzuki stated there have been no complaints.

Mr. Miskae asked Mr. Lee to expand on a citation that was given to the Sheraton for the same reason.

Mr. Lee explained primarily the Sheraton is encroaching in the shoreline setback area as far as the landscaping aspect and was cited for that. They were trying to preserve their property frontage.

The applicant was asked to comment on the recommendation.

Mr. Munekiyo had no comment. Questioned if Condition No. 14, would require the edge of the naupaka be maintained at it's present location and no further growth be allowed.

Mr. Miskae indicated the naupaka has to be trimmed back to the certified shoreline as shown on the map that was presented today as evidence.

Mr. Munekiyo concurred.

It was moved by Mr. Sakakihara, seconded by Mr. Hanlon, then unanimously

**VOTED: to accept the recommendation for approval of the  
Special Management Area Use Permit**

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of)

	)	DOCKET NO. 93/EA-010
MR. STANLEY TAKAHASHI, Executive	)	Sheraton Maui
Vice-President/ Chief Operating	)	Redevelopment
Officer of Kyo-ya Company, Ltd.	)	Environmental
requesting an Environmental	)	Assessment
Assessment Determination on a	)	Determination
Shoreline Setback Variance	)	Kyo-ya Company, Ltd.
Application for the Sheraton Maui	)	(CY)
Redevelopment Project at TMK: 4-4-	)	
08: 05, Kaanapali Beach Resort,	)	
Lahaina, Maui	)	

MAUI PLANNING DIRECTOR'S REPORT

prepared for the  
October 12, 1993 Meeting

DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
250 S. HIGH STREET  
WAILUKU, MAUI, HI. 96793

Environmental Assessment/Determination  
Sheraton Maui Redevelopment  
Docket No. 93/EA-010

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of)

	)	DOCKET NO. 93/EA-010
MR. STANLEY TAKAHASHI, Executive	)	Sheraton Maui
Vice-President/ Chief Operating	)	Redevelopment
Officer of Kyo-ya Company, Ltd.	)	Shoreline Setback
requesting an Environmental	)	Variance
Assessment Determination on a	)	Kyo-ya Company, Ltd.
Shoreline Setback Variance	)	(CY)
Application for the Sheraton Maui	)	
Redevelopment Project at TMK: 4-4-	)	
08: 05, Kaanapali Beach Resort,	)	
Lahaina, Maui, Hawaii	)	

APPROVING AGENCY

Maui Planning Commission  
250 S. High Street  
Wailuku, Maui, Hawaii 96793

Telephone No.: (808) 243-7735

Contact Person: Mr. Brian Miskae, Planning Director

THE APPLICANT

Kyo-ya Company, Ltd.  
c/o ITT Sheraton  
Technical Services and Engineering  
P.O. Box 8559  
Honolulu, Hawaii 96830-8559

Telephone No.: (808) 931-8888

Contact Person: Mr. D. Wayne Judd



## PREPARER OF ENVIRONMENTAL ASSESSMENT

Helber, Hastert, and Fee, Planners  
733 Bishop Street Suite 2590  
Honolulu, Hawaii 96813

Telephone No.: (808) 545-2055

Contact Person: Ms. Leslie Kurisaki, Project Planner

## THE APPLICATION

This matter arises from an application for an Environmental Assessment Determination filed on July 19, 1993. The draft Environmental Assessment was filed pursuant to Chapter 343, Hawaii Revised Statutes; and Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200 Environmental Impact Statement Rules of the State of Hawaii; as a part of the Shoreline Setback Variance application by Mr. Stanley Takahashi, Executive Vice-President/Chief Operating Officer of Kyo-ya Company, Ltd., ("Applicant"); for the Sheraton Maui Redevelopment project. The Sheraton Maui Redevelopment project is located on 23.291 acres of land located in the H-2 Hotel District, situate at the Kaanapali Beach Resort, Island of Maui and County of Maui, identified as Maui Tax Map Key No. 4-4-08: 05 ("Property").

## PURPOSE OF THE APPLICATION

The applicant proposes to renovate the existing hotel while retaining the same number of total guest units (510). The Sheraton Maui Hotel was the first hotel developed at the Kaanapali Beach Resort and was originally constructed in the early 1960s. The proposed redevelopment of the Sheraton Maui Hotel is intended to modernize and upgrade the existing facilities, enabling the hotel to be more competitive, and to increase its overall marketability. Facilities will be upgraded to meet new federal, State, and County code requirements, including the Americans With Disabilities Act (ADA) requirements, and to operate more efficiently.

The proposed redevelopment concept plan continues to emphasize the low density character of the property and will not change the existing room count of 510 guest rooms or "keys". Approximately 40 percent of the guest rooms will be rebuilt, and the remaining guest rooms will be completely remodeled. There will be a net increase of approximately 2,000 square feet of dining area with the addition of a new Japanese restaurant. New executive meeting facilities will provide approximately 14,000 square feet of meeting space,

compared to about 1,000 square feet at present. The increased meeting space will enable the hotel to attract the growing convention and incentive markets.

Based on the Maui Planning Commission's 1990 Shoreline Setback Rules, the shoreline setback area for the property is determined area within 150 feet landward of the certified shoreline. For discussion purposes, work within the shoreline setback area can be divided into two areas: 1) the beach area of the property to the south and 2) the Black Rock area to the north. (Exhibit 1)

The beach area or southern portion of the property is fairly level and constitutes the majority of the site. This area includes the Cliff Tower, Garden Tower, and existing luau cottages. In an effort to meet the intent of the 1990 Shoreline Setback Rules, no new habitable structures have been sited within the 150-foot setback. Most existing non-conforming structures, such as luau guest cottages will be demolished. The seaward wing of the existing Cliff Tower, which will be significantly renovated, is within the 150-foot setback and will require a shoreline setback variance. Other uses planned for the area include the beachfront promenade, an open lawn which could be used as a luau area and pool bar. These other uses are considered to be minor structures and therefore are exempt from the shoreline setback variance requirement.

Black Rock is an elevated, rocky peninsula, which juts out into the ocean at the northern end of the Sheraton property. Structures on Black Rock are situated at elevations from 30 to 70 feet above mean sea level (msl). At Black Rock, the project proposes to renovate the Discovery Room dining facility, to demolish the existing Molokai Wing and construct a new Molokai Wing within approximately the same building footprint, and to construct a new swimming pool area. Because of its physical configuration (surrounded on three sides by ocean), most of Black Rock is within the 150-foot shoreline setback.

Pursuant to Chapter 200, Environmental Impact Statement Rules of the State of Hawaii, the proposed request involves, "a use within the shoreline area as defined in Section 205-31, HRS" and therefore, an Environmental Assessment Determination is required.

#### **APPLICABLE REGULATIONS**

Chapter 343, Hawaii Revised Statutes, establishes certain classes of action which subject an applicant to an E.I.S. requirement, provided that approval of an agency will be required and that the agency finds that the proposed

action may have significant environmental effects. The categories are as follows:

The five geographical designations are:

- (1) The use of state or county lands;
- (2) Any use within any land classified as conservation district by the state land use commission under Chapter 205, HRS;
- (3) Any use within the shoreline area as defined in Section 205-31, HRS;
- (4) Any use within any historic site as designated in the national register or Hawaii register; and
- (5) Any use within the Waikiki-Diamond Head area of Oahu;

The two administrative categories are:

- (1) Any amendment to existing county general plans where the amendment would result in designations other than agriculture, conservation, or preservation (actions initiated by a county which proposes a new county general plan or amendments to any existing county general plan are excepted); and
- (2) The use of state or county funds, other than funds to be used for feasibility or planning studies for possible future programs or projects which the agency has not approved, adopted, or funded, or funds to be used for the acquisition of unimproved real property; provided that the agency shall consider environmental factors and available alternatives in its feasibility or planning studies.

Standards for reviewing an Environmental Impact Statement (E.I.S.) Assessment are found in the Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200 Environmental Impact Statement Rules, Subchapter 6, Determination of Significance, SS 11-200-12 Significance Criteria.

In determining whether an action may have a significant effect on the environment, the agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action. In most instances, an action shall be determined to have a significant effect on the environment if it:

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

(2) Curtails the range of beneficial uses of the environment;

(3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decision or executive orders;

(4) Substantially affects the economic or social welfare of the community or State;

(5) Substantially affects public health;

(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

(7) Involves a substantial degradation of environmental quality;

(8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

(9) Substantially affects a rare, threatened or endangered species, or its habitat;

(10) Detrimentially affects air or water quality or ambient noise levels; or

(11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

#### **GENERAL DESCRIPTION**

##### **Description of the Property**

1. The Property which is approximately 23.291 ACRES is located at the northern makai end of Kaanapali Beach Resort at Maui Tax Map Key 4-4-08: 05, Kaanapali, Lahaina, Maui, Hawaii. (See attached Map, Exhibit 2)

2. The Kaanapali Beach Resort is located on the west coast of the island of Maui, about three miles north of Lahaina. The Kaanapali Beach Resort is a 1,200 -acre master planned resort community conceived in the early 1950s. Today the Kaanapali Beach Resort area includes six hotels with over 3,700 rooms, six residential condominium developments, a shopping center/whaling museum, and two 18-

hole golf courses. (Exhibit 3) Approximately half of the 1,200-acre resort is now developed.

3. The Sheraton Maui Hotel property is bordered by the Kaanapali Beach Hotel to the south and the Royal Kaanapali Golf Course to the north and east.

4. The subject property is owned by Kyo-ya Company, Ltd.

5. Land Use Designations --

a. State Land Use District -- Urban District

b. Lahaina Community Plan -- Hotel

c. County Zoning -- H-2 Hotel District

d. Special Management Area -- The entire subject property is located in the Special Management Area.

6. The southern portion of the project site is fairly level, with elevations averaging from 10 to 12 feet above mean sea level (msl) throughout the majority of the property. The predominant geographical feature on the site is Puu Kekaa, more commonly known as "Black Rock", a volcanic cinder and spatter cone which forms a large rock outcropping at the northernmost end of the site. The hotel's Molokai Wing and Discovery Room structures are located at the top of Black Rock. The elevations at the top of Black Rock range between 40 to 70 feet above msl, reaching 73 feet above msl at the Discovery Room.

7. According to the U.S. Department of Agriculture Soil Conservation Service Soil Survey, the soil on the level areas of the project site is classified as Jaucus sand (JaC), a silty-grain sandy soil characterized by slopes of to 15%, rarely exceeding 7%. The permeability of this soil is rapid and runoff is very slow to slow. Water erosion hazard is slight.

8. The island of Maui is classified as Zone 2 on Seismic Risk Map of the United States for the purpose of structural design. This classification system is based on a scale of Zones 0 to 4, with Zone 4 having the highest seismic occurrence and danger. All structures built will conform to the County Building Code for Zone 2.

9. The Federal Emergency Management Agency's (FEMA) flood insurance rate maps (FIRM) indicate that the site lies within Zones C, A-4, and V-12. The majority of the site,

including all of the Black Rock area, is within Zone C, areas of minimal flooding. Areas along the shoreline are close to zone A-4, the 100-year flood zone. The base flood elevation in the A-4 zone is eight feet above msl. The canal on the northern end of the property is situated in Zone A-12, an area of 100-year flood with velocity (wave action).

10. The U.S. Army Corps of Engineers confirms that the flood hazard district information provided in the Environmental Assessment is correct. (Exhibit 4)

### Existing Conditions

11. The original hotel, constructed in the early 1960s, included a lobby and dining room at the top of Black Rock, and the Cliff Towers of guest rooms against the side of the rock. Subsequent additions to the hotel added additional guest facilities and the lower lobby. Existing guest room facilities include: the six-story Cliff Tower, the six-story Garden Tower, the three-story Molokai Wing (on Black Rock) and two-story guest cottages spread throughout the southern, central, and mauka portions of the site. In addition, the hotel has two main dining facilities, the Discovery Room restaurant at the top of Black Rock and the Ocean Terrace coffee shop near the Cliff Tower swimming pool. (Exhibit 5)

12. There is a rocky landing, often referred to as the "old pier", at the northern end of the site. This landing was formerly used to ship out the sugar that was processed at the Lahaina Mill and hauled to the landing by train. The pier was also used to load cattle for shipment to slaughter. Property records indicate that portion of the pier is owned by the applicant, with the remainder owned by Amfac/JMB Hawaii, Inc., the adjacent landowner.

### Existing Services

#### Water

13. According to the Preliminary Engineering Report prepared by Austin Tsutsumi & Associates, the existing water system is owned and operated by Kaanapali Water Corporation, a subsidiary of Amfac Property Investment Corporation. The system provides water for potable use, fire protection, and irrigation for developed areas.

14. The water source is basal groundwater obtained from four deep wells, one at Honokowai and three at Mahinahina. These four wells have a total design capacity of 5.4 million gallons per day (mgd), a current pumping rate of 4.28 mgd, and an unused capacity of 1.12 mgd. Two Hanakaoo wells and

another Honokowai well will provide an additional 2.52 mgd and are expected to be operational within the next two years.

15. Water is stored in three 1.5 mg reservoirs. The Puukolii and Kaanapali Reservoirs are located at the mauka end of Puukolii Road. The third reservoir is located mauka of the South Course of the Royal Kaanapali Golf Course. Transmission is via 12-inch and larger lines between the wells and reservoirs and from the reservoirs to each of the developed areas at Kaanapali. A 16-inch and 12-inch pipeline cross Honoapiilani Highway to service the Kaanapali Resort area. The Sheraton Maui Hotel is serviced via a 12-inch pipeline along Kaanapali Parkway.

16. Existing water consumption at full occupancy is 353,100 gallons per day (gpd). Approximately 123,000 gpd of water is used for landscape irrigation and swimming pools. The average daily demand for the existing hotel is 450 gpd per occupied guest room.

#### Sewers

17. Wastewater for the existing Sheraton Maui is carried by one 6-inch and two 8-inch laterals to a 15-inch County sewerline on Kaanapali Parkway. The sewage is conveyed to pump stations located along the Royal Kaanapali Golf Course. It is then pumped up to Sewage Pump Station No. 1 by way of a 20-inch force main and a 27-inch gravity line. From there, it is pumped to the Lahaina Sewage Treatment Plant (STP) near Honokowai Stream.

18. Wastewater for the existing Sheraton Maui Hotel is carried by one 6-inch and two 8-inch laterals, providing service to the luau cottage, central, and Black Rock areas, respectively. These three laterals convey the wastewater to a 15-inch County sewerline on Kaanapali Parkway. The sewage is conveyed to pump stations located along the Royal Kaanapali Golf Course and pumped up to Sewage Pump Station No. 2 on the mauka side of Honoapiilani Highway. From there, the sewage is conveyed to Sewage Pump Station No. 1 by way of a 20-inch force main and a 27-inch gravity line. From Pump Station No. 1, the sewage is pumped to the Lahaina Sewage Treatment Plant.

19. According to the Austin Tsutsumi & Associates study, the existing hotel, at full occupancy, generates 334,800 gpd.

#### Drainage

20. At present, storm runoff generated from the

existing hotel flows in several directions. Over half of the storm runoff sheet flows into the ocean. Storm runoff at the cottages on the southern portion of the property percolates into low spots at the grassed area. Runoff from the parking area, tennis courts, porte cochere, and service entry road are intercepted by an underground drainage collection system on Kaanapali Parkway. This underground drainage system discharges storm runoff into the canal at the northern end of the property through a 42-inch outlet. The existing hotel generates a total of 78 cubic feet per second (cfs) of storm runoff.

### Roadways

21. The Sheraton Maui site is located at the northwestern terminus of the Kaanapali Parkway within the Kaanapali Beach Resort area. Access to the project site is currently provided through two driveways located on the cul-de-sac.

22. Kaanapali Parkway, which serves as the primary access to the Kaanapali Beach Resort area, is a two-lane roadway with 28-foot wide lanes and a landscaped center median. It is aligned in a northwest-southeast direction and has a posted speed limit of 25 miles per hour. Kaanapali Parkway terminates at a cul-de-sac fronting the Sheraton Maui Hotel. On its southeastern end, Kaanapali Parkway intersects Honoapiilani Highway at a signal-crossed cross intersection.

23. Data collected for the 1990 "Kaanapali Beach Hotel Expansion Project Traffic Impact Report" (Parsons Brinckerhoff) indicated that the intersection of Honoapiilani Highway and Kaanapali Parkway operates near capacity during the a.m. peak hour and over capacity during the p.m. peak hour.

24. The 1990 Kaanapali Beach Hotel study recommended converting the dedicated southbound ~~left~~<sup>right</sup>-turn lane on Honoapiilani Highway into a shared/through right-turn lane. It also recommended widening the southern leg of Honoapiilani Highway to provide a free right-turn movement from Kaanapali Parkway (eastbound) to Honoapiilani Parkway (Southbound).

25. Parsons Brinckerhoff Quade & Douglas did a traffic assessment report for the subject project dated April 1993.

### Electrical and Telephone Service

26. The power system at the Sheraton Maui is supplied by Maui Electric Company and is configured with two 480 volt



transformer infeeds. While this system is adequate to handle the loads, its age prohibits the buying of replacement parts and breakers.

27. The telephone system is tied to the Hawaiian Telephone Company system via a Sheraton-owned Stromberg-Carlson 800 switch. This switch is aged and inadequate for present functions. The plant cabling and inside wiring are badly deteriorated and in need of replacement.

### Parks

28. The West Maui area has several coastal recreational areas including 17 County parks and three State beach parks: Launiupoko, Wahikuli, and Papalaua. About one-third of the County parks are located along the shoreline, including Honokowai and Fleming's Beach, to the north. (Exhibit 6)

29. There is a new privately-owned beach park just north of the Kaanapali Beach Resort area, near the old Kaanapali Airport site. The three acre park has a picnic pavilion, restrooms, showers, picnic areas, and parking for 100 vehicles.

30. The beaches located on either side of Black Rock are white sand beaches used for swimming, diving, and snorkeling.

31. There is a public beach access along the southern boundary of the Sheraton Maui, between the hotel and the adjacent Kaanapali Beach Hotel is provided by a concrete sidewalk, currently extending from the Hyatt Regency Maui Hotel to the south, and terminating at the beach access on the south side of the Sheraton Maui. From that point, pedestrian access to Black Rock is along the sandy beach, or through the hotel's garden pathways. A stairway leads from the beach front area fronting the hotel area is through the central area of the hotel property.

### Solid Waste

32. Solid waste is currently disposed of at the Central Maui landfill, near Puunene, about 30 miles from Lahaina.

### Police Protection

33. Service to the Kaanapali area is provided by the Lahaina Police Station, located at Wahikuli.

### Fire Protection

34. Fire protection service for the Lahaina District

are provided by the Lahaina Fire Station in the Lahaina Civic and Recreation Center. The Lahaina Fire Station serves the area from Lahaina to Honokowai Stream including the Kaanapali Beach Resort.

#### Medical/Emergency Facilities

35. The Lahaina-Kaanapali area is served by two medical clinics: the Kaiser Foundation Health Plan's Lahaina Clinic and the Maui Medical Group, Inc., Lahaina Branch, as well as a number of private medical and dental care providers. Both the Kaiser Clinic and the Maui Medical Group Clinic rely on the Maui Memorial Hospital in Wailuku for major surgery, illness, and emergency service.

#### Redevelopment Plan

36. The redevelopment plan calls for the renovation of the hotel while maintaining the existing hotel room count and low density character of the site. The original Cliff Tower and Garden Tower will be renovated, with additional floor area added to the Garden Tower. A new one-story "Garden Wing" of guest rooms will be constructed adjacent to the Garden Tower and the Cliff Tower. The "original lobby" at the top of Black Rock and the adjacent Discovery Room dining facilities will be remodeled. The Molokai Wing will be demolished and new guest room buildings will be constructed in approximately the same building footprints, with an additional floor. A new Seaside Village consisting of four (4) five-story structures, and a new two-story main lobby area will be constructed in the south/central portion of the site. (Exhibit 7)

37. New conference facilities along with portable food carts, retail kiosks, a health spa, and tennis courts will be located adjacent to the lobby, over a new parking structure. A swimming pool connected to a system of swimming waterways will be located directly makai of the new lobby area. In addition, a pool bar, luau area, putting green, and beach front promenade interconnected to the swimming pool/waterways are proposed for the makai area.

38. A new two-level parking structure for 500 cars will replace the existing guest cottages along the mauka edge of the property. The parking structure will increase the existing 203 parking stalls (some of which will be demolished) to a total of about 600 stalls, bringing the property into conformance with current zoning code parking regulations.

39. A public beach parking lot will be provided along the southern portion of the site off Kaanapali Parkway,

adjacent to the public beach access. The proposed lot will have 20 parking spaces, including one handicapped stall. Public beach parking will be free of charge.

40. A concrete pedestrian promenade will be constructed extending along the beach fronting the project from the southern boundary to Black Rock.

41. The master plan also makes mention of the possible renovation of the old pier. Although the applicant would be willing to participate with the State and other landowners in the pier renovation, it does not intend to take the lead on this component of the master plan.

42. The estimated value of the renovation is \$100 million over a 12 to 14 month period. The proposed schedule for the hotel renovation requires that the hotel be closed to guests during the 12 month renovation period.

#### Pre-EA Consultation

43. The applicant's planning consultant, Helber, Hastert, and Fee, consulted with the following agencies in their preparation of the draft EA (July 1993):

- a. U.S. Army Corps of Engineers
- b. U.S. Soil Conservation Service
- c. Department of Health
- d. Department of Land and Natural Resources
- e. Department of Land and Natural Resources, State Historic Preservation Division
- f. Department of Transportation
- g. Maui Planning Department
- h. Department of Public Works and Waste Management
- i. Department of Parks and Recreation
- j. Department of Housing and Human Concerns
- k. Department of Water Supply
- l. Maui Police Department
- m. Maui Fire Department

#### Processing Background

44. The SMA application, Shoreline Setback application, and draft EA application was sent to the public agencies on August 2, 1993.

45. The draft EA notice was printed in the August 23, 1993 OEQC Bulletin. The deadline for public comments was September 22, 1993.

46. One letter was received during the public comment period. (Exhibit 8)

47. The applicant responded to this letter by letter dated September 29, 1993. (Exhibit 9)

48. On August 31, 1993, a joint workshop was held with the Maui Planning Commission and the Maui County Urban Design Review Board to provide an overview of the project.

49. On October 1, 1993, the applicant submitted their final EA.

#### CONSULTED AGENCIES

50. The draft EA was sent to the following agencies for their review and comment and the applicant has incorporated the agency comments and response letter in the final EA.

- a. Department of Public Works and Waste Management - Memo dated August 30, 1993 (Exhibit 10) and Response Letter dated September 28, 1993 (Exhibit 11)
- b. Department of Water Supply - Letter dated September 23, 1993 (Exhibit 12) and Response Letter dated September 30, 1993 (Exhibit 13)
- c. Maui Fire Department - Memo dated August 10, 1993 (Exhibit 14) and Response Letter dated September 28, 1993 (Exhibit 15)
- d. Maui Police Department - Memo dated August 23, 1993 (Exhibit 16)
- e. Department of Parks and Recreation - Letter dated September 27, 1993 (Exhibit 17) and Response Letter dated September 29, 1993 (Exhibit 18)
- f. Department of Housing and Human Concerns - Memo dated September 29, 1993 (Exhibit 19) and Response Letter dated September 30, 1993 (Exhibit 20)
- g. U.S. Army Corps of Engineers - Letter dated August 13, 1993 (Exhibit 4) and Response Letter dated September 28, 1993 (Exhibit 21)
- h. Maui Electric Company - Letter dated August 13, 1993 (Exhibit 22) and Response Letter dated September 28, 1993 (Exhibit 23)
- i. Department of Accounting and General Services, Survey Division - Letter dated August 5, 1993 (Exhibit 24) and Response Letter dated September 28, 1993 (Exhibit 25)
- j. Department of Health - Letter dated August 10, 1993 (Exhibit 26) and Response Letter dated September 28, 1993 (Exhibit 27)
- k. Department of Transportation - Letter dated August 19, 1993 (Exhibit 28) and Response Letter dated September 28, 1993 (Exhibit 29)
- l. Department of Land and Natural Resources, State Historic Preservation Division - Letter dated September 2, 1993 (Exhibit 30) and Response

- Letter dated September 28, 1993 (Exhibit 31)
- m. Department of Land and Natural Resources - Letter dated September 13, 1993 (Exhibit 32) and Response Letter dated September 28, 1993 (Exhibit 33)
- n. Department of Labor and Industrial Relations - Letter dated August 31, 1993 (Exhibit 34) and Response Letter dated September 28, 1993 (Exhibit 35)
- o. Department of Business, Economic Development, and Tourism -

#### LAND USE

51. The proposed Sheraton Maui redevelopment supports the General Plan's visitor industry economic objectives of (1) encouraging exceptional and continuing quality in the development of visitor industry facilities; and (2) controlling the development of visitor facilities so that it does not infringe upon the traditional social, economic, and environmental values of our community. (Section II B 1-2 Objectives)

52. Stated policies to accomplish these objectives include: "Limit visitor industry development to those areas identified in the appropriate community plans ..." and "Encourage enhancement of existing visitor facilities without substantial increases in room count." The Sheraton Maui is located in the existing Kaanapali Beach Resort area, which has been identified as a primary visitor area in the Community Plan. The proposed redevelopment will upgrade existing facilities with no increase in guest room count.

53. The project is also consistent with the stated General Plan policies to located buildings so as to retain scenic vistas and to use local manpower in the construction and operation of facilities.

54. According to the Lahaina Community Plan Land Use Map, the Kaanapali Beach Resort area is recognized as a major tourist destination, including hotel uses, which will be unchanged by the project.

55. The Lahaina Community Plan's recommendations encompass economic activity and population. A community plan policy calls for in part for protecting the viability of existing hotels and resort condominiums. (Economic Activity, d., p. 10)

56. The proposed action will upgrade the physical condition of the existing hotel, although there will be no net increase in guest units (keys). The renovation will enhance the economic viability of the hotel. The project

will result in short-term construction employment and additional indirect and induced jobs in other sectors of the economy.

57. The specific recommendations in the Lahaina Community Plan regarding the environment include the formulation of a drainage master plan emphasizing land management techniques using natural drainageways and protecting the nearshore environments and water quality. The proposed action will not have a significant impact on existing drainage patterns or have an adverse effect on nearshore environment or water quality.

58. The Lahaina Community Plan also recommends improvements to the Honoapiilani Highway, the primary thoroughfare through the Lahaina and West Maui area. These include the establishment of turning lanes and coordinated traffic signals, highway widening, and the construction of bikeways and walkways. With or without the project, intersection improvements are currently needed at the Honoapiilani Highway/Kaanapali Parkway intersection. The Parsons et al. traffic impact assessment describes these necessary improvements to increase capacity and reduce existing congestion. Existing utility systems are able to accommodate the renovated hotel's electrical, water, and sewerage demands.

59. The Lahaina Community Plan's recommendation regarding human services include improving recreation facilities health and public safety services, and educational facilities; and providing a variety of housing choices and prices via public and private sector projects to area residents and employees. The project is expected to generate a small increase in County and State revenues, due to the hotel's overall enhanced marketability, and its improved ability to attract a convention-oriented market. These revenues will enhance the ability to provide public support services.

#### AGRICULTURE

60. The proposed project will have no impact on agricultural resources as the property is currently used for hotel use.

#### ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES

61. An archaeological inventory survey, including subsurface investigation, was conducted in April 1993 by Paul H. Rosendahl, PhD. Inc. (PHRI), in consultation with the State Historic Preservation Division. The purpose of the survey was to determine the presence or absence of

cultural deposits and/or burials. The subsurface investigation focused on three areas of the site selected in consultation with the State Historic Preservation Office based on previous archaeological studies and historical information and the fact that some below-grade excavation (no greater than 5 feet in depth) is proposed in the areas.

62. The PHRI study found evidence of extensive disturbance of the area, probably during the construction of the hotel in the 1960s. No prehistoric subsurface cultural deposits, burials, or human skeletal remains were identified within the project area.

63. The PHRI report notes that although historic documentation indicated the possible presence of human remains in the project area, no such remains were identified during the subsurface testing. Although the Kekaa area has been described as densely populated during the proto-historic period, no prehistoric cultural remains were noted. Very few, if any, soil deposits in the redevelopment area are intact, most are fill.

64. The PRHI study concluded that construction and other redevelopment activities will not affect archaeological or historic sites of significance. No further treatment or consideration of archaeological resources is necessary.

65. The PRHI report has been reviewed by the State Historic Preservation Division (SHPD). SHPD states that the historic preservation concerns have been adequately addressed in the draft EA. They recommend that archaeological monitoring be conducted during excavations. The applicant agrees that an archaeologist will be present on site during construction excavation to monitor any findings. If cultural artifacts or burials are discovered at any time during construction, all work will be suspended until a certified archaeologist can determine the significance of the discovery.

## INFRASTRUCTURE AND PUBLIC FACILITIES AND SERVICES

### Water

66. The existing water consumption of the existing hotel at full occupancy is 353,100 gpd. The total estimated average daily water demand for the renovated hotel is 355,100 gpd, an increase of 2,000 gpd or 0.5 percent over the existing usage. The proposed redevelopment will maintain the total estimated domestic flow of 230,900 gpd. The landscaped area will decrease, while the swimming pool and lagoon area will increase for a total estimated non-

domestic flow of 124,200 gpd.

67. Water systems will be designed in accordance with the County Department of Water Supply, Department of Public Works and Waste Management, and the State Department of Health.

68. The Department of Water Supply has no objections to the on-site and near-site improvements for the project based on the applicant's estimate of an increase of 2000 gallons per day (gpd) in water use for the renovated project at full occupancy. This is not an endorsement for the proposed Amfac water development plans and new wells. The applicant will be required to submit domestic and fireflow water use calculations to demonstrate adequate water for the project.

69. The applicant should be advised to incorporate water efficient soil preparation, irrigation, and water-feature design techniques to minimize water use, such as shading the waters from the sun, screening the waters from the wind and using non-misting jets.

70. The applicant has agreed to submit domestic and fireflow water use calculations to the Water Department as well as incorporate water efficient design and landscaping.

#### Sewers

71. The proposed redevelopment will generate a total estimated wastewater flow of 336,900 gpd during full occupancy. This represents a nominal increase of 2,100 gpd or about a 0.6 percent increase.

72. Proposed sewer system improvements will be designed in accordance with the requirements of the State Department of Health and County Department of Public Works and Waste Management. Construction plans and calculations will be submitted to the Department of Public Works and Waste Management for approval.

73. The Wastewater Reclamation Division, Department of Public Works and Waste Management comments:

- a. That the developer will be required to obtain any additional wastewater capacity through Amfac's reserve allocation.
- b. That wastewater contribution calculations are required before building permit is issued.
- c. That developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.



74. The Department of Health had no comments to offer at this time.

75. The design team is studying methods of reducing project wastewater flows through the implementation of an aggressive water conservation program. This program package will include, but not be limited to flow restrictors, ULF type fixtures where technically feasible and possibly some wastewater (gray water) reuse, if appropriate permits and technology are available.

#### Drainage

76. The proposed drainage plan will consist of an underground drainage collection system which will convey on-site runoff to the existing system on Kaanapali Parkway. Storm runoff from the Black Rock area and the shoreline area will flow into the ocean and canal. Storm runoff from the new lobby, Seaside Village, and the parking structure will be collected by an on-site underground drainage collection system which will be intercepted by the drainage system at Kaanapali Parkway. The storm runoff for the renovated hotel site is projected at 88 cfs. There will be an approximately 10 percent increase in impervious ground area with less open space. The increased storm runoff of 10 cfs should not pose a water quality problem to the north of Black Rock.

77. The proposed grading and drainage plans for the project will be designed to produce no adverse impacts by storm runoff on adjacent properties. All drainage improvements will conform to County standards and will be coordinated with the Department of Public Works and Waste Management.

78. The Department of Land and Natural Resources, Division of Aquatic Resources had previously commented that the additional mitigation measures should be provided to minimize erosion and siltation including:

- a. Site work should be scheduled for periods of minimal rainfall;
- b. Lands denuded of vegetation should be replanted or covered as quickly as possible to control erosion;
- c. Construction materials, petroleum products, debris and landscaping products should be prevented from falling, blowing, or leaching into the aquatic environment.

79. The applicant responded that the DLNR, Aquatic Resources comments have been forwarded to the architect, civil engineer and construction contractor. These and other

erosion control measures will be followed during site work and project construction.

80. The Department of Public Works and Waste Management commented that a detailed drainage and erosion control plan shall be submitted for their review and approval. The applicant agrees to submit a detailed drainage and erosion control plan and analysis of soil loss for review and approval.

81. The Department of Health had no comments to offer.

#### Roadways, Curbs, Gutters and Sidewalks

82. The Parsons Brinkerhoff report looked at base year 1995 conditions assuming that the Sheraton Maui Hotel was not redeveloped. Even without the project, development in the adjoining communities of Lahaina, Kapalua, and Napili would add additional traffic on Honoapiilani Highway. Parsons utilized the 1990 data and applied an annual average growth rate of 4.2 percent. For the base year 1995, given existing roadway geometrics, traffic volumes at the intersection of Honoapiilani Highway/Kaanapali Parkway intersection would experience over capacity operating conditions during both a.m. and p.m. peak hours.

83. The proposed project will result in an additional restaurant (a net increase of 2,000 square feet) and approximately 18,000 square feet of new executive meeting facilities. There would be no increase in the number of guest rooms.

84. The net increase of 2,000 square feet of restaurant space was estimated to generate a total of 2 vehicle trips during the a.m. peak hour and 15 vehicle trips during the p.m. peak hour. Since the restaurant will be within the hotel complex, a significant portion of traffic generated is anticipated to be either internal to the hotel (pedestrian) or internal to the Kaanapali Beach Resort area. Only 25 percent of the traffic generated was assumed to be traffic that would enter or exit the Kaanapali Beach Resort area. Therefore, the net increase in vehicular trips resulting from the restaurant was estimated at 1 trip during the a.m. peak hour and 4 trips during the p.m. peak hour.

85. A maximum daily attendance for the meeting space was estimated at 400 persons, with an average attendance of 200 persons per weekday. The meeting area is anticipated to be used less than 50 percent of the time. The Parsons analysis assumed that 90 percent of the traffic generated by the meeting facilities with a maximum attendance of 400. It was assumed that 90 percent of the traffic generated by the

meeting facilities would be internal to the Kaanapali Beach Resort area. The remaining 10 percent of traffic was estimated to generate 40 vehicular trips during both the a.m. and p.m. peak hours.

86. Overall, the proposed renovation is forecast to generate 41 additional vehicle trips during the a.m. peak hour and 44 vehicle trips during the p.m. peak hour.

87. The impact of these additional vehicle trips on operations at the Honoapiilani Highway/Kaanapali Parkway intersection. The analysis reveals that the existing Honoapiilani Highway/Kaanapali Parkway intersection would continue to experience over-capacity operating conditions during both the a.m. and p.m. peak hours. With the intersection improvements, the intersection would operate under capacity during the a.m. peak hour. During the p.m. peak hour, the intersection would continue to operate over capacity, with or without the Sheraton Maui redevelopment project.

88. The Sheraton Maui renovation will result in only a nominal increase in traffic volumes and will increase 1995 volumes through the Honoapiilani Highway/Kaanapali Parkway intersection by two percent or less. As a result of the project's nominal trip generation and because intersection improvements are required with or without the project, no mitigation measures are being recommended by Parsons Brinckerhoff.

89. The Department of Transportation comments in their August 19, 1993 letter that they feel that the traffic congestion at the intersection of Kaanapali Parkway and Honoapiilani Highway is now the worst problem in West Maui. They intend to correct this current problem by constructing improvements at that intersection. They plan to advertise for bids for the project within three months and complete the construction in the second quarter of 1994. Because of funding and other problems, they will not complete the Lahaina Bypass project by the time the renovation of the Sheraton Maui is completed. Any problems caused by the new traffic generated by the Sheraton project will show up at the intersection of Kaanapali Parkway and Honoapiilani Highway.

90. DOT recommends that the applicant reassess the traffic situation at the Kaanapali Parkway/Honoapiilani Highway intersection a few months after the reopening of the hotel to see if any further improvements can be made to the intersection. The applicant should be responsible for the cost of the reassessment and the further improvements needed at the intersection. In the reassessment, the applicant's

consultant should assume a worst-case situation where most of the users of the new meeting facilities are coming from outside of the Kaanapali Beach Resort area.

91. The applicant and their traffic engineers will continue to work closely with both DOT and the County of Maui to monitor the traffic situation at the intersection of Kaanapali Parkway and Honoapiilani Highway.

92. The Department of Public Works and Waste Management, Engineering Division had no comments.

### Electrical and Telephone

93. The proposed renovation will upgrade the existing power, lighting, and communication system. A new 200 kW generator which was recently installed to replace two existing generators rated 40 and 35 kW will be reinstalled in the new hotel to provide back-up generation in case of Maui Electric Company failure.

94. According to Douglas V. MacMahon, Ltd., consulting electrical engineers for the project, electrical energy consumption at the Sheraton Maui is seasonal and a function of weather and occupancy. Additional public spaces utilizing air conditioning will increase the overall energy consumption. This increase will be partially offset by the use of stringent energy control and more efficient air conditioning and lighting than exist at the present.

95. Douglas V. MacMahon, Ltd. estimates the present demand of 2kW per room should increase to not more than 3kW per room and the monthly average load factor of 550 kWh/kW will remain constant. A peak load of approximately 1,500 kW with about 825,000 kWh per month is expected. Power factor will remain the same at near 100 percent. Present plans call for retention of primary metering with installation of a new double-ended 1,000/1,288 kVA secondary substation with low loss windings.

96. The replacement of outdated mechanical systems with state-of-the-art systems will increase overall energy efficiency on a per-ton basis.

97. Maui Electric Company has no objections to the subject project. They would encourage the developer's electrical consultant to meet with them as soon as practical to verify the project's electrical requirements.

98. The project's electrical subconsultant will be meeting with representatives from Maui Electric to discuss anticipated electrical requirements. The applicant will

continue to work closely with both Maui Electric Company and Hawaiian Telephone Company to ensure that adequate electrical power and communication service is provided to the hotel.

#### Recreational Resources

99. The project will enhance lateral beach access fronting the Sheraton Maui by extending the public walkway from the south side of the property near the Kaanapali Beach Hotel to the base of Black Rock. Consideration was given to continuing public access completely around Black Rock to the north side of the property. However, this operation was eliminated due to the sheer cliffs and potential public safety concerns.

100. A public parking area next to the public beach access at Kaanapali Parkway will be constructed. There is no public parking lot at present. A total of 20 parking spaces, including one handicapped stall, will be provided free of charge. The hotel will have additional parking for 500 or more cars which beach goers will be able to utilize. This overflow parking will be rated parking.

101. The Department of Parks and Recreation commented that they have no further comments to offer at this time. The applicant has addressed their concern on the beach access parking lot.

#### Solid Waste

102. The Department of Public Works and Waste Management, Solid Waste Division comments:

- a. The owners and their contractors shall implement solid waste reduction, re-use, and recycling programs.
- b. All yard debris shall be composted and re-used on their landscape plantings.
- c. Alternative means of disposal of grubbed material and rock shall be utilized other than disposed of at County landfills.
- d. Refuse collection shall be by a private collector.

103. The applicant states that ITT Sheraton operates the most aggressive recycling and source reduction program of any hotel company in Hawaii at its Waikiki properties. It is their intent to extend these programs to the outer islands as soon as the counties develop the infrastructure to recycle the various colors of glass, paper, cardboard,

etc. Aluminum is currently recycled. A refrigerated garbage room is being planned to allow the recycling of wet kitchen waste by local farmers. Hopefully, an outlet for this reusable kitchen waste can be found. The applicant will incorporate the other suggestions of the Solid Waste Division.

### Public Services

104. The Maui Police Department had no objections to the proposed request.

105. The Fire Department had no objections to the proposed request. The project will comply with all applicable fire codes. The renovation will actually decrease the fire hazard at the hotel by demolishing existing aging wooden structures and replacing them with non-combustible structures. Many of the Federal, Stat, and County fire safety regulations are not met under existing conditions.

106. Since the proposed Sheraton Maui renovation will not result in an increase in hotel keys, there will be little or no increase in demand for police, fire, or medical/emergency services.

### SOCIO-ECONOMIC IMPACTS

#### Labor

107. The proposed Sheraton Maui renovation, while not adding any additional keys, will increase the overall quality and competitiveness of the guest units. This will be further enhanced by additional conference and meeting rooms, upgraded food and beverage facilities and expanded recreational amenities.

108. The proposed renovation will create both direct, construction-related jobs and indirect employment. The estimated value of the renovation is \$100 million over a 12 to 14 month period. This would result in approximately 800 construction related jobs as a result of the project. The majority of these jobs would be in the building trades with the remainder being administrative, management, and professional positions.

109. Direct employment of construction workers will result in indirect and induced employment. In the applicant's conversations with Dr. Tu Duc Pham of the Economic Research Branch, Department of Business, Economic Development, and Tourism, the 800 construction-related jobs would result in an additional 1,120 indirect and induced

short-term jobs.

110. It is anticipated that post-renovation operational employment will remain relatively unchanged from current levels. Although there will be additional dining room and meeting space created, the positions needed to staff these facilities will be offset. Since fewer employees will be needed to maintain the hotel's upgraded mechanical plant and physical facilities than at present.

111. The proposed schedule for the hotel renovation requires that the hotel be closed to guests during the 12 month renovation period. Several alternatives for construction phasing were investigated, but these alternatives were deemed to be unsatisfactory when compared to a complete shutdown. Construction phasing is usually seen to be inefficient and results in a longer construction period. This results in higher construction costs and magnifies the construction impacts to adjacent property owners. Studies on other hotel renovations have indicated that guests who stay on the property while construction and renovation are occurring generally leave with a negative impression of their stay.

112. The Sheraton Maui Hotel has a total of 384 employees; 308 full-time, 26 part-time, and 50 on-call. Many of the staff hold at least one other job in the visitor industry.

113. During the renovation, the hotel will be closed to guests and it is anticipated that all but eight management staff would be laid off. Depending on the contractor's requirements, there could be another 10 to 12 employees retained to do project security work.

114. The Department of Labor and Industrial Relations found that the creation of the construction-related jobs will provide construction workers with much-needed employment. The Department is concerned about the temporary displacement of 300 hotel workers who will be temporarily displaced for a year while the hotel is being rebuilt. Every effort should be made to refer the workers to them so that appropriate services can be provided to them.

115. The applicant replied that hotel closure is anticipated to commence in the fourth quarter of 1994. Based on the requirements of the Federal Dislocated Workers Act, a minimum 60-day official notice will be provided to employees prior to closure of the hotel. Letters will be sent to non-union employees individually.

116. The hotel intends to guarantee a minimum 90-days

of health care coverage to employees eligible prior to the layoff.

117. Certain employees will be retained to maintain grounds and security. Others are eligible for unemployment benefits and some employees may be eligible for early retirement. Sheraton Maui employees will be assisted in placement at other Sheraton Hotels.

118. Sheraton management has had informal discussions with representatives of Local 5 and will meet formally at least 90 days prior to the anticipated hotel closure to discuss and resolve closure issues.

#### Affordable Housing

119. Since no additional units will result, the applicant is excluded from having to provide affordable housing under Ordinance No. 2093, "A Bill for an Ordinance Establishing An Affordable Housing Policy for Hotel-Related Developments." The Department of Housing and Human Concerns stated in their September 29, 1993 letter that the applicant has satisfactorily addressed all of their questions in their pre-EA letter.

#### ENVIRONMENTAL IMPACTS

120. The proposed action renovate and upgrade an existing, currently developed site. It will not impact any rare, threatened, or endangered species, or its habitat.

#### Air Quality

121. Approximately 35,000 cubic yards of fill material will be brought on to the site. Another air quality concern is the possible presence of asbestos in floors, ceilings, walls, boilers, or other proposed areas of demolition. The federal National Emission Standards for Hazardous Air Pollutants provides guidelines applicable for any construction involving demolition. The parking structure will be a source of concentrated automobile emissions. The design of the parking structure must incorporate adequate ventilation to maintain adequate interior air quality.

122. In addition, there will be limited off-site impacts due to the operation of concrete and asphalt batching plants needed for construction.

123. Adequate dust control measures will be employed during construction to mitigate the impacts from construction related fugitive dust. Dust control can be accomplished by frequent watering of unpaved roads and



exposed soils. Construction vehicle movement should be restricted to off-peak hours as much as possible.

### Noise

124. Temporary noise impacts will occur during the construction period. The most obtrusive noise will occur during the initial phases of construction because of the use of heavy-duty construction equipment. Any blasting required during construction will be determined by the soils engineer. Any pile driving equipment will be determined by the structural engineer.

125. Mitigation measure include the use of quiet equipment and limiting the construction to normal working hours as required by the Department of Health noise regulations

### Visual Impacts

126. The hotel improvements and proposed landscaping have been designed to mitigate any negative visual impacts. The renovated hotel will make use of natural elements such as lava rock and other materials which look like natural wood. A Polynesian architectural style, carried throughout the property will blend in with the surrounding vegetation.

127. Structures will be set back from Kaanapali Parkway to minimize their visual impact from the roadway. The overall impression of this area for pedestrians and motorists along Kaanapali Parkway will be a pleasant sense of trees and shrubs.

### Floodways

128. All structures will conform to State and County building codes and requirements for seismic Zone 2. All habitable areas of new structures will not intrude into the coastal high hazard zone.. All new guest room structures will be rebuilt within Zone C. The project will demolish the beachfront cottages and wooden kiosk currently in the 100-year flood zone.

### Old Pier

129. The redevelopment of the old pier is not part of the proposed action, but is part of a long-term plan which will require the cooperation of the adjacent landowner and the community and will be subject to further environmental review at that time. The concept plan presented in the EA was intended to be illustrative only. No detailed plans or designs for the pier renovation have been completed. If and

when the project is initiated in the future, an EA in accordance with Chapter 343, HRS, is likely to be triggered by:

- The use of State Conservation District lands
- The use of State or County funds if the State or County is participating in the project.

**MITIGATION MEASURES**

Appropriate mitigation measures to limit the impacts of the project on the environment have been proposed by the applicant and which can be more specifically documented in greater detail during the subsequent Shoreline Setback Variance and Special Management Area Use Permit reviews.

**CONCLUSION OF LAW**

It is hereby determined that with the incorporation of necessary mitigation measures the proposed project will not have a significant adverse impact on the environment as defined by Chapter 343, Hawaii Revised Statutes, and the Environmental Impact Statement Rules of the Department of Health, State of Hawaii; and that an environmental impact statement is not required for the proposed project.

**DETERMINATION**

Pursuant to SS 11-200-11(C) of the Environmental Impact Statement Rules, the Director's Report is hereby adopted as the Negative Declaration for the referenced project.


  
\_\_\_\_\_  
BRIAN MISKAE  
Planning Director

EXHIBIT 1

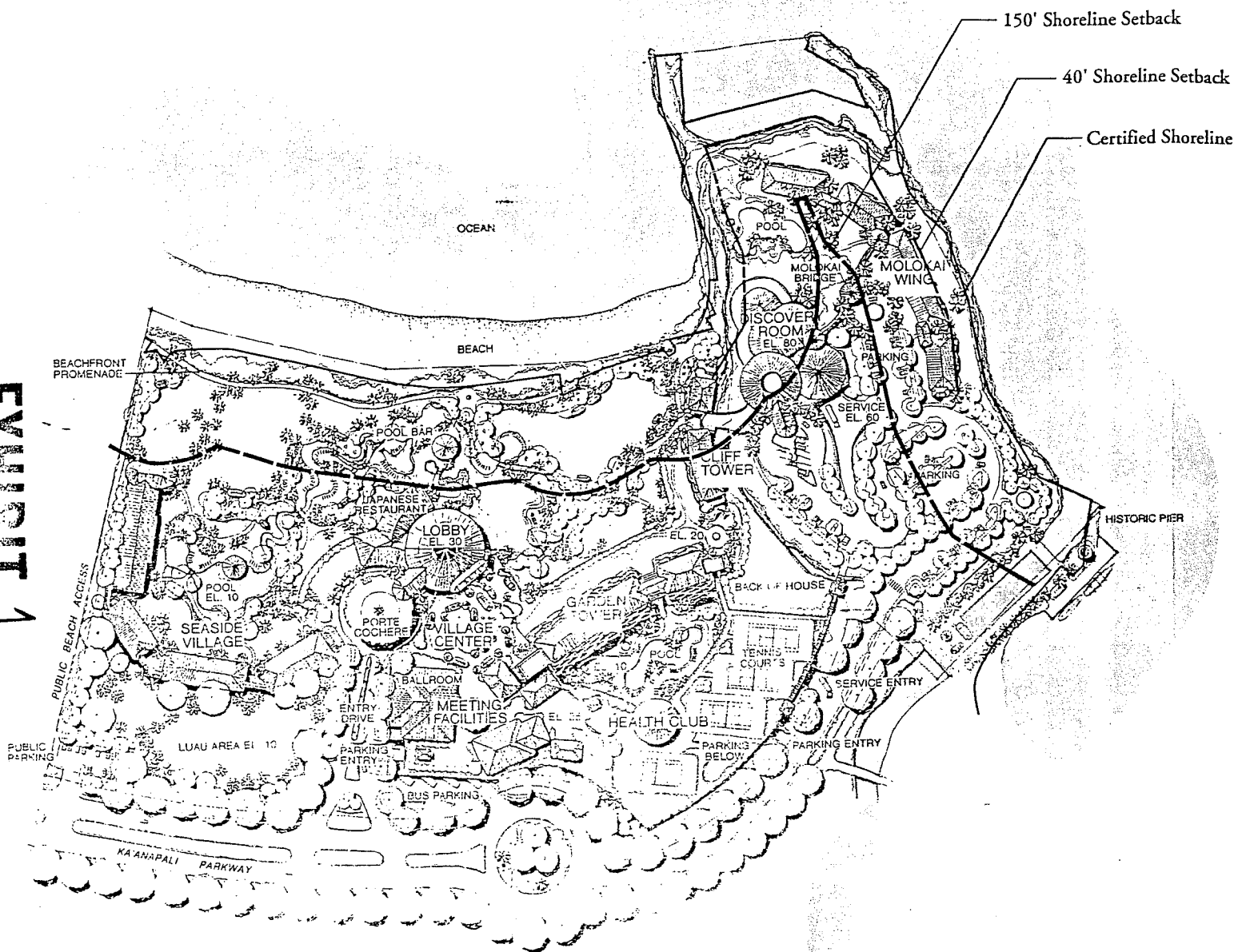

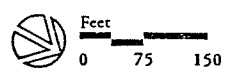


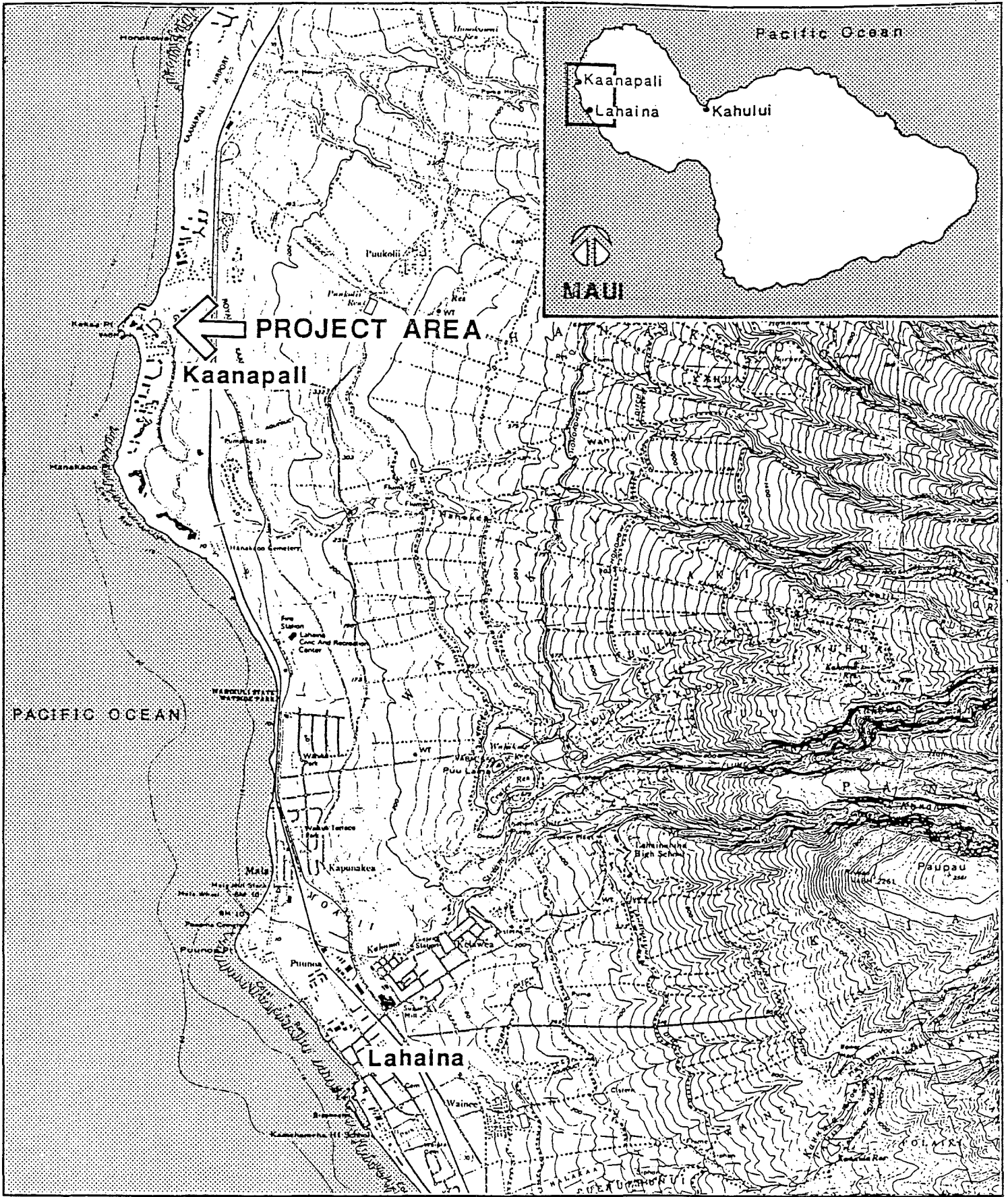
Figure: 9

Shoreline Setback  
 SHERATON MAUI  
 REDEVELOPMENT

Shoreline setbacks are based on shoreline survey certified by DLNR on May 3, 1993.



Prepared for: Kyo-ya Company, Ltd.  
 Prepared by: Helber Hastert & Fee, Planners



Location Map

Figure: 1



SHERATON MAUI REDEVELOPMENT

EXHIBIT 2

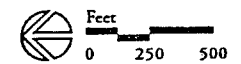
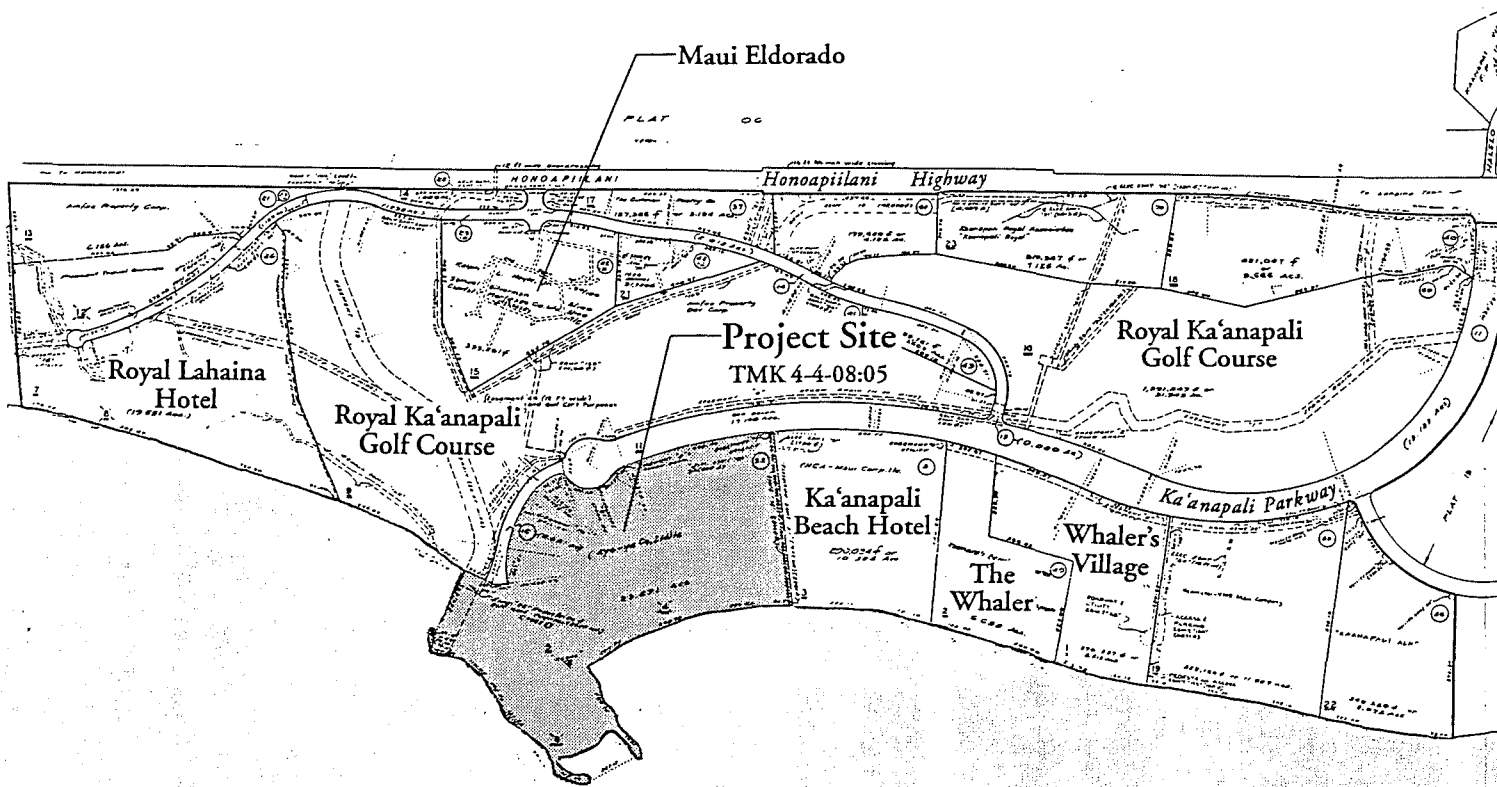


Feet  
0 1750 3500

Prepared for: Kyo-ya Company, Ltd.  
Prepared by: Helber Hastert & Fee, Planners

Figure: 3

Tax Map Key Location Map



Prepared for: Kyo-ya Company, Ltd.  
Prepared by: Helber Hastert & Fee, Planners

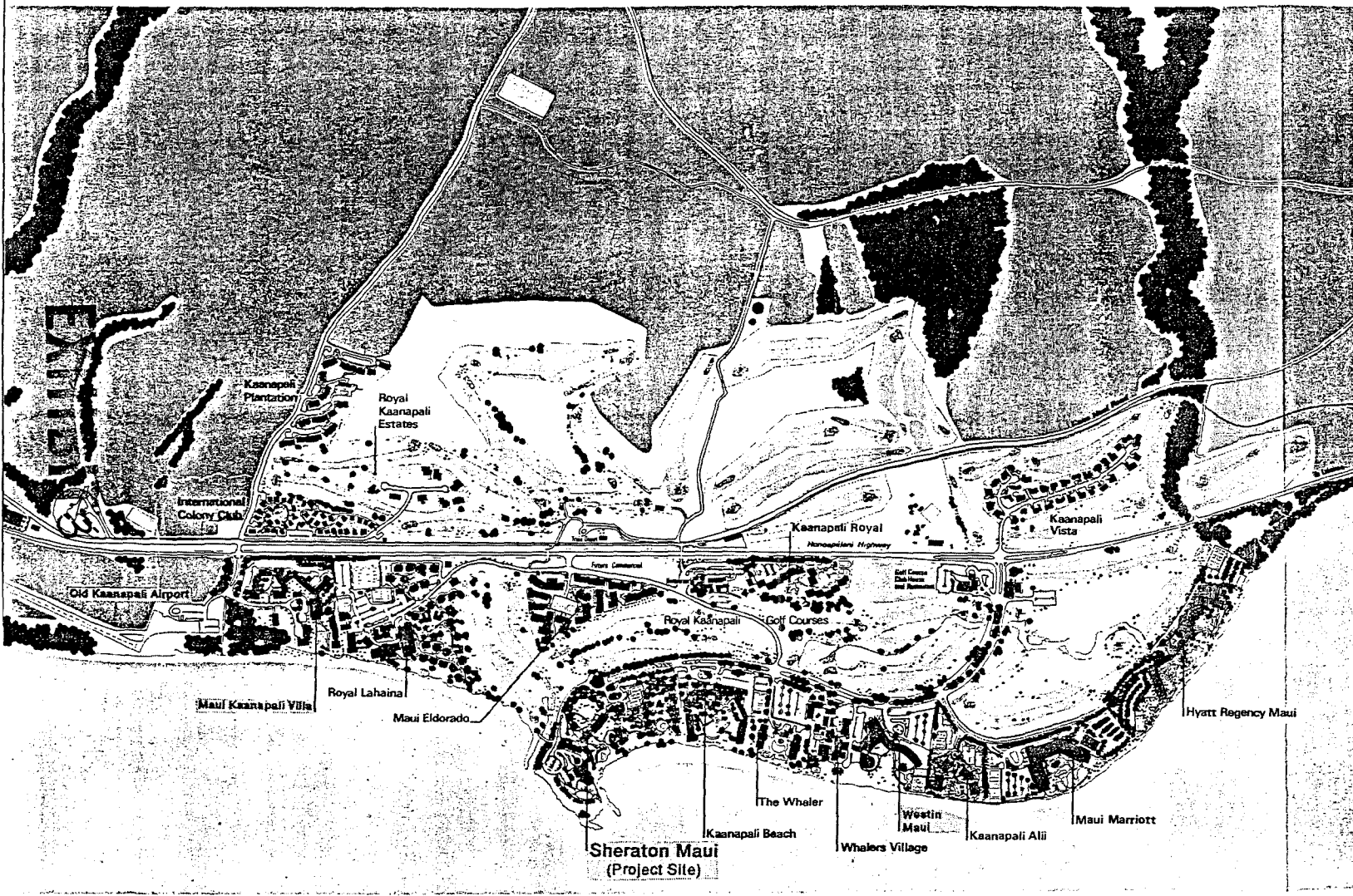
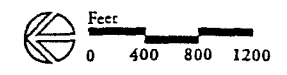
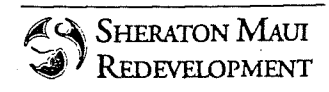


Figure: 2

Kaanapali Beach Resort  
Master Plan



Prepared for: Kyo-ya Company, Ltd.  
Prepared by: Helber Hastert & Fee, Planners

Map Prepared by Amfac / JMB Hawaii, Inc.



DEPARTMENT OF THE ARMY  
 U. S. ARMY ENGINEER DISTRICT, HONOLULU  
 BUILDING 230  
 FT. SHAFTER, HAWAII 96858-5440

'93 AUG 16 P1:17

August 13, 1993

REPLY TO  
 ATTENTION OF:

Planning Division

DEPT OF PLANNING  
 COUNTY OF MAUI  
 RECEIVED

Mr. Clayton Yoshida  
 Maui Planning Department  
 County of Maui  
 250 South High Street  
 Wailuku, Maui, Hawaii 96793

Dear Mr. Yoshida:

Thank you for the opportunity to review and comment on the Special Management Area Permit Application for the Sheraton Maui Redevelopment Plan (TMK 4-4-8: 05). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. File Number P093-042 has been assigned to your project. As stated in a previous letter from our Operations Division dated April 7, 1993, any work in waters of the U.S. will require a DA permit as well as renovations to the existing pier. Please contact our Operations Division at 439-9258 for further information.

b. The flood hazard information provided on page IV-3 is correct.

Sincerely,

Thomas Ushijima, P.E.  
 Acting Director  
 of Engineering

DEPT OF PLANNING		
Deputy Dir.	<input type="checkbox"/>	Assign <input type="checkbox"/>
Secretary	<input type="checkbox"/>	Rush <input type="checkbox"/>
Current Div.	<input checked="" type="checkbox"/>	See Me <input type="checkbox"/>
Long Range	<input type="checkbox"/>	Comments <input type="checkbox"/>
Energy Div.	<input type="checkbox"/>	Draft <input type="checkbox"/>
Admin.	<input type="checkbox"/>	Lead <input type="checkbox"/>
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Date Due		
By		

EXHIBIT 4

EXHIBIT 5

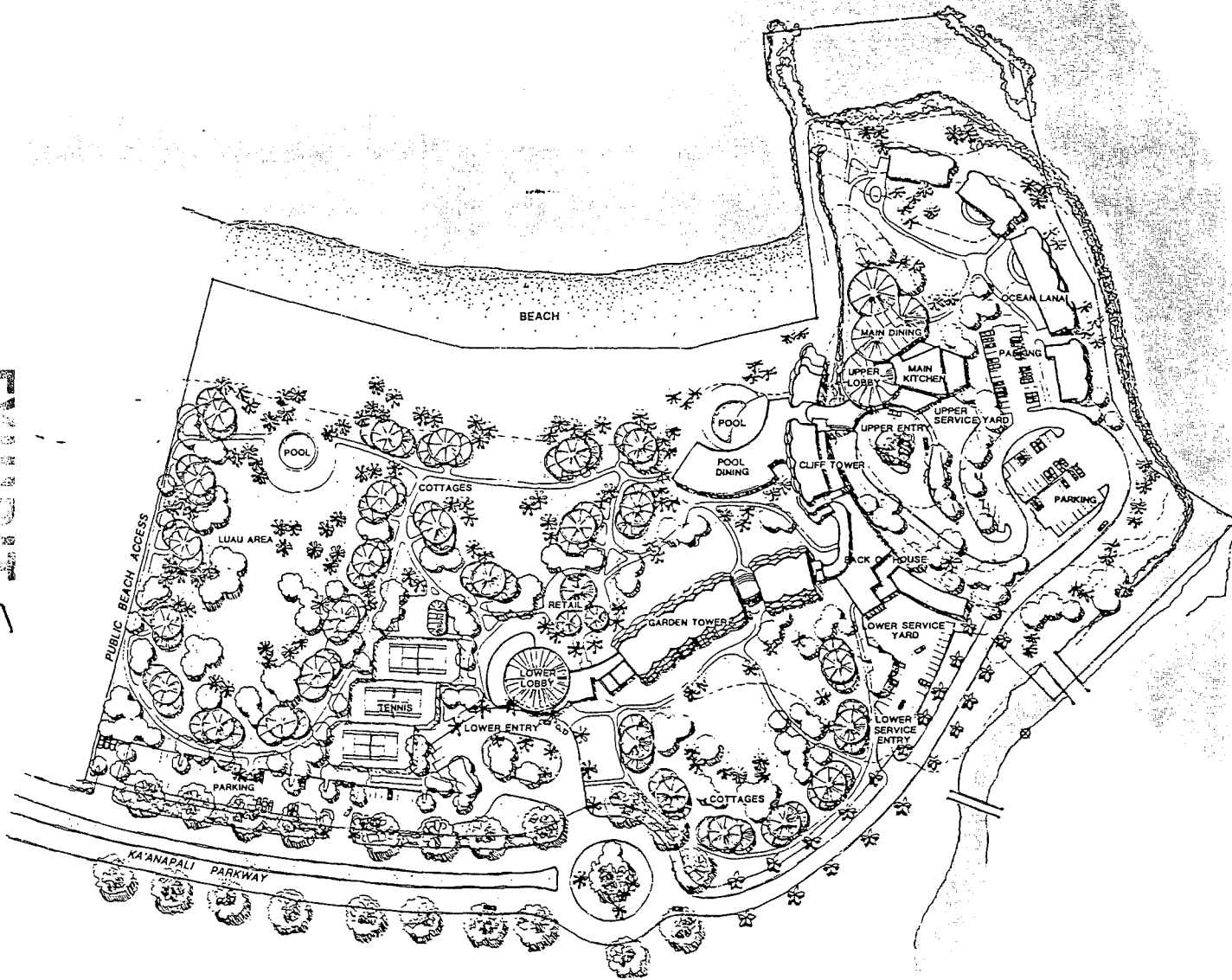

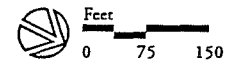


Figure: 4

Existing Site Plan

 SHERATON MAUI  
REDEVELOPMENT



Prepared for: Kyo-ya Company, Ltd.  
Prepared by: Helber Hastert & Fee, Planners



**Table 2:  
WEST MAUI BEACHES, ACTIVITIES AND FACILITIES**

<u>Beach</u>	<u>Beach Activities</u>				<u>Public Facilities</u>		
	<u>sw</u>	<u>sn</u>	<u>su</u>	<u>bs</u>	<u>cs</u>	<u>pe</u>	<u>pp</u>
Puamana Beach Park	x		x			x	x
Lahaina Beach	x	x	x				x
Puunoa Beach		x	x				x
Wahikuli State Wayside Park	x	x			x	x	x
Hanakaoo Beach	x	x	x	x			
Kaanapali Beach	x	x		x			
Honokowai Beach Park	x	x			x	x	x
Kahana Beach	x	x					
Keonenui Beach	x	x					
Alaeloa Beach	x	x	x				
Honokeana	x	x					
Napili Bay	x	x	x	x			
Kapalua Beach	x	x		x	x		x
Oneloa Beach	x	x		x			
D.T. Fleming Beach Park	x	x	x	x	x	x	x
Honokohau Bay			x				

sw=swimming; sn=snorkeling; su=surfing; bs=body surfing  
cs=comfort station; pe=picnic equipment; pp=paved parking

Source: The Beaches of Maui County, John R.K. Clark, 1980.

In addition to the facilities listed in the table, there is a new privately-owned beach park just north of the Kaanapali Beach Resort area, near the old Kaanapali Airport site. The Kahekili Beach Park is owned by the North Beach Joint Venture, but is open to the public and will eventually be dedicated to the County. The three acre park has a picnic pavilion, restrooms, showers, picnic areas and parking for 100 vehicles.

**EXHIBIT 6**

PART 7

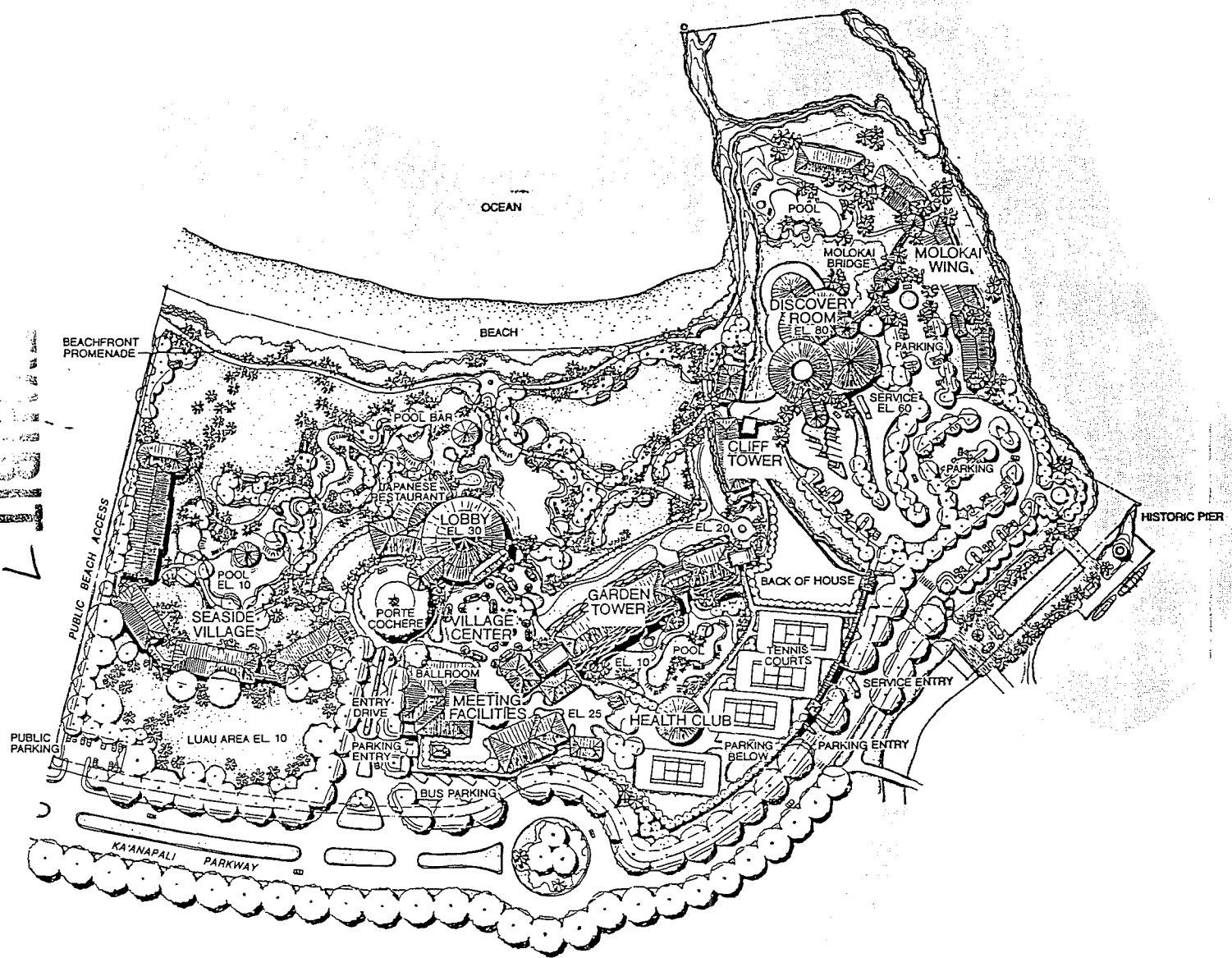
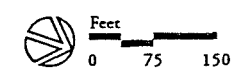
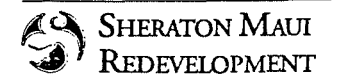


Figure: 5

Proposed Redevelopment



Prepared for: Kyo-ya Company, Ltd.  
 Prepared by: Helber Hasert & Fee, Planners

- 1) South Beach Area (Seaside Village/lobby area)
- 2) North Beach Area (Garden Tower and Cliff Tower)
- 3) Black Rock Area (Discovery Room and Molokai Wing)

The proposed improvements in each of these three areas is discussed below and are summarized in Table 1.

**Table 1:  
SUMMARY OF PROPOSED IMPROVEMENTS  
(square feet)**

	<u>Existing</u>	<u>Proposed</u>	<u>Net Increase</u>
Guest Rooms	240,047		
-Total keys	510 keys	510 keys	0
Discovery Room Rest.	7,000	7,000	0
Ocean Terrace Rest.	4,300	0	(4,300)
Food Court	0	4,300	4,300
Japanese Restaurant	0	2,000	2,000
Function Space (mtg./board rms)	1,050	14,000	12,950
Function Support (foyer/prefunction/ toilets)	600	4,000	3,400

The following discussion describes the hotel improvements as proposed in the redevelopment master plan. It should be noted that the master plan presented in this EA represents a maximum build-out or "worst case" scenario from an environmental impact point of view. In reality, future budget constraints may result in some downsizing of facilities (e.g., elimination of additional story to Garden Tower; downsizing health club, meeting rooms, water features, etc.).



# University of Hawaii at Manoa

93 SEP 24

**Environmental Center**  
A Unit of Water Resources Research Center  
Crawford 317 • 2550 Campus Road • Honolulu, Hawaii 96822  
Telephone: (808) 956-7361

**DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED**

DEPT OF PLANNING			
Deputy Dir.	<input type="checkbox"/>	Assign	<input type="checkbox"/>
Secretary	<input type="checkbox"/>	Rush	<input type="checkbox"/>
Current Div.	<input checked="" type="checkbox"/>	See Me	<input type="checkbox"/>
Long Range	<input type="checkbox"/>	Comments	<input checked="" type="checkbox"/>
Energy Div.	<input type="checkbox"/>	Draft	<input type="checkbox"/>
Admin.	<input type="checkbox"/>	Handle	<input type="checkbox"/>
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Cop. to:	<input type="checkbox"/>	CIRCULATE	<input type="checkbox"/>
		Recycle	<input type="checkbox"/>
Today's date		9/27	
Date Due			
By			

September 21, 1993  
EA:00029

County of Maui Planning Department  
Attention: Clayton Yoshida  
250 South High Street  
Wailuku, Hawaii 96793

Dear Mr. Yoshida:

## Draft Environmental Assessment (EA) Sheraton Maui Redevelopment Lahaina, Maui

Kyo-ya Company, Ltd proposes to renovate the Sheraton Maui Hotel. The project will include renovation of the original Cliff Tower and Garden Tower, demolition of the Molokai wing, the addition of several new structures including a new "Garden Wing," Seaside Village (4, five story structures), conference facilities, parking structures, swimming pool and associated recreational facilities. The plan also includes a concept design for renovation of an old pier located on the northern end of the site.

The Environmental Center has reviewed the proposed project with the assistance of Bion Griffin, Anthropology; and Carolyn McCool, Environmental Center.

### GENERAL COMMENTS

In general, we find that this environmental assessment is deficient in that it does not fulfill the intent of Chapter 343, Hawaii Revised Statutes pursuant to HRS 343-5 (c), nor does it follow the guidelines for multiple or phased applicant or agency action under 11-200-7 (HAR). As a consequence, the potential significance of the project as defined under Section 11-200-12 (HAR), cannot be determined from the information provided. More specifically, we note that, "the plan includes a long term development concept for restoration of the old pier..." however, the EA does not address potential impacts associated with the construction, renovation or operation of this pier. Instead, the EA states that at such time as the renovation of the pier is to proceed, that a supplemental EA may be required.

**EXHIBIT 8**

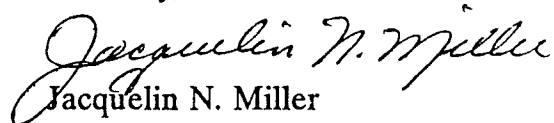
If the pier is to be a part of this development, then its renovation and any potential impacts generated by its operation should be addressed in this document, in accordance with HRS 343, (HAR) 11-200-7 and (HAR) 11-200-12. Furthermore given the potential significance of the impacts of structures in the coastal area and on coastal near shore processes, it is likely that the impacts of the construction/renovation of the pier may have a significant effect on the environment, hence requiring the preparation of an environmental impact statement.

## ARCHAEOLOGY

We note in Appendix C, Archaeological Subsurface Inventory Survey, that no subsurface archaeological remains were unearthed during that survey. However, we also note that the Appendix cites the evidence of extensive "proto-historic period" hawaiian populations along this coastal area. It is our understanding that burials were encountered when this hotel was originally constructed. Hence our reviewers are concerned that burials may be present in the existing cottage area. Considering the evidence for large scale occupation of this coastal area and the prior archeological discoveries, we urge that an archaeological monitor be on site during any excavations.

We appreciate the opportunity to review this document and look forward to receiving your response.

Sincerely,



Jacquelin N. Miller

Associate Environmental Coordinator

cc: OEQC  
Kyo-ya Company, Ltd.  
Helber Hastert and Fee, Planners  
Roger Fujioka  
Bion Griffin  
Carolyn McCool

Helber Hastert

Planners

September 29, 1993



Ms. Jacquelin N. Miller  
Associate Environmental Coordinator  
Environmental Center  
University of Hawaii at Manoa  
Crawford 317, 2550 Campus Road  
Honolulu, HI 96822

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., September 21, 1993

Dear Ms. Miller:

Thank you for your letter of September 21, 1993 to the Maui County Planning Department, providing comments on the above-referenced project. We strongly disagree with your assessment that the document is "deficient." We believe that the EA adequately describes the potential environmental impacts and proposed mitigation and fulfills the requirements of Chapter 343 HRS.

We offer the following responses to your comments:

General Comments

Your letter states that "In general, we find this environmental assessment deficient in that it does not fulfill the intent of Chapter 343...nor the guidelines for multiple or phased applicant or agency action under 11-200-7 (HAR)." In support of this statement, you note that the EA does not address potential impacts associated with the construction, renovation or operation of the old pier.

Redevelopment of the old pier is not a part of the proposed action, but is part of a long-term plan which will require the cooperation of the adjacent landowner and the community, and will be subject to further environmental review at that time. The concept plan presented in the EA was intended to be illustrative only. Because no detailed plans or designs for the pier renovation have been completed, it would be inappropriate to conduct an environmental assessment at the present time. If and when the project is initiated in the future, an EA, in accordance with Chapter 343, HRS, is likely to be triggered by:

- Use of State or County lands or funds, if the State or County is participating in the project; and/or
- Use of State Conservation District lands, as the pier is located within the State Conservation District, and will require a Conservation District Use Application.

EXHIBIT 9

Helber Hastert

Planners

Ms. Jacquelin N. Miller  
September 29, 1993  
Page 2

At that time, more detailed plans for the pier redevelopment will be available, and the project's environmental impacts can be more accurately assessed.

#### Archaeology

The DLNR-SHPD has reviewed the archaeological survey report prepared by Paul H. Rosendahl, Inc. and has provided written comments to the Maui County Planning Department. In their comment letter, dated September 2, 1993, the DLNR-SHPD recommends that a qualified archaeologist monitor all activities involving below grade disturbance. If historic remains are encountered, DLNR-SHPD recommends that the monitoring archaeologist be allowed sufficient time to recover significant data. In the event human burials are discovered, it is noted that the developer shall comply with Chapter 6E43.6, HRS. Finally, an acceptable monitoring report to DLNR-SHPD is requested, upon completion of construction.

The applicant will provide a qualified archaeologist on site to monitor major subsurface excavation as recommended by DLNR-SHPD, and will comply with all other conditions required by the County. Should any human remains be encountered during project construction, archaeological consultation will be sought immediately. The project archaeologists will continue to work closely with the DLNR-SHPD staff throughout the construction period.

#### Summary

Overall, we believe that the EA fulfills the intent of Chadequately addresses and discusses the project's potential environmental impacts and mitigation measures. The EA was prepared in consultation with appropriate County, State and federal agencies, whose concerns and comments have been incorporated into the document. Based on the agency input and the findings of our technical consultants, we believe that the proposed action will not have a significant environmental or ecological effect.

Thank you again for your input.

Sincerely,

HELBER HASTERT & FEE, Planners



Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

LINDA CROCKETT LINGLE  
Mayor

GEORGE N. KAYA  
Director

CHARLES JENCKS  
Deputy Director

AARON SHINMOTO, P.E.  
Chief Staff Engineer



RALPH NAGAMINE, L.S., P.E.  
Land Use and Codes Administration

EASSIE MILLER, P.E.  
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.  
Engineering Division

DAVID WISSMAR, P.E.  
Solid Waste Division

BRIAN HASHIRO, P.E.  
Highways Division

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
AND WASTE MANAGEMENT

LAND USE AND CODES ADMINISTRATION  
250 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

August 30, 1993

MEMO TO: Brian W. Miskae, Planning Director  
F R O M: *George N. Kaya* George N. Kaya, Director of Public Works  
SUBJECT: Special Management Area Use Permit and  
Variance Applications  
SHERATON MAUI REDEVELOPMENT  
TMK: 4-4-8:5  
93/EA-10, 93/SSV-06, 93/SML-26

DEPT OF PLANNING	
Deputy Dir.	<input type="checkbox"/> Assign
Secretary	<input type="checkbox"/> Rush
Current Div.	<input checked="" type="checkbox"/> See Me
Long Range	<input type="checkbox"/> Comments
Energy Div.	<input type="checkbox"/> Draft
Admin.	<input type="checkbox"/> Handle
	<input type="checkbox"/> File
	<input type="checkbox"/> FYI
Copy to:	<input type="checkbox"/> CIRCULATE
	<input type="checkbox"/> Recycle
Today's date	9/6
By <u>Shoreline Setback</u>	

We reviewed the subject application and have the following comments:

1. Comments from the Engineering Division:
  - a. No comments.
2. Comments from the Wastewater Reclamation Division:
  - a. The developer will be required to obtain any additional wastewater capacity through AMFAC's reserve allocation.
  - b. Wastewater contribution calculations are required before building permit is issued. A detailed wastewater flow calculation is required to substantiate current and project wastewater flows.
  - c. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

The applicant is requested to contact the Wastewater Reclamation Division at 243-7417 for additional information.

EXHIBIT 10



Mr. Brian Miskae

Page 2 of 2

August 30, 1993

TMK: 4-4-8:5

93/EA-10, 93/SSV-6, 93/SML-26

3. Comments from the Solid Waste Division:

- a. The owners and their contractors shall implement solid waste reduction, re-use and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.
- b. All yard debris shall be composted and re-used on their landscape plantings.
- c. Alternative means of disposal of grubbed material and rock shall be utilized other than disposed of at the County landfills.
- d. Refuse collection shall be by a private collector.

The applicant is requested to contact the Solid Waste Division at 243-7875 for additional information.

4. Comments from the Land Use and Codes Administration:

- a. A detailed drainage and erosion control plan, to include, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water is required, and an analysis of the soil loss using the HESL erosion formula, must be submitted for our review and approval. The plan should provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.

The applicant is requested to contact the Land Use and Codes Administration at 243-7373 for additional information.

RMN:ey

1293f:Page 24-27

xc: L.U.C.A.  
Engineering Division  
Solid Waste Division  
Wastewater Reclamation Division

Helber Hastert  
Planners

September 28, 1993



Mr. George N. Kaya, Director  
County of Maui  
Department of Public Works and Waste Management  
250 South High Street  
Wailuku, Maui, HI 96793

Subject: Sheraton Maui Redevelopment  
Environmental Assessment  
TMK 4-4-08:05  
Your Memo to Maui County Planning Dept., August 30, 1993

Dear Mr. Kaya:

Thank you for your memo to the Maui County Planning Department, dated August 30, 1993, commenting on the above referenced project. Your comments have been forwarded to the project developer, architect and civil engineer. After review of your comments, we offer the following responses:

Wastewater Reclamation Division

The design team is studying methods of reducing project wastewater flows through the implementation of an aggressive water conservation program. This program package will include, but not be limited to, flow restrictors, ULF type fixtures where technically feasible and possibly some wastewater (gray water) reuse, if the appropriate permits and technology are available.

The project civil engineers will provide wastewater contribution and detailed wastewater flow calculations as required.

Solid Waste Division

- a. ITT Sheraton operates the most aggressive recycling and source reduction program of any hotel company in Hawaii at its Waikiki properties. It is the intent of ITT Sheraton to extend these programs to the outer islands, including Maui, as soon as the various counties develop the infrastructure to recycle the various colors of glass, cardboard, paper, etc. Aluminium is currently recycled. A refrigerated garbage room is being planned to allow the recycling of wet kitchen waste by local farmers. Hopefully, an outlet for this reusable kitchen waste can be found.
- b. Yard debris shall be chipped and reused as mulch and compost.
- c. This comment has been passed on to the contractor for their action.
- d. Refuse collection will be by a private contractor.

Helber Hastert

*Planners*

Mr. George N. Kaya

September 28, 1993

Page 2

Land Use and Codes Administration

The issues relating to site drainage and erosion control are being addressed by our professional design team. A detailed drainage and erosion control plan and analysis of the soil loss will be submitted for review and approval, as required.

Thank you again for your input and cooperation.

Sincerely,

HELBER HASTERT & FEE, Planners



Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, IIT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG  
Adrienne Wong, Austin Tsutsumi & Associates



DEPARTMENT OF WATER SUPPLY

COUNTY OF MAUI

P.O. BOX 1108

WAILUKU, MAUI, HAWAII 96783-7108

September 23, 1993

Mr. Brian W. Miskae, Director  
County of Maui Planning Department  
Wailuku, Hawaii 96793

Dear Mr. Miskae,

Re: Sheraton Maui Redevelopment, TMK 4-4-08:005, Kaanapali;  
Request for Environmental Assessment, Shoreline Setback Variance  
and Special Management Area Use Permit Approvals, 93/EA-10, 93/SSV-  
06, 93/SM1-26

We have no objections to the on- and near-site improvements for the  
project based on the applicant's estimate of an increase of 2000  
gallons-per-day (gpd) in water use for the renovated project at  
full occupancy.

However, this is not an endorsement for the proposed Amfac water  
development plans and new wells also presented in the report.

The applicant will be required to submit domestic and fireflow  
water use calculations to demonstrate adequate water for the  
project.

We note that the applicant plans for a non-domestic consumption of  
124,200 gpd. The applicant should be advised to incorporate water-  
efficient soil preparation, irrigation and water-feature designs  
into the project. Water feature designs should incorporate  
techniques to minimize water use, such as shading the waters from  
the sun, screening the waters from the wind and using non-misting  
jets. Guidance in water-efficient landscaping may be found in the  
attached document or in the Maui County Planting Plan. We are  
confident that the project's designers can modify the techniques  
presented in these and other references to create a lush experience  
in a technically water-efficient landscape.

Sincerely,

David R. Craddick, Director

DDS

*copies to:*  
W. Judd, ITT  
S. Yanai, Kyo-ya  
K. Watanabe, Hazama  
H. Usami, Pan Pacific  
K. Chun, WATG  
A. Wong, ATK

*"By Water All Things Find Life"*

Helber Hasterert  
Planners

September 30, 1993

Mr. David R. Craddick, Director  
Department of Water Supply  
County of Maui  
P.O. Box 1109  
Wailuku, HI 96783-7109



Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., September 23, 1993

Dear Mr. Craddick:

Thank you for your letter to the Maui County Planning Department, dated September 23, 1993, responding to the request for comments on the above referenced Draft EA.

Your letter has been forwarded to the owners and their engineering consultants. We note that your department has no objections to the on and near-site improvements, based on an estimated 2,000 gallons per day increase in water use. Domestic and fireflow water use calculations will be submitted to your department as required. Finally, as you have recommended, the project will incorporate water efficient design and landscaping.

We appreciate your review of the EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG  
Adrienne Wong, ATA

Helber Hasterert & Fee  
Grossman Center, PRI Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545 2055  
Facsimile 808 545 2050

EX-107 13

LINDA CROCKETT LINGLE  
MAYOR



RONALD P. DAVIS  
CHIEF

RONALD DEMELLO  
DEPUTY CHIEF

COUNTY OF MAUI  
DEPARTMENT OF FIRE CONTROL

93 AUG 16 P1 53

200 DAIRY ROAD  
KAHULUI, MAUI, HAWAII 96732  
(808) 243-7561

August 10, 1993

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

MEMO TO: PLANNING DEPARTMENT

FROM: *Leonard F. Niemczyk*  
LEONARD NIEMCZYK, FIRE INSPECTOR

SUBJECT: 93/EA-10; 93/55V-06; 93/SMI-26

TMK: 4-4-08:05

PROJECT NAME: SHERATON MAUI REDEVELOPMENT

APPLICANT: KYO-YA COMPANY, LTD.

Thank you for the opportunity to review and comment on the above project request.

Please be informed that we have no objections to the applicants request at this time. However, the project will be subject to Fire Code requirement upon submittal for a Building Permit for compliance with the Uniform Fire Code, as amended.

DEPT OF PLANNING

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Today's date 8/16

Date Due \_\_\_\_\_

By \_\_\_\_\_

EXHIBIT 14

Helber Hastert

Planners

September 28, 1993



Mr. Leonard Niemczyk, Fire Inspector  
County of Maui  
Department of Fire Control  
200 Dairy Road  
Kahului, Maui, HI 96732

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 10, 1993

Dear Mr. Niemczyk:

Thank you for your letter to the Maui County Planning Department, dated August 10, 1993, responding to the request for comments on the above referenced Draft EA. We note that your office has no objections to the applicant's request. The project will comply with all applicable fire code requirements.

We appreciate your review of the EA.

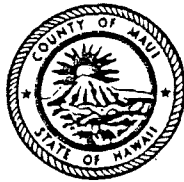
Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

EXHIBIT 15



*A-4*

RECEIVED

'93 AUG 23 P2:53

COUNTY OF MAUI

'93 AUG -4 AIO:47

PLANNING DEPARTMENT

TRANSMITTAL:

TO: State Agencies:

- DOH Maui
- DOH Hnl
- DOT Hwys
- DOT Harbors
- DOT Airports
- DLNR/Hist Presv Office
- DLNR (2 Copies)
- Dept of Agriculture
- DOE/Off of Bus Serv
- DAGS (Survey Division)
- Hawaiian Home Lands
- DBEDT
- Dept Of Human Serv
- Office of Hawv Affrs
- Dept of Labor
- 

850 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

MAUI POLICE DEPARTMENT

County Agencies:

- LUCA (3 Copies)
- Water
- Parks And Recreation
- Human Concerns
- Fire Dept
- Police Dept
- Corporation Counsel
- 

Federal:

- Army Corps of Engineers
- Soil Conservation Service
- 

Others:

- Maui Electric Company

SUBJECT: I.D. No.: 93/EA-10, 93/SSV-06, 93/SM1-26  
 TMK: 4-4-08:05  
 Project Name: SHERATON MAUI REDEVELOPMENT  
 Applicant: Kyo-ya Company, Ltd.

*We have no objection or comment at this time. MC Graham below 8/23/93*

TRANSMITTED TO YOU ARE THE FOLLOWING:

- Application
- Project Plans
- Environmental Assessment
- Shoreline Map (LUCA), DLNR
- Drainage Report
- Draft Ordinance(s)
- Unilateral Agreement(s)
- Traffic Report
- Archaeological Report
- Infrastructure Report
- Soils Report
- Previous Agency Comments
- Housing Agreements

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Your Comment/Recommendation

Please Submit Your Comments/Recommendations By September 2, 1993

Remarks:

If additional clarification is required please contact met 243-7735.

*Clayton L. Yoshida*  
 CLAYTON YOSHIDA, AICP  
 For BRIAN MISKAE, Planning Director

BWM:CY:osy

- cc: Colleen Suyama, Current Planning Division Chief
- Wayne Judd, ITT Sheraton
- Leslie Kurisaki, Helber Hastert & Fee
- Clayton Yoshida, AICP
- Charles Jencks, DPW

a: sheraton.trans

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16

*8/24*





DEPARTMENT OF  
PARKS AND RECREATION  
COUNTY OF MAUI

LINDA CROCKETT LINGLE  
Mayor  
CHARMAINE TAVARES  
Director  
MIKE DAVIS  
Deputy Director

93 SEP 28 AM 57

1580 KAAHUMANU AVENUE, WAILUKU, HAWAII 96793

(808) 243-7230

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

September 27, 1993

Mr. Brian Miskae, Director  
Planning Department  
250 S. High Street  
Wailuku, HI 96793

Subject: I.D. No.: 93/EA-10, 93/SSV-06, 93/SM1-26  
TMK 4-4-08:05; Sheraton Maui Redevelopment  
Applicant: Kyo-ya Company, Ltd.

Dear Mr. Miskae:

We have reviewed the subject plans and have no further comments to offer at this time. The applicant has addressed our concern on the beach access parking lot. The proposed lot will have twenty stalls, including one handicapped stall with free public parking.

Thank you for allowing us to comment on applications.

Sincerely,

*Charmaine Tavares*

CHARMAINE TAVARES  
Director

CT/rt

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Secretary	<input type="checkbox"/> Rush
Current Div.	<input checked="" type="checkbox"/> See Me
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Today's date	9/28
Date Due	
By	

17

Helber Hastert

Planners

September 29, 1993



Ms. Charmaine Tavares, Director  
Department of Parks and Recreation  
County of Maui  
1580 Kaahumanu Ave.  
Wailuku, Hawaii 96793

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., September 27, 1993

Dear Ms. Tavares:

Thank you for your letter to the Maui County Planning Department, dated September 27, 1993, responding to the request for comments on the above referenced Draft EA.

We note that you have no further comments on the proposed project, and that the applicant has addressed your concerns on the beach access parking lot.

We appreciate your review of the EA.

Sincerely,

HELBERT HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

EX-118



DEPARTMENT OF  
**HOUSING AND HUMAN CONCERNS**  
 COUNTY OF MAUI

LINDA CROCKETT LINGLE  
 Mayor

STEPHANIE AVEIRO  
 Director

HENRY OLIVA  
 Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7805

September 29, 1993

93 SEP 30 4 59  
 DEPT OF PLANNING  
 COUNTY OF MAUI  
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Date Due _____		
By _____		

TO: Mr. Brian Miskae  
 Director of Planning

FROM: *Stephanie Aveiro*  
 Ms. Stephanie Aveiro  
 Director of Housing and Human Concerns

SUBJECT: Sheraton Maui Redevelopment  
 Applications for Special Management Area Permit &  
 Shoreline Setback Variance  
 I.D. No. 93/EA-010, 93/SM1 026, 93/SSV-006  
 TMK: 4-4-08:05

We have reviewed the following documents:

1. Mr. Clayton Yoshida's September 17, 1993 transmittal letter
2. Kyo-ya Company, Ltd.'s Applications for Special Management Area Permit and Shoreline Setback Variance
3. Draft Environmental Assessment Report for the subject project

and would like to offer the following comments:

1. The applicant states in the Special Management Area Permit Application and draft Environmental Assessment Report that the proposed redevelopment of the Sheraton Maui Hotel will not increase the total number of hotel rooms. That being the case, the proposed project falls under the provisions of Section 14.64.050A of the Maui County Code, and is excluded from the County's affordable housing policy for the hotel-related developments.
2. The applicant states in the draft Environmental Assessment Report that the Maui County Planning Commission has established policy guidelines relating to employee housing requirements for hotel developments.

19

Mr. Brian Miskae  
September 29, 1993  
Page 2

The applicant should be advised that the Maui County Planning Commission's Resolution No. 2 (1987), Relating To An Employee Housing Policy For Hotel-Related Developments, is superseded by Maui County Ordinance No. 2093 which established an Affordable Housing Policy for Hotel-Related Developments (effective March 20, 1992).

3. The applicant has satisfactorily addressed all of the questions in my April 1, 1993 letter to Ms. Leslie Kunisaki. Therefore, we do not have any additional comments to offer.

Please call Mr. Wayde Oshiro or Mr. Edwin Okubo of our Housing Division at ext. 7351 should you have any question.

WTO:hs

xc: Housing Administrator

Helber Hastert

Planners

September 30, 1993



Ms. Stephanie Aveiro, Director  
Department of Housing and Human Concerns  
County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Memo to Maui County Planning Dept., September 29, 1993

Dear Ms. Aveiro:

Thank you for your memo to the Maui County Planning Department, dated September 29, 1993, responding to the request for comments on the above referenced Draft EA.

We note that since the redevelopment of the Sheraton Maui Hotel will not increase the total number of hotel rooms, the project is excluded from the County's affordable housing policy for hotel-related developments. We have also noted that the Planning Commission's 1987 policy guidelines concerning employee housing have been superseded by Maui County Ordinance No. 2093, Affordable Housing Policy for Hotel-Related Developments, effective March 20, 1992.

We appreciate your review of the EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

Helber Hastert & Fee  
Governor Center, PRI Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055

Facsimile 808 545-2050

EXHIBIT 20

Helber Hastert

Planners

September 28, 1993



Mr. Thomas Ushijima, P.E.  
Acting Director of Engineering  
Department of the Army  
U.S. Army Engineer District, Honolulu  
Bldg. 230  
Fort Shafter, Hawaii 96858-5440

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 13, 1993

Dear Mr. Ushijima:

Thank you for your letter to the Maui County Planning Department, dated August 13, 1993, responding to the request for comments on the above referenced Draft EA.

As noted in the Draft EA, redevelopment of the pier is not a part of the subject project or proposed action. However, should the applicant be involved in any future renovation of the pier, your office will be contacted regarding possible DA permit requirements.

We appreciate your review of the EA.

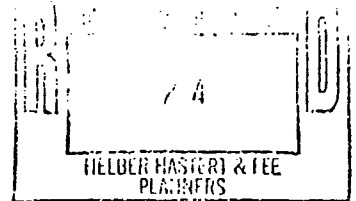
Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

EXHIBIT 21



August 13, 1993

Mr. Brian Miskae, Planning Director  
County of Maui  
Maui Planning Department  
250 S. High Street  
Wailuku, HI 96793

Dear Mr. Miskae:

Subject: Sheraton Maui Redevelopment  
TMK: 4-4-08:05

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted and our records, we have no objection to the subject project. We have already been in contact with Helbert Hastert and Fee, Planners about our concerns on the impact of this project to our distribution system. Therefore, we encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

*Edward L. Reinhardt*  
for Edward L. Reinhardt  
Manager, Engineering

cc: Leslie Kurisaki, Helbert Hastert and Fee, Planners ✓

Helber Hastert

Planners

September 28, 1993



Mr. Edward L. Reinhardt  
Manager, Engineering  
Maui Electric Company, Ltd.  
210 West Kamehameha Ave.  
P.O. Box 398  
Kahului, Maui, HI 96732-0398

Subject: Sheraton Maui Redevelopment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 13, 1993

Dear Mr. Reinhardt:

Thank you for your letter to the Maui County Planning Department, dated August 13, 1993. Your comments have been forwarded to the project developer, architect and electrical engineers. Mr. Al Kilburg of Douglas V. MacMahon, Ltd., the project's electrical consultant, will contact you to discuss the project's electrical requirements, as you have recommended.

Thank you again for your input and cooperation.

Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG  
Al Kilburg, Douglas MacMahon Ltd.

EXHIBIT 23



JOHN WAIHEE  
GOVERNOR



RUSSEL S. NAGATA  
COMPTROLLER

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

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DEPT OF PLANNING  
COUNTY OF MAUI  
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August 5, 1993

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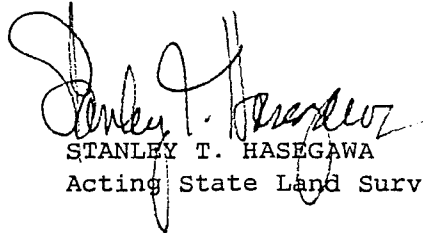
TO: Mr. Brian Miskae, Director

ATTN.: Mr. Clayton Yoshida

SUBJECT: I. D. No. 93/EA-10, 93/SSV-06, 93/SM1-26  
TMK: 4-4-08:05  
Project Name: Sheraton Maui Redevelopment  
Applicant: Kyo-ya Company, Ltd.

REMARKS:

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations and Benchmarks are affected. Survey has no objections to the proposed project.

  
STANLEY T. HASEGAWA  
Acting State Land Surveyor

DEPT. OF PLANNING

Asst. Dir.	<input type="checkbox"/>	Assign
Secretary	<input type="checkbox"/>	Rush
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Date Due \_\_\_\_\_  
By \_\_\_\_\_

Helber Hastert  
Planners

September 28, 1993



Mr. Stanley T. Hasegawa  
Acting State Land Surveyor  
State of Hawaii  
Department of Accounting and General Services  
Survey Division  
P.O. Box 119  
Honolulu, HI 96810

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 5, 1993

Dear Mr. Hasegawa:

Thank you for your letter to the Maui County Planning Department, dated August 5, 1993, responding to the request for comments on the above referenced Draft EA. We note that your office has no objections to the proposed project.

We appreciate your review of the EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

25

JOHN WAIHEE  
GOVERNOR OF HAWAII



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

JOHN C. LEWIN, M.D.  
DIRECTOR OF HEALTH

93 AUG 12 P3:47  
ROYAL METZGER, M.D.  
Acting DISTRICT HEALTH SERVICES ADMINISTRATOR (M.D.)

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

August 10, 1993

Mr. Brian Miskae  
Director  
Department of Planning  
County of Maui  
250 S. High Street  
Wailuku, Hawaii 96793

Dear Mr. Miskae:

Subject: 93/EA-10, 93/SSV-06, 93/SM1-26, Sheraton Maui Redevelopment, Lahaina, Hawaii, TMK: 4-4-08: 05

Thank you for the opportunity to review and comment on the subject application. We have no comments to offer at this time.

Sincerely,

*David H. Nakagawa*  
DAVID H. NAKAGAWA  
Chief Sanitarian, Maui

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Helber Hastert

Planners

September 28, 1993



Mr. David H. Nakagawa  
Chief Sanitarian, Maui  
State of Hawaii  
Department of Health  
Maui District Health Office  
54 High Street  
Wailuku, HI 96793

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 10, 1993

Dear Mr. Nakagawa:

Thank you for your letter to the Maui County Planning Department, dated August 10, 1993, responding to the request for comments on the above referenced Draft EA. We note that your office has comment on the subject application.

We appreciate your review of the EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG

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8/24

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION

869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

August 19, 1993

93 AUG 24 P 1 12 REPLY REFER TO:

DEPT OF PLANNING HWY-PS  
COUNTY OF MAUI 2.8075  
RECEIVED

Mr. Brian Miskae  
Director  
Planning Department  
County of Maui  
250 South High Street  
Wailuku, Hawaii 96793

Dear Mr. Miskae:

Subject: Sheraton Maui Redevelopment  
SMAP/Shoreline Setback Variance Applications  
TMK: 4-4-08: 05

Thank you for your transmittal of August 2, 1993, requesting our comments on the proposed project.

We feel that the traffic congestion at the intersection of Kaanapali Parkway and Honoapiilani Highway is now the worst traffic problem in West Maui. We intend to correct this current problem by constructing improvements at that intersection. We plan to advertise this project for bids within three months and complete the construction in the second quarter of 1994.

Because of funding and other problems, we will not complete the Lahaina Bypass project by the time the renovation of Sheraton Maui is completed. Any problems caused by the new traffic generated by the renovated Sheraton Maui will show up at the intersection of Kaanapali Parkway and Honoapiilani Highway.

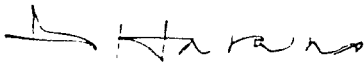
We recommend that you require the applicant to reassess the traffic situation at Kaanapali Parkway/Honoapiilani Highway intersection a few months after the reopening of the hotel to see if any further improvements can be made to the intersection.


Mr. Brian Miskae  
Page 2  
August 19, 1993

HWY-PS 2.8075

The applicant should be responsible for the cost of the reassessment and the further improvements needed at the intersection. In the reassessment, the applicant's consultant should assume a worst-case situation where most of the users of the new meeting facilities are coming from outside of the Kaanapali Beach Resort area.

Sincerely,



 Rex D. Johnson  
Director of Transportation

Helber Hastert  
Planners

September 28, 1993



Mr. Rex D. Johnson  
Director of Transportation  
State of Hawaii  
Department of Transportation  
869 Punchbowl Street  
Honolulu, HI 96813-5097

Subject: Sheraton Maui Redevelopment  
Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., August 19, 1993

Dear Mr. Johnson:

Thank you for your August 19, 1993 letter to the Maui County Planning Department, providing comments on the above-referenced project. Your comments have been forwarded to the project owner/applicant, architect and traffic consultant.

The applicant and their traffic engineers, Parsons Brinckerhoff, Inc., will continue to work closely with both your Department and the County of Maui to monitor the traffic situation at the intersection of Kaaanapali Parkway and Honoapiilani Highway.

Thank you again for your input and cooperation.

Sincerely,

HELBERT HASTERT & FEE, Planners

*Leslie Kurisaki*

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG  
Rob Miyasaki, Parsons Brinckerhoff, Inc.

SEP 29 1993

DEPUTIES

JOHN P. KEPPELER II  
DONA L. HANAIKE

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT

CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS

WATER AND LAND DEVELOPMENT



'93 SEP -8 P2:07

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813

DEPT. OF RESOURCING  
COUNTY OF MAUI  
RECEIVED

DEPT OF PLANNING		
Deputy Dir.	<input type="checkbox"/>	Assign <input type="checkbox"/>
Secretary	<input type="checkbox"/>	Rush <input type="checkbox"/>
Current Div.	<input checked="" type="checkbox"/>	See Me <input type="checkbox"/>
Long Range	<input type="checkbox"/>	Comments <input type="checkbox"/>
Energy Div.	<input type="checkbox"/>	Draft <input type="checkbox"/>
Admin.	<input type="checkbox"/>	Handle <input type="checkbox"/>
	<input type="checkbox"/>	File <input type="checkbox"/>
	<input type="checkbox"/>	FYI <input checked="" type="checkbox"/>
Copy to:	<input type="checkbox"/>	CIRCULATE <input type="checkbox"/>
	<input type="checkbox"/>	Recycle <input type="checkbox"/>
Today's date	9/8	
Date Due		
By	September 2, 1993	

Mr. Brian Miskae, Director  
Maui Planning Department  
250 South High Street  
Wailuku, Maui, Hawaii 96793

LOG NO: 9090  
DOC NO: 9308AG54

Dear Mr. Miskae:

**SUBJECT: County of Maui, Historic Preservation Review of the  
Proposed Sheraton Maui Redevelopment (93/EA-10, 93/SSV-  
06, 93/SM1-26)  
Hanakao'o, Lahaina, Maui  
TMK: 4-4-08: 05**

Thank you for the opportunity to comment on the Special Management Area Use Permit and shoreline setback variance applications for the proposed renovation of the existing hotel facilities.

This proposed project has undergone historic preservation review as reflected in the Draft Environmental Assessment's Chapter IV and Appendix C. Historic preservation concerns have been adequately addressed in Chapter IV-4 through IV-6. An archaeological inventory survey was conducted and the findings were summarized and incorporated in the draft EA. Although the findings were negative, we have recommended that archaeological monitoring be conducted during excavations. This recommendation has also been included. Appendix C contains a copy of the accepted final report and a copy of our review of the report. The requested trench profile drawings have been submitted to our office.

Should these applications be approved, we recommend that the following condition be attached to the approved permit:

A qualified archaeologist shall monitor all activities involving below grade disturbance. If historic remains are encountered, the monitoring archaeologist shall be allowed sufficient time to recover significant data. For inadvertent discovery of human burials, the developer shall comply with Chapter 6E-43.6 (H.R.S.). An acceptable

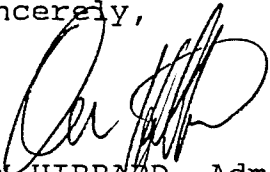


B. Miskae  
Page 2

monitoring report shall be submitted to the State Historic  
Preservation Division at the completion of the project.

Please contact Ms. Annie Griffin at 587-0013 if you have any  
questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hibbard", written over the word "Sincerely,".

DON HIBBARD, Administrator  
State Historic Preservation Division

AG:amk

Helber Hastert

Planners

September 28, 1993



Mr. Don Hibbard, Administrator  
State Historic Preservation Division  
State of Hawaii  
Department of Land and Natural Resources  
33 South King Street, 5th Floor  
Honolulu, HI 96813

Subject: Sheraton Maui Redevelopment  
Draft Environmental Assessment  
TMK 4-4-08:05  
Your Letter to Maui County Planning Dept., September 2, 1993

Dear Mr. Hibbard:

Thank you for your letter of September 2, 1993 to the Maui County Planning Department, providing comments on the above-referenced project. Your letter has been forwarded to the project owner/applicant, project architect and archaeological consultant.

As you have recommended, a qualified archaeologist will be present on site to monitor major subsurface excavation activity. Should human remains be encountered at any time during project construction, archaeological consultation will be sought immediately.

The applicant and their archaeologists, Paul H. Rosendahl, Ph.D. Inc., will continue to work closely with your Department and will comply with all permit conditions pertaining to historic preservation and archaeological resources.

Thank you again for your input and cooperation.

Sincerely,

HELBER HASTERT & FEE, Planners

Leslie Kurisaki  
Project Planner

cc: Brian Miskae, Maui County Planning Director  
Wayne Judd, ITT Sheraton  
Shinji Yanai, Kyo-ya Company, Ltd.  
Kevin Chun, WATG  
Alan Walker, PHRI

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