

LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

Deputy Director

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

RECEIVED

June 16, 1997

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OFF. OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Gary Gill, Director
Office of Environmental Quality Control
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813-2437

Dear Mr. Gill:

RE: Final Environmental Assessment (EA) for the Proposed Westin Maui Hotel Villas Terrace Bar and Buffet Renovations Within the Shoreline Setback Area at TMK: 4-4-008: 019, Kaanapali, Island of Maui, Hawaii (EA 970003)

Transmitted herewith for publication in the OEQC Bulletin is the Findings of No Significant Impact (FONSI) for the above-referenced project. Enclosed is the OEQC Publication Form, and four (4) copies of the Final EA Reports prepared by both the Applicant and the Maui Planning Department. Please note that the project description has not changed since the initial draft EA, and as such, a new description has not been provided in the Wordperfect format.

If you have any questions, please contact Ms. Colleen Suyama, Staff Planner, of this office at 243-7735.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Clayton Yelich".

for DAVID W. BLANE
Director of Planning

Mr. Gary Gill, Director
June 16, 1997
Page 2

DWB:CMS:osy
Enclosures

c: Lisa M. Nuyen, Deputy Director of Planning
Clayton Yoshida, AICP, Planning Program Administrator
Colleen Suyama, Staff Planner
Matthew Hart, General Manager, Westin Maui Hotel
Milton Arakawa, Munekiyo & Arakawa, Inc.
Project File
General File
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Villa Terrace Bar & Buffet Improvements ^{JUL} 8 1997

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DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF PERMITS AND ENVIRONMENTAL REVIEW

Final **Environmental Assessment**

Westin Maui Villa Terrace Bar and Buffet Improvements

May 1997

Prepared for:

Westin Maui



***Final
Environmental Assessment***

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Westin Maui



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Preface

Bar and buffet improvements are proposed to the Villa Terrace located within the Westin Maui Hotel at Lahaina, Maui, Hawaii. Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules, this Environmental Assessment documents the project's technical characteristics, environmental impacts and alternatives, and advances findings and conclusions relative to the project.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROJECT LOCATION, EXISTING USE AND LAND OWNERSHIP

Bar and buffet improvements are proposed to the Villa Terrace, an outdoor dining area within the grounds of the Westin Maui Hotel. The hotel is located at 2365 Kaanapali Parkway in Lahaina, Maui, Hawaii and is identified as TMK 4-4-8:19. See Figure 1.

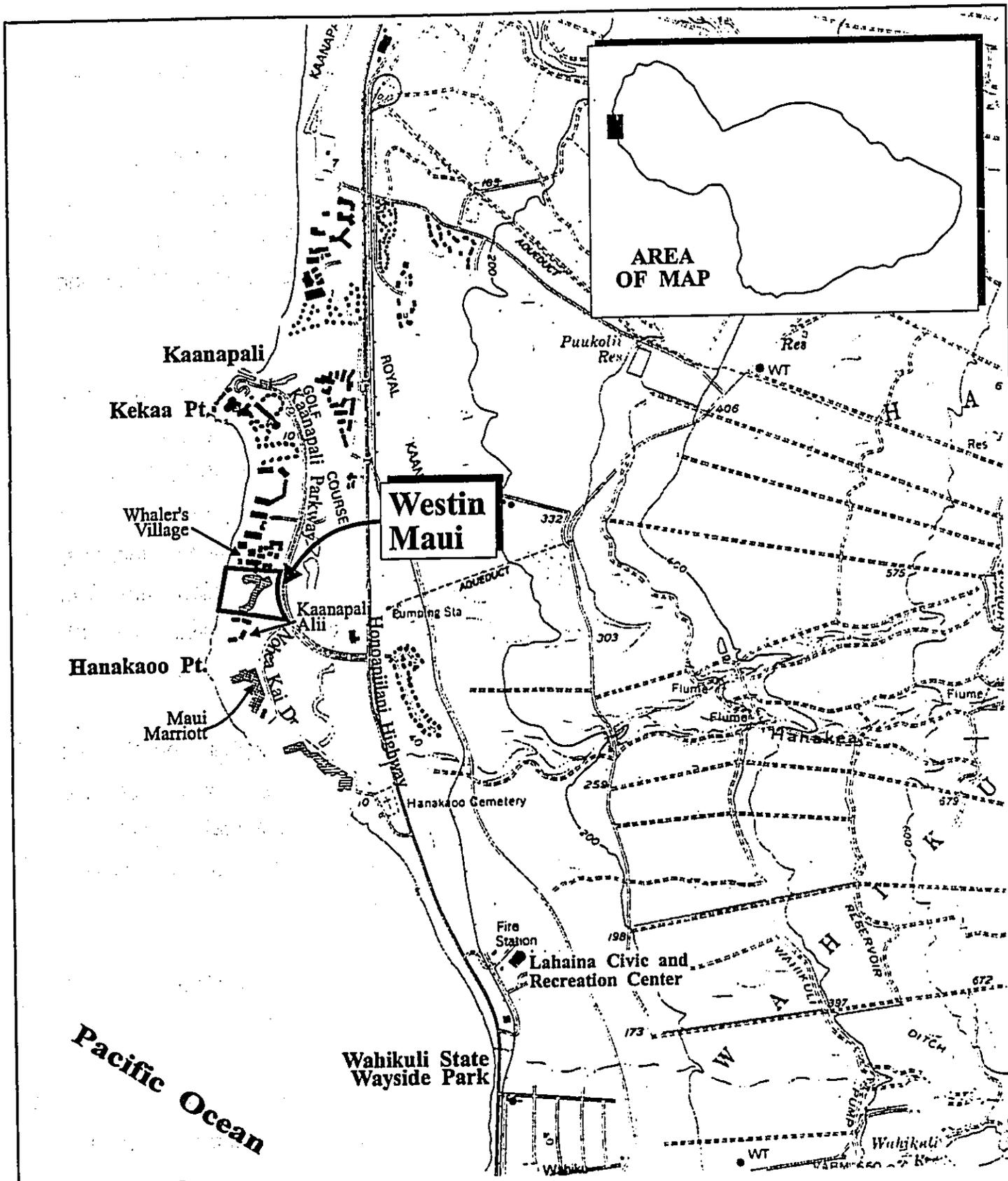
The Westin Maui contains 761 guest rooms and suites located on 11.987 acres of property abutting Kaanapali Beach. See Figure 2. The hotel consists of two (2) 11-story towers. The Ocean Tower contains 555 guest rooms and suites, while the Beach Tower contains 206 guest rooms and suites. Guest conveniences include conference and banquet facilities, beauty salon and health club facilities, and an array of fashions, arts, gifts and convenience items. The Westin Maui also contains eight (8) restaurants and lounges offering a number of dining choices.

Within the grounds, there are strolling gardens, tropical and Oriental influences, exotic wildlife, and a rare art collection. Also, there are meandering streams, waterfalls, and 87,000 square feet of pool area which include five (5) free-form swimming pools, two (2) waterslides, warm-water Jacuzzi and a swim-up Jacuzzi.

The owner of the ground lease for the property is the Kaukani (Maui) Corporation. The applicant is the Westin Maui Hotel.

B. PROPOSED ACTION

The Villa Terrace is located near the southwest corner of the parcel. It is currently utilized as an outdoor dining area featuring a seafood buffet menu. The buffet is currently served from an outrigger canoe adjacent to an existing fishpond.



Source: U.S.G.S.

Figure 1 Westin Maui Villa Terrace Bar and Buffet Improvements Regional Location Map



Prepared for: Westin Maui Hotel



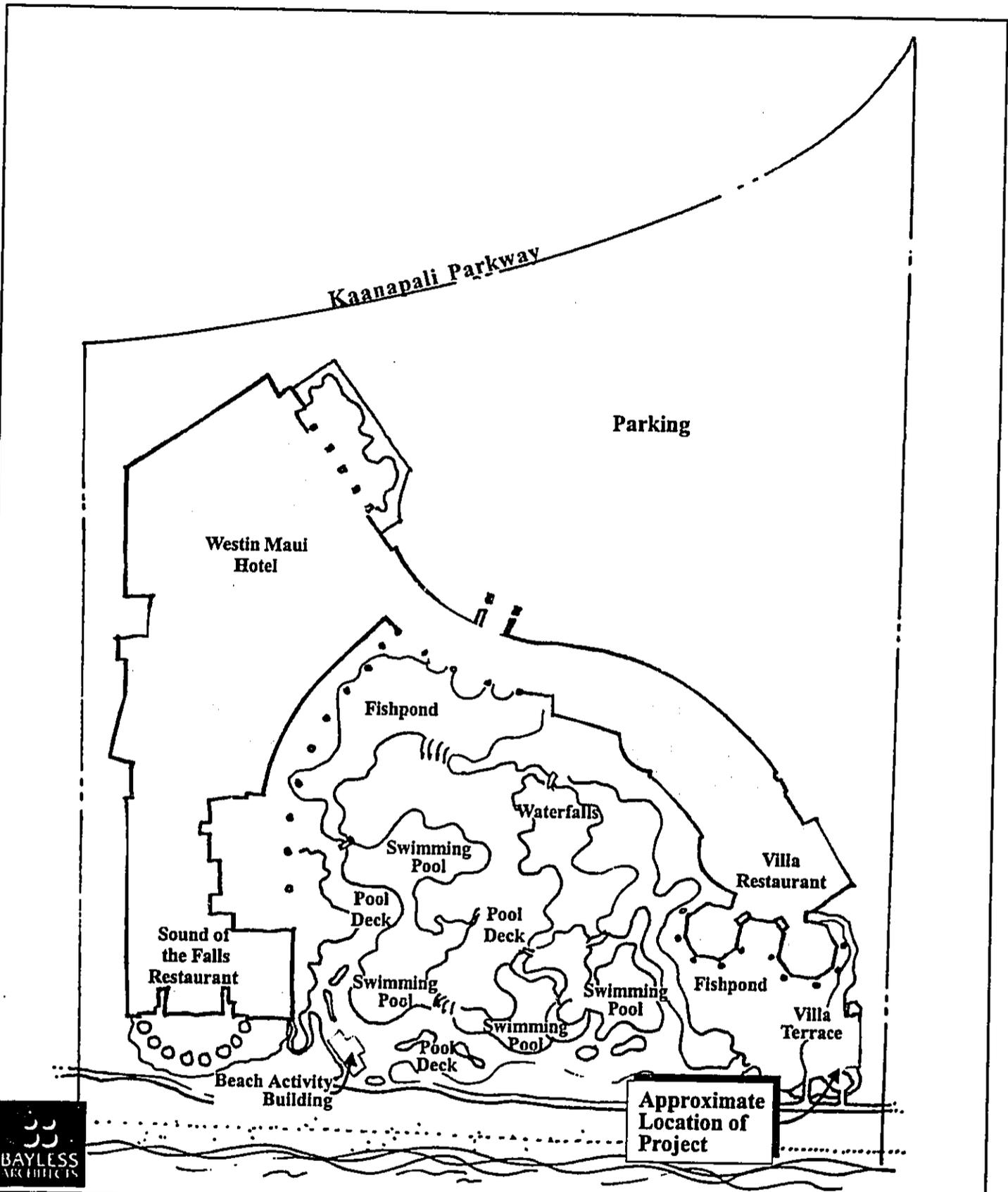


Figure 2 Westin Maui Villa Terrace Bar and Buffet Improvements Site Plan of Hotel



Prepared for: Westin Maui Hotel

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Proposed improvements include a new bar area and an upgrade of the dining area. See Figure 3 and Figure 4. The new bar would be oriented to the open dining area. It is proposed to be approximately 11 feet in height and encompass approximately 461 square feet in area.

The buffet area is proposed to be moved closer to the side property line adjacent to the existing food service station. The buffet improvements total 298 square feet and increase the ease and efficiency of servicing dining patrons.

A portion of the existing man-made fishpond makai of the new bar area is proposed to be filled. An addition to the seating area of approximately 463 square feet is also proposed. Flagstone flooring is proposed to match the existing dining area.

It is noted that the site of the Westin Maui is entirely within the County Special Management Area (SMA). Since the improvements exceed \$125,000, a major SMA permit is required.

The proposed improvements are also entirely within the shoreline setback area. The shoreline setback for the property is defined as those areas makai of the shoreline setback line. In accordance with Chapter 5 of the Rules of the Maui Planning Commission Relating to the Shoreline Area of the Islands of Kahoolawe, Lanai, and Maui, the shoreline setback line for the subject property has been calculated to be 150 feet mauka of the certified shoreline.

The proposed improvements are considered a "structure" by the County of Maui Planning Department. In order to proceed with the proposed project in its current location, a shoreline setback variance would be

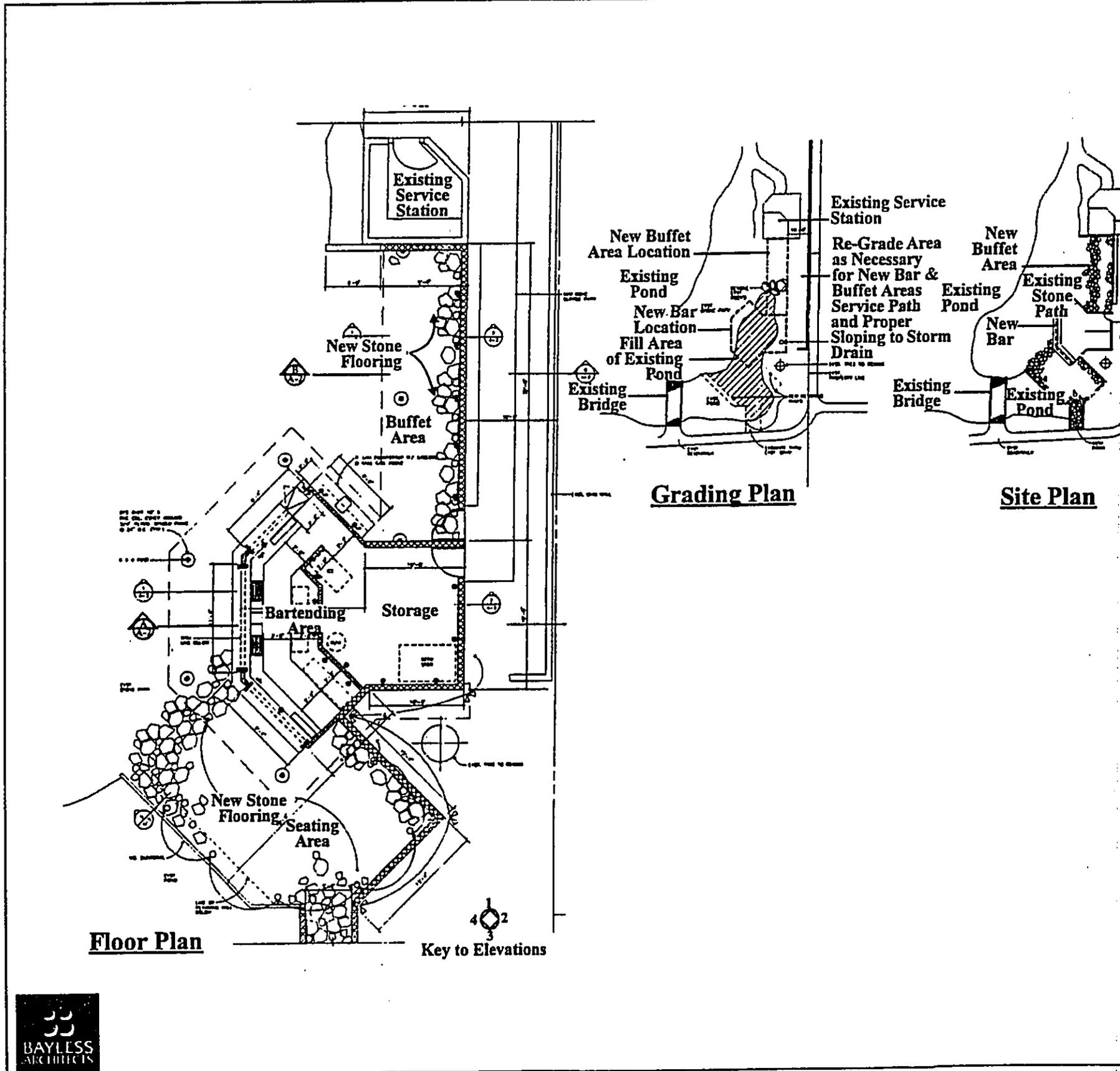
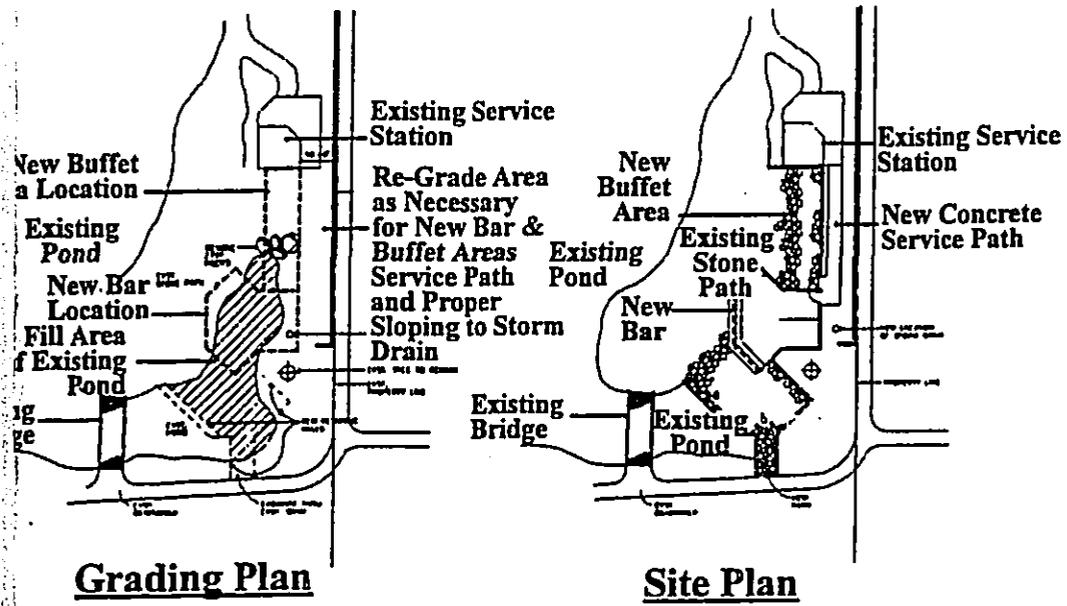


Figure 3

Westin Maui Villa Terrace Bar
and Buffet Improvements
Floor Plan, Grading Plan and Site Plan

Prepared for: Westin Maui Hotel

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**Villa Terrace Bar
Buffet Improvements
Grading Plan and Site Plan**



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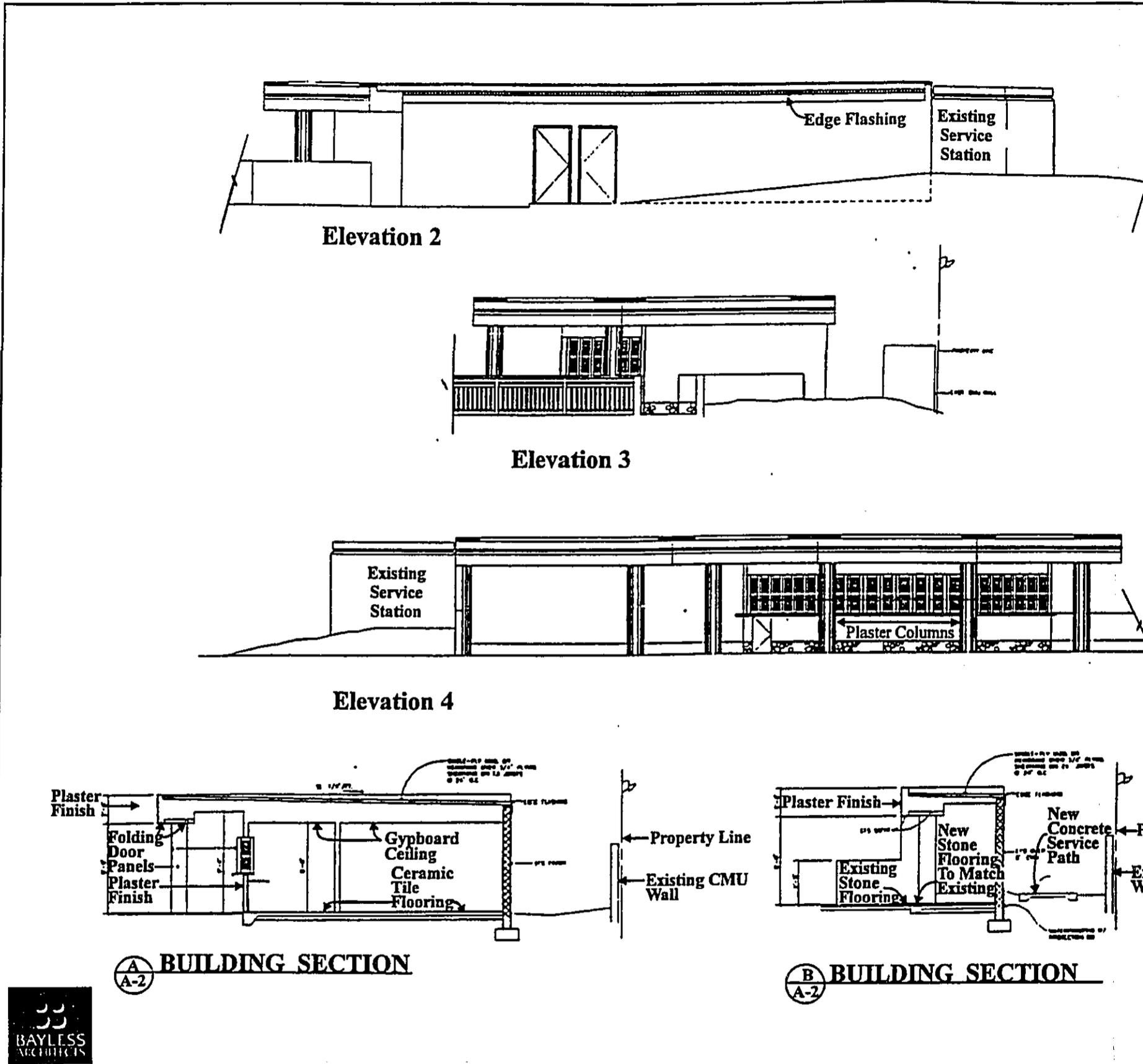
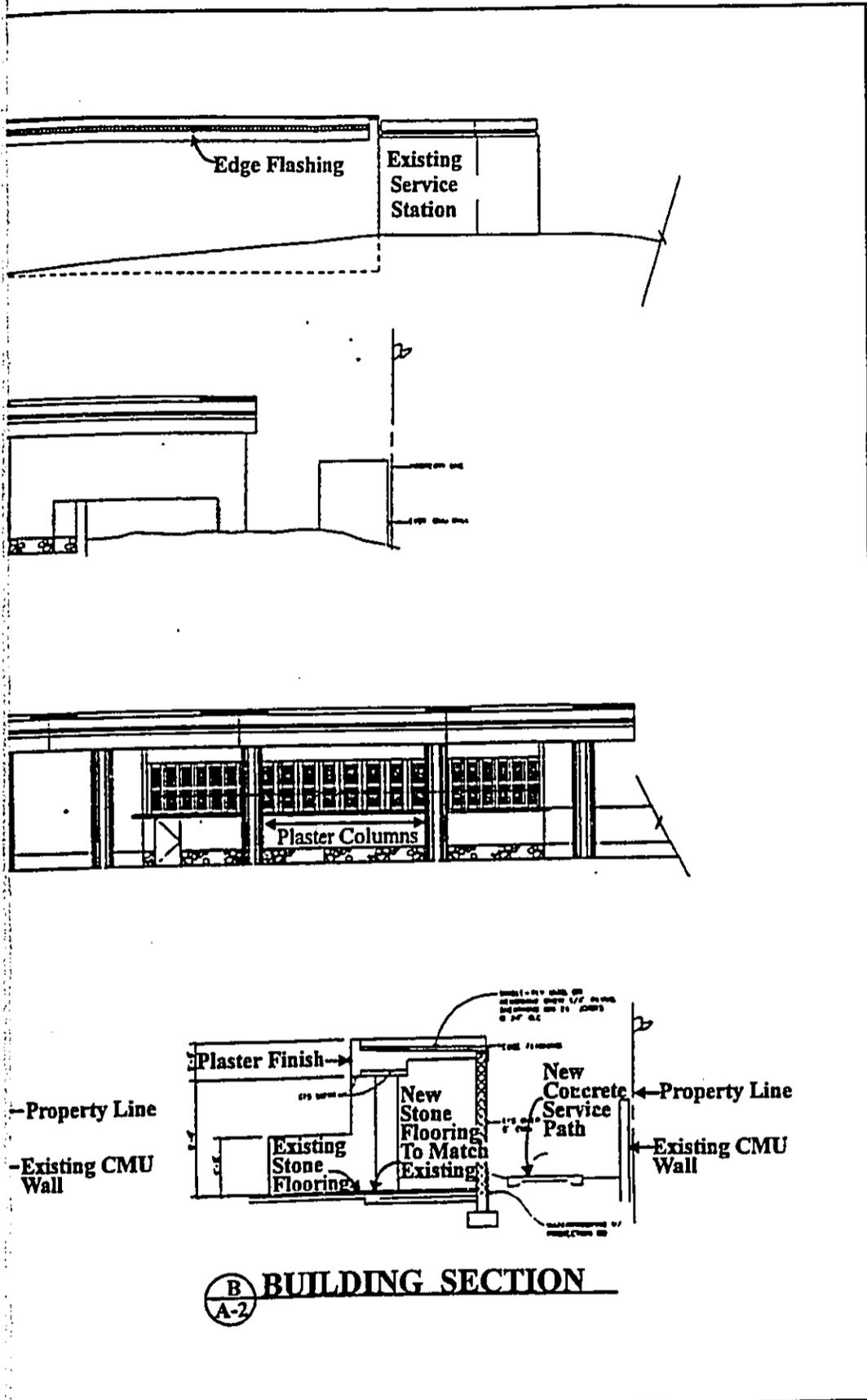


Figure 4

Westin Maui Villa Terrace Bar
and Buffet Improvements
Exterior Elevations and Building Sections

Prepared for: Westin Maui Hotel

NOT TO SCALE



Villa Terrace Bar
Improvements
and Building Sections



NOT TO SCALE

required. Since the structure is proposed to be located within the shoreline area, environmental review pursuant to Chapter 343, Hawaii Revised Statutes, would also be required.

C. JUSTIFICATION FOR THE SHORELINE SETBACK VARIANCE

The proposed improvements are consistent with the existing uses of the Westin Maui Hotel. Construction is not proposed to be any closer to the shoreline than improvements which currently exist on the property.

The existing hotel was constructed on the site in 1972. At the time, the required shoreline setback was 40 feet. The various swimming pools and decks, the man-made fishponds and other recreational amenities were constructed no closer than 40 feet from the shoreline.

The concrete walkway which extends parallel to the shoreline is located makai of the hotel's recreational amenities. The distance of the walkway to the current shoreline ranges from approximately 15 feet to 35 feet.

The closest point of the hotel structure itself to the shoreline is approximately 95 feet from the current shoreline. This is the Sound of the Falls Restaurant located near the northern boundary of the property. The Villa Restaurant located near the southern boundary is setback approximately 175 feet from the shoreline.

The Villa Terrace, which is the subject of the shoreline setback variance, is located makai of the Villa Restaurant. This is an existing use featuring a seafood dinner buffet served from an outrigger canoe structure located within the dining area. The dining area has a walkway which links with the Villa Restaurant in the mauka direction and a walkway which bridges the fishpond linking with the shoreline walkway. The closest point of the

existing Villa Terrace walkway to the current shoreline is approximately 27 feet. The closest point of the existing dining area is approximately 65 feet from the current shoreline.

The proposed project includes a new walkway linking the dining area to the shoreline walkway. The closest point of the proposed walkway to the shoreline is approximately 28 feet. The dining area is proposed to be expanded over an existing man-made fishpond. The closest point of the new dining area is approximately 40 feet from the shoreline. The closest point of the new bar facility to the shoreline is approximately 70 feet.

It should also be noted that the proposed project involves relatively small scale improvements which improves the viability and competitiveness of the existing use.

The proposed improvements are very similar to "minor structures" which may be constructed within the shoreline setback area without a permit. As defined by the Maui Planning Commission's Shoreline Setback Rules, a "minor structure means a man-made structure which does not impede the natural movement of the shoreline." According to the Rules, "minor structures shall include, but are not limited to:

- (1) Landscape features or irrigation designed to stabilize and enhance the shoreline area;
- (2) Minor, single storied service and recreational buildings, paved lanais, swimming pools, and beach use facilities; and
- (3) Paved walkways for public access."

The proposed project includes construction of a paved dining area and walkway which are included within the definition of minor structures. A

single story bar and buffet facility complements an already existing use of the Villa Terrace. Since there are already existing improvements in the form of the Villa Terrace and its adjacent fishpond and walkway, the proposed project will not have a significant effect upon beach processes, the shoreline, public access or public views. Should the small scale improvements not be allowed, this could lead to a decline in the quality of amenities for the hotel.

Moreover, the total cost of the improvements is approximately \$135,000. Although a major SMA permit is required, it is noted that this only slightly exceeds the \$125,000 threshold between a major SMA and a minor SMA permit. For a minor SMA permit, agency review and a public hearing would not be necessitated.

Chapter II

***Description of the
Existing Environment***

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The Westin Maui is located in the planned resort community of Kaanapali. The hotel is centrally located within the resort community, fronting Kaanapali Beach. The Kaanapali Alii resort condominium lies to the south of the Westin Maui. Further south along Nohea Kai Drive are the Maui Marriott Hotel and the Hyatt Regency Maui. To the north are the Whalers Village Shopping complex and Kaanapali Beach Hotel. The Kaanapali Golf Course lies to the east of the property. The Pacific Ocean lies to the west of the property.

2. Climate

Like most areas of Hawaii, West Maui's climate is relatively uniform year-round. The region's tropical latitude, its position relative to storm tracts and the Pacific anticyclone, and the surrounding ocean combine to produce this stable climate. Variations in climate among different regions, then, is largely left to local terrain.

In Lahaina, August is historically the warmest month with an average high temperature of approximately 88 degrees Fahrenheit and average low temperature of 70 degrees Fahrenheit. January is normally the coolest month of the year with an average high temperature of 80 degrees Fahrenheit and an average low temperature of approximately 62 degrees Fahrenheit (University of Hawaii, 1983).

Rainfall at Lahaina is highly seasonal, with most precipitation occurring between October and April when winter storms hit the

area. Situated on the leeward side of the West Maui Mountains, this region receives most of its rainfall in late afternoon and early evening, after seabreezes take moisture upslope during the day. Precipitation data collected at the Wahikuli Station (#364) show that on average January is the wettest month, with 3.31 inches of precipitation, while June is the driest, with just 0.25 inches. The average annual total is 18.5 inches.

The winds in the region are also seasonal. The northeasterly tradewind occurs ninety (90) percent of the time during the summer, and just fifty (50) percent of the time in the winter. Wind patterns also vary on a daily basis, with tradewinds generally being stronger in the afternoon. During the day, winds blow onshore toward the warmer land mass. In the evening, the reverse occurs, as breezes blow toward the relatively warm ocean.

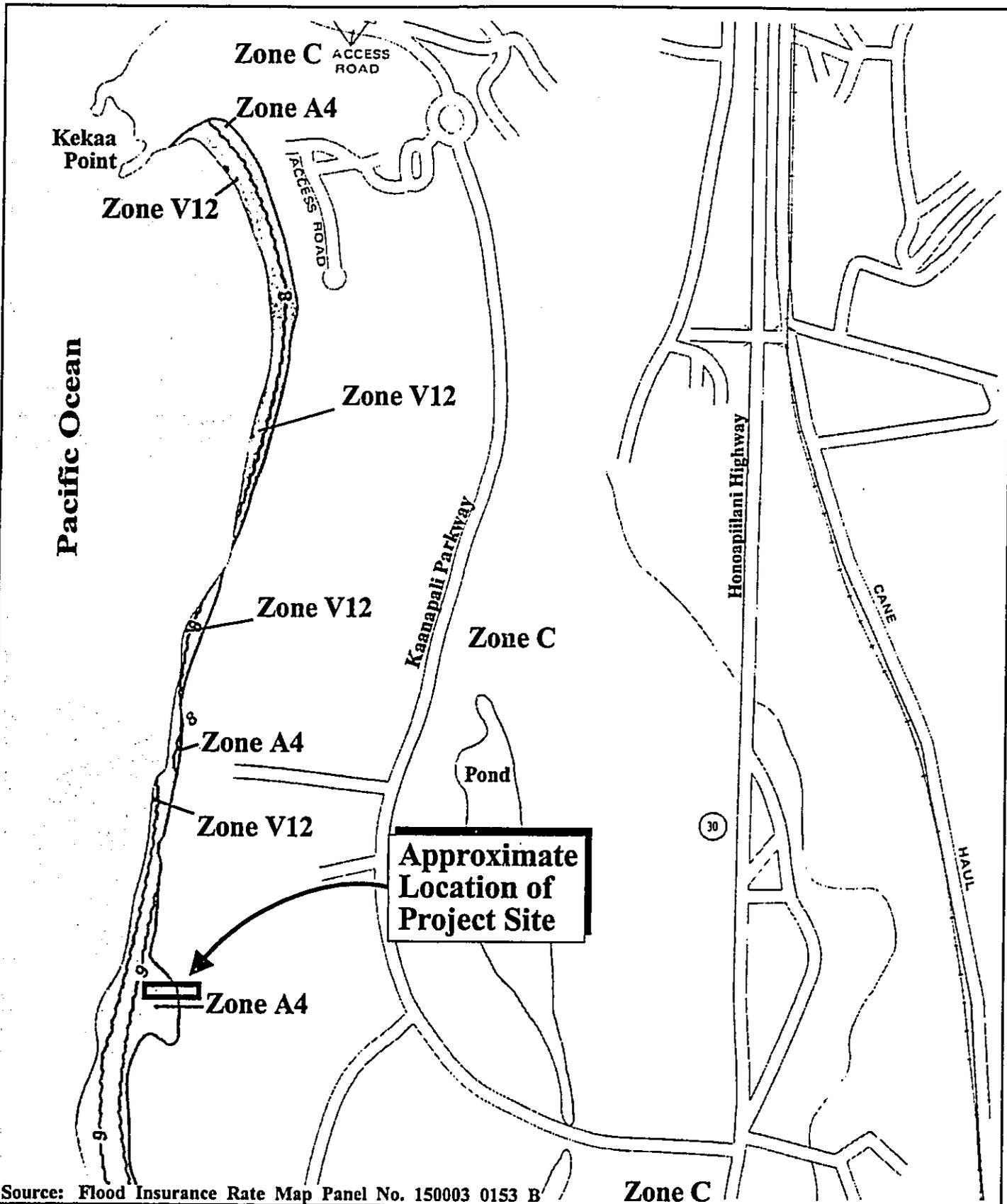
3. Flood and Tsunami Zone

The Flood Insurance Rate Map (FIRM) for this area of the island indicates that the proposed improvements lie within Zone A-4 which is an area of the 100-year flood with a base flood elevation of nine (9) feet, and Zone C which indicates an area of minimal flooding. See Figure 5.

4. Topography and Soils

The existing outdoor dining area is paved with flagstone with adjacent landscaping of plants and trees as well as an existing fishpond. The outdoor dining area is at an elevation of approximately 9 feet and is essentially flat.

Soils at the project site belong to the Pulehu-Ewa-Jaucas Association. See Figure 6. The specific soil types at the project



Source: Flood Insurance Rate Map Panel No. 150003 0153 B

Figure 5 Westin Maui Villa Terrace Bar and Buffet Improvements
Flood Insurance Rate Map



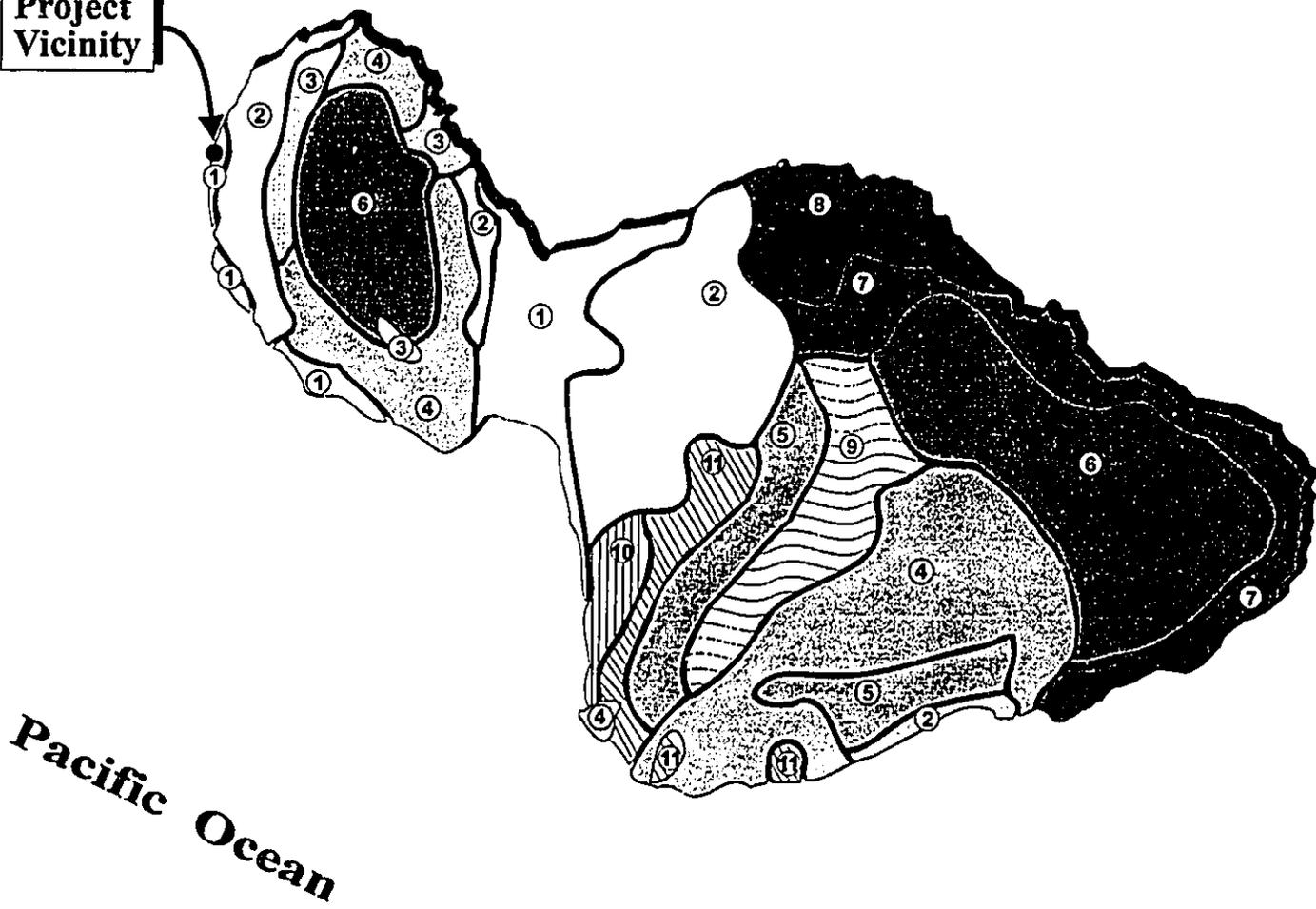
Prepared for: Westin Maui Hotel



LEGEND

- | | |
|--|-------------------------------------|
| ① Pulehu-Ewa-Jaucas association | ⑦ Hana-Makaalaie-Kailua association |
| ② Waiakoa-Keahua-Molokai association | ⑧ Pauwela-Haiku association |
| ③ Honolua-Olelo association | ⑨ Laumaia-Kaipoi-Olinda association |
| ④ Rock land-Rough mountainous land association | ⑩ Keawakapu-Makena association |
| ⑤ Puu Pa-Kula-Pane association | ⑪ Kamaole-Oanapuka association |
| ⑥ Hydrandepts-Tropaquods association | |

Project Vicinity



Map Source: USDA Soil Conservation Service

Figure 6 Westin Maui Villa Terrace Bar and Buffet Improvements Soil Association Map



Prepared for: Westin Maui Hotel

NOT TO SCALE

site consist of the Jaucas Sand (JaC) and Beaches (Bs). See Figure 7. Jaucas Sand consists of sandy material with rapid permeability. This soil is used for both agricultural and urban uses. Beaches occur as sandy, gravelly or cobbly areas derived from coral and seashells.

5. **Flora and Fauna**

The site is developed and includes a well-maintained landscape character including banyan, coconut, palm, milo, and bougainvillea. There are no rare, threatened or endangered species of plants found at the project site.

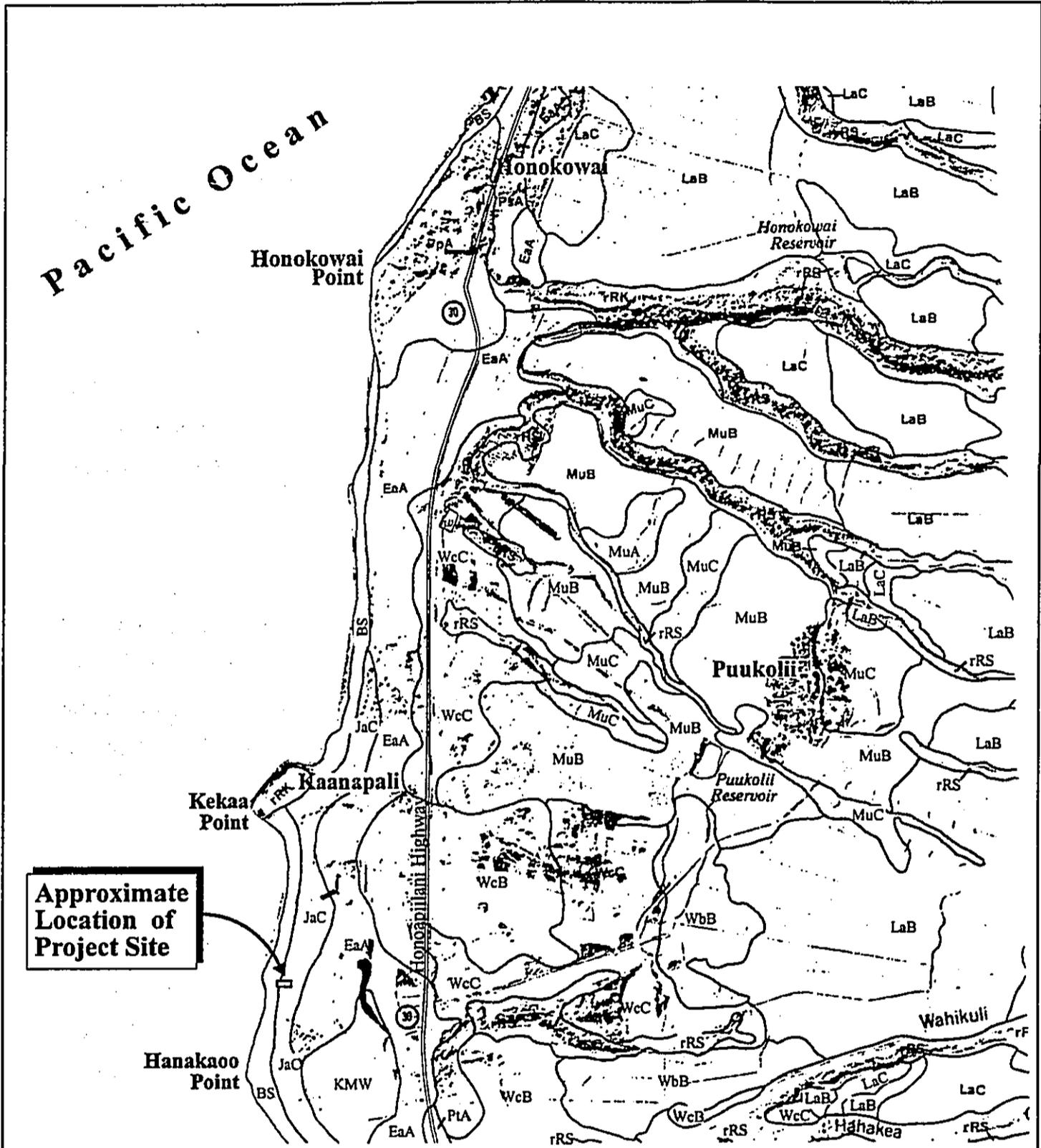
Animal life which may be found in this area is typical of the urbanized regions of West Maui. Avifauna commonly found in this area include the common mynah, Japanese white-eye, spotted dove, barred dove and house finch. There are no known endangered or rare species found in the vicinity of the project site.

6. **Air Quality**

The subject property in general does not experience adverse air quality conditions. Airborne pollutants that do exist can largely be attributed to automobile exhaust from surrounding parking lots and roadways. Other sources include emissions and smoke from sugar cane burning and operations from nearby sugar fields and pineapple operations. These sources are intermittent, however, and the prevailing tradewinds will disperse particulates generated by these temporary sources.

7. **Noise**

Existing background noise in the vicinity of the site is principally



Source: U.S. Department of Agriculture, Soil Conservation Service

Figure 7 Westin Maui Villa Terrace Bar and Buffet Improvements
Soil Classifications



Prepared for: Westin Maui Hotel



attributed to traffic in the adjacent parking areas. The ocean surf from the adjacent coastline also contributes to background noise conditions.

8. Archaeological/Historic Resources

The area of the Villa Terrace and the adjacent fishpond have already been developed and the ground surface already disturbed. Accordingly, there are no surface archaeological features found at the site.

9. Scenic and Open Space Resources

The proposed bar and buffet improvements are located near the southwest corner of the Westin Maui Hotel site. Scenic resources to the east of the parcel include the West Maui mountain range. To the west of the project site lies the Pacific Ocean. To the north is the Whaler's Village Center while the Kaanapali Alii resort condominium is located to the south.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Regional Setting

The majority of lands in West Maui are either State designated "Conservation" or "Agricultural". Generally, "Conservation" lands occupy the higher elevations, while the "Agricultural" district spans the foothills of the West Maui Mountains.

"Urban" designated lands occupy the lower elevations along the coast and include the communities of Kahana-Napili-Kapalua and Kaanapali. These resort communities include several hotels and visitor-oriented condominiums. Lahaina, meanwhile, is more typical of a residential community. Single-family, business, light industrial

and agricultural zones prevail in this part of West Maui.

The town of Lahaina is the commercial center for West Maui. The town contains several shopping centers and retail business areas, and serves as a core for the region's residential housing.

Part of West Maui's attraction can be attributed to its year-round dry and warm climate, complemented by many white-sand beaches and scenic landscape. Most of the visitor accommodations are located in Lahaina and the resort communities of Kaanapali, Kahana, Napili and Kapalua.

The Kapalua-West Maui Airport at Mahinahina conveniently links West Maui to Oahu and other neighbor islands.

Sugar cane and pineapple fields occupy much of the land in the area. Pioneer Mill, a major regional employer, cultivates approximately 6,800 acres, growing sugar cane and coffee. Maui Land and Pineapple Company's pineapple fields are found along the slopes of the West Maui Mountains north of Kaanapali.

2. Population

The resident population of the Lahaina Community Plan region has demonstrated a substantial increase over the last two decades. Population gains were especially evident in the 1970's as the rapidly developing visitor industry attracted many new residents. The current population of the Lahaina District is estimated at 14,574 (Community Resources, Inc., 1992). A projection of the resident population for the years 2000 and 2010 are 18,555 and 22,633 respectively.

Growth at the County level exhibits a similar pattern. The County's 1980 resident population of 71,000 has since grown to the present 100,000. The estimated County population in 2010 is 145,872 (Community Resources, Inc., 1992).

3. **Economy**

The economy of Maui is heavily dependent upon the visitor industry. In 1991, for example, total visitor expenditures equalled \$2.4 billion. The dependency on the visitor industry is especially evident in West Maui, which is one of the State's major resort destination areas. In addition to the Westin Maui, major hotels in this region include the Maui Marriott Resort (720 rooms), Hyatt Regency Maui (816 rooms), and the Kapalua Bay Hotel & Villas (344 rooms).

West Maui's visitor orientation is reflected in the character of Lahaina Town, which serves as a center for visitor-related retail outlets, as well as visitor-related activities.

In addition to the visitor industry, agriculture is established as a vital component of the West Maui economy. Sugar operations in West Maui are managed by the Pioneer Mill Co., Ltd. (PMCo). Currently, PMCo. utilizes approximately 6,700 acres for agricultural cultivation. PMCo. has also diversified its agricultural operations by cultivating approximately 500 acres in coffee.

Maui Land and Pineapple Company's fields remain an important component of the region's agricultural base. In 1988, Maui Land and Pineapple Company entered the fresh fruit market, air shipping pineapples to the mainland in an effort to diversify its operations.

C. PUBLIC SERVICES AND INFRASTRUCTURE

1. Solid Waste Disposal

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews is disposed at the County's 55-acre Central Maui Landfill, located four miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

2. Medical Facilities

The only major medical facility on the Island is Maui Memorial Hospital, located approximately twenty (20) miles from Lahaina, midway between Wailuku and Kahului. The 185-bed facility provides general, acute, and emergency care services.

In addition, regular hours are offered by private practices in Lahaina, which include the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center, and Kaiser Permanente Lahaina Clinic.

3. Police and Fire Protection

The project site is within the Lahaina Police Station service area, which services all of the Lahaina district. The Lahaina Station is located in the Lahaina Civic Center complex at Wahikuli, approximately one (1) mile east of the project site. The Lahaina Patrol includes 54 full-time personnel, including one (1) captain, one (1) lieutenant, police officers, public safety aides, and administrative support staff (telephone conversation with Greg Takahashi, Maui Police Department, February 1996).

Fire prevention, suppression and protection services for the Lahaina District are provided by the Lahaina Fire Station, also located in the Lahaina Civic Center and the Napili Fire Station, located in Napili. The Lahaina Fire Station includes an engine and a ladder company, and is staffed by 30 full-time personnel. The Napili Fire Station consists of an engine company including fifteen (15) full-time firefighting personnel (telephone conversation with Cindy Kagoshima, Maui Fire Department, February 1996).

4. **Educational Facilities**

The West Maui area is served by four public schools operated by the State of Hawaii, Department of Education: Lahainaluna High School; Lahaina Intermediate School; King Kamehameha Elementary School; and Princess Nahienaena Elementary School. The region is also served by privately operated pre-elementary and elementary schools.

5. **Recreational Facilities**

West Maui is served by numerous recreational facilities offering diverse opportunities for the region's residents. There are seventeen (17) County parks and three (3) State beach parks in West Maui. Approximately one-third of the County parks are situated along the shoreline and are excellent swimming, diving, and snorkeling areas.

In addition, Kaanapali and Kapalua Resorts operate world-class golf courses which are available for public use.

6. **Roadway System**

Honoapiilani Highway (State Highway 30) is the main roadway

serving the West Maui region. This highway is the only link between West Maui and the rest of the Island (although an unimproved segment of highway extends around the north coast of the Island to Waihee, providing limited access). The highway has a typical two-lane configuration except for a segment from Kaanapali Parkway to Lahainaluna Road where four (4) travel lanes are provided.

The principal roadway serving the Kaanapali Resort is the Kaanapali Parkway, a four (4) lane divided parkway which serves the major hotels along Kaanapali Beach.

Access to the Westin Maui is by way of Kaanapali Parkway.

7. **Water Systems**

The Kaanapali Resort is served by the privately operated Kaanapali Water Corp.'s (KWC) water system. The KWC provides potable, fire protection and irrigation water for the Resort. KWC's water supply is provided by four deep wells located in Honokowai and Mahinahina.

8. **Wastewater Systems**

The County's wastewater collection and transmission system and the Lahaina Wastewater Reclamation Facility (LWRF) accommodate the region's wastewater needs. The LWRF, located along Honoapiilani Highway just north of Kaanapali Resort, has been recently upgraded and expanded to a design capacity of 9.0 million gallons per day (MGD). The Westin Maui ties into the County system. A series of force mains and gravity lines convey wastewater from Kaanapali to the LWRF.

9. **Drainage**

Runoff in the project area currently flows into drain inlets positioned within and around the concrete deck. There is also a slotted drain located near the kitchen area. All of these drainage appurtenances flow into an eight (8) inch drainline which is located approximately eight (8) inches inside of the existing concrete masonry unit wall extending parallel to the property line to an existing dry well. See Appendix A.

10. **Electrical and Telephone**

Electrical and telephone service to the West Maui region is provided by Maui Electric Company and GTE Hawaiian Tel, respectively. Cable service is provided by Hawaiian Cablevision.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Uses

The proposed project represents an upgrade to an already existing function within the hotel. The proposed bar and buffet improvements are intended to improve the hotel's overall service to its guests. The Westin Maui Hotel is an established resort hotel located adjacent to several other resort hotels and resort-related uses. Accordingly, the proposed project is not anticipated to have any significant impacts upon surrounding uses.

2. Flooding Parameters

A portion of the project site is located in Zone A4, an area of the 100-year flood with a base flood elevation of nine (9) feet. Existing elevations of the dining area range from 8.7 to 8.9 feet while the area closer to the side property line ranges from nine (9) to eleven (11) feet. Proposed improvements will comply with all applicable flood hazard provisions, including raising the floor level of structures above the base flood elevations, as appropriate.

3. Flora and Fauna

The proposed bar and buffet improvements are located within a fully developed and landscaped area. Some of the existing landscaping and fishpond in the vicinity of the project are proposed to be displaced by paving and other built improvements. However, the existing landscaping was introduced to the site and is not considered endangered. As such, the removal of existing vegetation is not considered an adverse impact to this component of the natural environment.

Similarly, there are no known rare, endangered or threatened species of avifauna or wildlife in the project vicinity. The project will not displace any known significant habitats. The project is not anticipated to have an adverse impact to the area's fauna and avifauna population.

4. Air Quality and Noise

Air quality impacts attributed to the project will include dust and noise generated by short-term, construction-related activities. Mitigation measures include sheathing and fencing to confine dust and noise to the immediate area under construction. Construction activities are anticipated to be limited to daylight hours.

Once completed, the project is not expected to adversely impact local and regional ambient air quality conditions. Regarding noise, the project involves essentially the same use, scale, and density as the existing terrace restaurant. However, additional acoustical measures are being considered by the applicant in order to minimize noise traversing to the neighboring Kaanapali Alii condominium. The project is not anticipated to have long-term noise impacts upon the environment.

5. Archaeological/Historic Resources

The project site has been fully developed and landscaped. As such, the proposed project should have no effect upon significant archaeological/historic resources. However, should any archaeological or historic features be uncovered during construction activities, work will be halted in the immediate vicinity and the State Historic Preservation Division will be contacted to ensure applicable procedures relating to Chapter 6E of the Hawaii Revised Statutes are implemented.

6. **Scenic and Open Space Resources**

The proposed project will be designed and landscaped to ensure compatibility with the existing hotel. The project is intended to enhance the surrounding scenery and are relatively minimal in comparison with the existing built environment. The project should not have an adverse impact upon any part of a scenic corridor.

B. IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT

The proposed project will provide support to the construction industry in the short term. In the long term, the proposed project will enhance the amenities of the hotel. Although the project is not expected to increase employment levels at the hotel, it supports the economic viability of the hotel as a whole.

C. IMPACTS TO PUBLIC SERVICES

Inasmuch as the proposed project is not expected to increase the regional population base, impacts of the proposed action upon public services are not anticipated. Specifically, demands upon existing recreational and educational facilities will not be adversely impacted by the proposed project. Similarly, the proposed project will not affect the service area requirements for the Lahaina Police and Fire Stations.

D. IMPACTS TO INFRASTRUCTURE

1. **Roadways**

The proposed project will not alter existing traffic conditions on surrounding roadways. The use and intensity of the new area should be similar to existing conditions. The project does not involve any change in the number or size of hotel units. The project should not affect traffic levels on surrounding roadways nor affect off-street parking requirements.

2. **Water**

The proposed improvements should have a negligible effect upon the hotel's water usage. The bar facility is being added as a convenience and amenity. Bar service to the Villa Terrace is currently being provided by the Villa Restaurant. Buffet functions are simply being moved within the Villa Terrace. The landscape area requiring irrigation is being reduced slightly.

3. **Wastewater**

The project is not anticipated to impact existing County wastewater collection and treatment facilities. Peak flows from the hotel should not increase as a result of the project.

4. **Drainage**

There should be no increase in runoff volume resulting from the project. However, some adjustments to the existing drainage system must be made. The dry well needs to be relocated in the southern direction since its present location would fall within the proposed improvements. The eight (8) inch drainline should be adjusted to align between the proposed buffet/storage area, and the existing concrete masonry unit wall to the new dry well. Several new drain inlets should be placed within the proposed concrete deck addition and should also flow to the dry well. These proposed changes to the drainage system will adequately accommodate the projected flows and will not adversely affect existing drainage patterns of adjoining or downstream properties. See Appendix A.

Chapter IV

***Relationship to Land Use
Plans, Policies and Controls***

IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four major land use districts in which all lands in the State are placed -- "Urban", "Rural", "Agricultural", and "Conservation". The subject property is located within the "Urban" district. See Figure 8.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui (1990 Update) provides long-term goals, objectives and policies directed toward the betterment of living conditions in the County. Addressed are social, environmental, and economic issues which influence both the quantity and quality of growth in Maui County.

The following General Plan objectives and policies are addressed by the proposed action.

Objective:

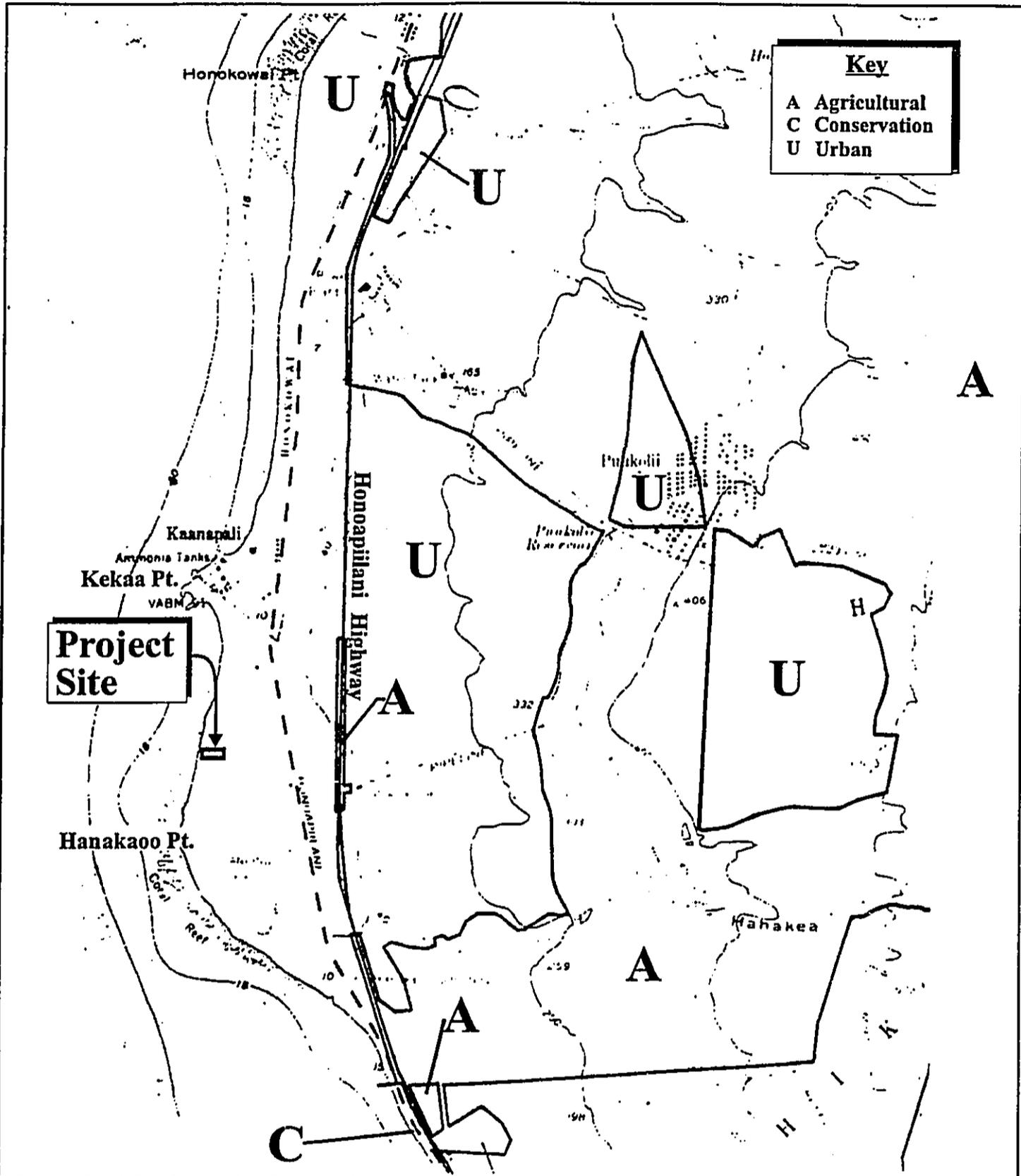
To encourage exceptional and continuing quality in the development of visitor industry facilities.

Policies:

- a. Encourage enhancement of existing visitor facilities without substantial increases in room count.
- b. Locate buildings so as to retain scenic character.

C. LAHAINA COMMUNITY PLAN

Nine (9) community plan regions have been established in Maui County. Each region's growth and development is guided by a Community Plan,



Source: Land Use Commission Boundary Maps

Figure 8

Westin Maui Villa Terrace Bar
and Buffet Improvements
State Land Use Classifications



Prepared for: Westin Maui Hotel



which has objectives and policies drafted in accordance with the County General Plan. The purpose of the Community Plan is to outline a relatively detailed agenda for carrying out these objectives.

As a hotel-related use, the proposed project is consistent with the West Maui Community Plan's underlying "Hotel" land use designation. See Figure 9.

D. COUNTY ZONING

The subject property is zoned for Hotel use (H-2).

E. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

Pursuant to Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Planning Commission of the County of Maui, projects located within the SMA are evaluated with respect to SMA objectives, policies and guidelines.

The proposed project falls within the SMA. In the general vicinity of the project, lands makai of Honoapiilani Highway are within the SMA.

This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A and the Rules and Regulations of the Planning Commission.

Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- a. Improve coordination and funding of coastal recreation planning and management; and

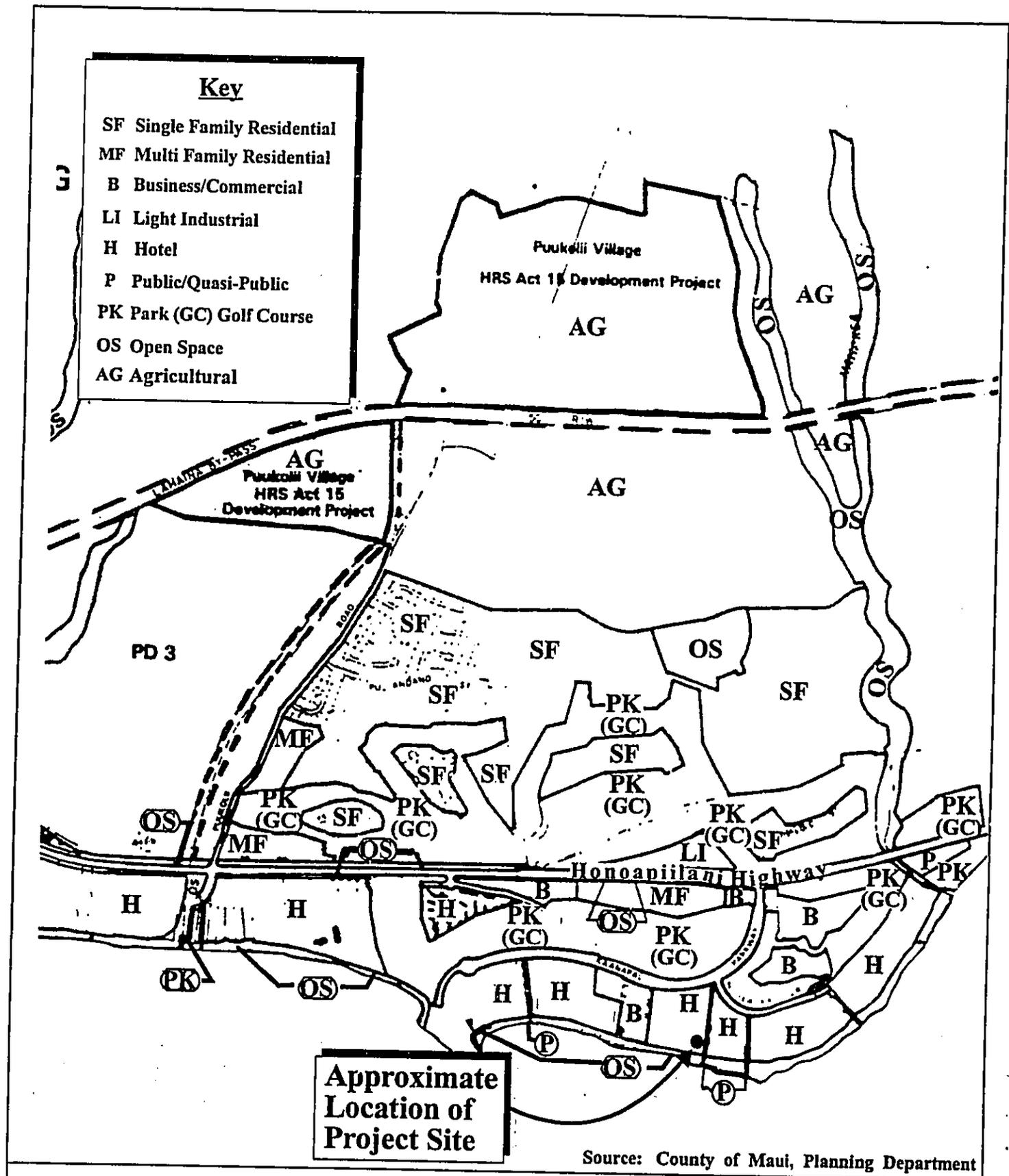


Figure 9 Westin Maui Villa Terrace Bar and Buffet Improvements
West Maui Community Plan Designations



Prepared For: Westin Maui Hotel

NOT TO SCALE

-
- b. Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
- i. Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
 - ii. Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
 - iii. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - iv. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - v. Ensuring public recreational use of County, State, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - vi. Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters; and
 - vii. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions, and crediting such dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

Response: The proposed project will not impact coastal recreational resources. Access to shoreline areas will remain unaffected by the proposed action.

Historical/Cultural Resources

Objective: Protect, preserve and where desirable, restore those natural

and man-made historic and prehistoric resources in the coastal zone management areas that are significant in Hawaiian and American history and culture.

Policies:

- a. Identify and analyze significant archaeological resources;
- b. Maximize information retention through preservation of remains and artifacts or salvage operations; and
- c. Support State goals for protection, restoration, interpretation and display of historic resources.

Response: The project area has been previously developed. There are no surface archaeological features impacted by the proposed action. In this regard, the proposed project is considered to have no adverse affect on historical or cultural resources.

Scenic and Open Space Resources

Objective: Protect, preserve and where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

- a. Identify valued scenic resources in the coastal zone management area;
- b. Insure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;
- c. Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and
- d. Encourage those developments which are not coastal dependent to locate in inland areas.

Response: The proposed project will not impact coastal scenic and open space resources and will not affect scenic view corridors.

Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

- a. Improve the technical basis for natural resource management;
- b. Preserve valuable coastal ecosystems of significant biological or economic importance;
- c. Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- d. Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Response: The proposed improvements are not anticipated to affect coastal ecosystems.

Economic Uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

- a. Concentrate coastal dependent development in appropriate areas;
- b. Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy-generating facilities are located, designed, and constructed to minimize adverse social, visual and environmental impacts in the coastal zone management area; and
- c. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:

-
- i. Utilization of presently designated locations is not feasible;
 - ii. Adverse environmental effects are minimized; and
 - iii. The development is important to the State's economy.

Response: The project will have a beneficial short-term impact on the local economy during construction by providing construction-related employment. In the long term, the project enhances amenities at the Westin Maui Hotel which improve its economic viability.

Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policies:

- a. Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- b. Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- c. Ensure that developments comply with requirements of the Federal Flood Insurance Program;
- d. Prevent coastal flooding from inland projects; and
- e. Develop a coastal point and nonpoint source and pollution control program.

Response: No adverse drainage impacts to adjoining and downstream properties are anticipated as a result of the proposed action.

Managing Development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and

hazard.

Policies:

- a. Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- b. Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
- c. Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the general public to facilitate public participation in the planning and review process.

Response: This Environmental Assessment is being prepared for public review in compliance with Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules.

In addition, applicable governmental requirements will be adhered to in the design and construction of the proposed project.

Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Policies:

- a. Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
- b. Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
- c. Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: Public awareness and participation for this project is facilitated through the Chapter 343, HRS process as well as the County's SMA process. The proposed project is not contrary to the objective of public awareness, education and participation.

Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

- a. Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- b. Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- c. Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: The proposed project will not adversely impact any beaches in the vicinity.

Chapter V

***Adverse Environmental Effects
Which Cannot Be Avoided***

V. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed project is not anticipated to result in any adverse environmental effects.

Construction is anticipated to occur during daylight hours only. Fencing and sheathing will be erected to shield the remainder of the hotel and adjacent properties from the effects of construction.

The proposed project is not anticipated to create any significant, short term or long term adverse environmental effects.

Chapter VI

Alternatives Analysis

VI. ALTERNATIVES ANALYSIS

The following alternatives were considered.

A. ALTERNATIVE A

Alternative A represents the proposed action. The proposed improvements will increase the efficiency and viability of the Villa Terrace without encroaching any closer to the shoreline than existing hotel improvements. The proposed buffet improvements allow more direct access from the Villa Restaurant kitchen where buffet items are prepared. It also allows additional desirable seating area adjacent to the fishpond. The bar structure further enhances the casual dining atmosphere of the Villa Terrace.

B. ALTERNATIVE B

Alternative B involves constructing the proposed improvements further away from the shoreline. This alternative would involve construction closer to the Villa Restaurant which is approximately 175 feet away from the shoreline and outside of the shoreline setback.

However, the placement of the proposed improvements outside of the shoreline setback line creates an undesirable dining environment. Proposed improvements would block the view of diners within the Villa Restaurant. The proposed improvements also would not optimize the existing setting since it would minimize dining space adjacent to the fishpond.

C. ALTERNATIVE C

Alternative C is the no action alternative. If the property continues to be utilized in the present manner, the Villa Terrace will continue to operate in a less than fully efficient and optimum manner. In a competitive tourism market, this alternative does not represent the most desirable means of maintaining and enhancing the viability of the hotel.

Chapter VII

***Irreversible and Irretrievable
Commitments of Resources***

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The proposed development of the project would involve the commitment of fuel, labor, funding and material resources. No other irreversible or irretrievable commitments of resources resulting from the project are anticipated.

Chapter VIII

Findings and Conclusions

VIII. FINDINGS AND CONCLUSIONS

The proposed project involves the construction of bar and buffet improvements at the Westin Maui Hotel. Since a shoreline setback variance is being requested, an Environmental Assessment has been prepared pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules of the State Department of Health. A County Special Management Area Use Permit is also being requested.

Every phase of the proposed action, expected consequences, both primary and secondary, and the cumulative as well as the short term and the long term effects of the action have been evaluated in accordance with the Significance Criteria of Section 11-200-12 of the Administrative Rules. Based on the analysis, the proposed project will not result in any significant impacts. Discussion of project conformance to the criteria is noted as follows:

1. **No Irrevocable Commitment to Loss or Destruction of any Natural or Cultural Resources Would Occur as a Result of the Proposed Project**

The project site has already been developed and landscaped. Fauna and avifauna are typical of a developed area. There are no known rare, endangered or threatened species of flora, fauna or avifauna within the project site.

From an archaeological standpoint, the ground surface has already been altered by previous development activities. However, if archaeological or cultural materials are found during construction, work in the vicinity will cease and the State Historic Preservation Division will be notified to ensure compliance with Chapter 6E, HRS.

2. **The Proposed Action Would Not Curtail the Range of Beneficial Uses of the Environment**

The project site presently contains flagstone paving, a man-made fishpond and maintained landscaping. The project would not have a significant effect on the beneficial uses of the environment.

3. **The Proposed Action Does Not Conflict With the State's Long-Term Environmental Policies or Goals or Guidelines as Expressed in Chapter 344, Hawaii Revised Statutes**

The State Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes. The proposed action is in consonance with the following policies and guidelines:

Environmental Policy

Enhance the quality of life by:

* * *

- (B) Creating opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environment.

Guidelines

* * *

Economic Development

- (A) Encourage industries in Hawaii which would be in harmony with our environment.

4. **The Economic or Social Welfare of the Community or State Would Not Be Substantially Affected**

The project provides a direct benefit to the local economy during the construction phase. In the long term, the project enhances the economic

viability of the Villa Terrace and the Westin Maui Hotel.

5. **The Proposed Action Does Not Affect Public Health**

No impacts to the public's health and welfare are anticipated.

6. **No Substantial Secondary Impacts, Such as Population Changes or Effects on Public Facilities, are Anticipated**

No population changes as a result of the project are anticipated. No additional employees are anticipated to be hired as a result of the project.

From a land use standpoint, the project is compatible with the existing hotel use and surrounding uses.

No significant effects upon public facilities such as roadway, water, sewer, or drainage parameters, are expected. The project is also not expected to significantly impact public services such as police, fire and medical services.

7. **No Substantial Degradation of Environmental Quality is Anticipated**

The project is an improvement to an already existing dining area. No substantial degradation of environmental quality resulting from the project is anticipated.

8. **The Proposed Action Does Not Involve a Commitment to Larger Actions Nor Would Cumulative Impacts Result in Considerable Effects Upon the Environment**

The proposed project would be built in one phase and would not involve a commitment to future expansion or larger actions.

9. **No Rare, Threatened or Endangered Species or Their Habitats Would Be Adversely Affected by the Proposed Project**

There are no rare, threatened or endangered species of flora, fauna or avifauna, or their habitats on the project site.

10. **Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentially Affected By The Proposed Project**

Construction activities will result in some air quality and noise impacts. However, the area will be fenced or sheathed to segregate construction impacts. Construction will be limited to daylight hours. Noise and dust impacts will be kept to a minimum in order to minimize any effects upon hotel guests and surrounding properties.

In the long term, the project is not anticipated to have a significant impact on air quality or noise parameters.

11. **The Proposed Project Would Not Affect Environmentally Sensitive Areas, Such as Flood Plains, Tsunami Zones, Erosion-prone Areas, Geologically Hazardous Lands, Estuaries, Fresh Waters, or Coastal Waters**

A portion of the project site is located within Zone A4, an area of the 100-year flood. Proposed improvements will comply with all applicable flood hazard provisions. Other portions of the project are located in areas of minimal flooding. The project site is not considered within a tsunami zone. Soils of the project site are not considered erosion-prone. There are no geologically hazardous lands, estuaries, perennial or intermittent streams, or fresh waters within the project site. The project is not expected to significantly affect any downstream or adjacent property.

Based on the foregoing findings, it is concluded that the proposed action will not result in any significant impacts.

Chapter IX

***Agencies Contacted in the
Preparation of the Draft
Environmental Assessment
and Responses Received***

**IX. AGENCIES CONTACTED IN THE PREPARATION OF THE
DRAFT ENVIRONMENTAL ASSESSMENT AND RESPONSES
RECEIVED**

1. Lolly Silva
U.S. Army Corps of Engineers
Pacific Ocean Division
Building 230
Fort Shafter, Hawaii 96858
2. Don Hibbard
State Historic Preservation Division
Department of Land and Natural Resources
State of Hawaii
33 South King Street, 6th Floor
Honolulu, Hawaii 96813
3. Herbert Matsubayashi
Department of Health
State of Hawaii
54 High Street
Wailuku, Hawaii 96793
4. David Blane
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793
5. Charles Jencks
Department of Public Works and Waste Management
County of Maui
200 South High Street
Wailuku, Hawaii 96793
6. West Maui Taxpayers Association
P.O. Box 10358
Lahaina, Hawaii 96761

JAN 22 1997



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

January 14, 1997

REPLY TO
ATTENTION OF:

Operations Branch

Mr. Milton Arakawa
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

This letter is written regarding the proposed work at the Villa Terrace Bar and Buffet in the Westin Maui located at 2365 Kaanapali Parkway, Lahaina, Maui, Hawaii.

Based on the information provided by your office, it was determined that the proposed construction improvements to the Villa Terrace Bar and Buffet are not within the limits of our jurisdiction. Therefore, a Department of the Army (DA) permit is not required.

File number 970000064 has been assigned to this project. Should you have additional questions, please contact Ms. Lolly Silva at 438-9258, extension 17.

Sincerely,

Linda M. Hihara-Endo, Ph.D., P.E.
Acting Chief, Operations Branch

CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

GWEN OHASHI HIRAGA
Deputy Director

**COUNTY OF MAUI
PLANNING DEPARTMENT**
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
January 16, 1997

Mr. Greg Bayless
305 High Street, Suite 101
Wailuku, Hawaii 96793

Dear Mr. Bayless:

RE: WESTIN MAUI VILLA RESTAURANT BAR ADDITION

We have reviewed your site plans for the above-referenced project and find that the proposed addition is located within 65 feet of the shoreline and is essentially seaward of the ocean-most portion of the main hotel building (Sounds of the Falls Restaurant) which is located approximately 95 feet from the shoreline. Previous flood inundation on this property includes storm waves into the ponds fronting the Sound of the Falls Restaurant and pool deck areas which resulted in the construction of a shoreline rock revetment as an emergency protection which has since been removed. The proposed bar addition is located generally in line with the ponds that were previously inundated by severe storm wave action.

We find that any structure constructed within the shoreline setback area has a high probability of being affected by severe storm wave action. As such, we are unable to make a determination that the proposed Westin Maui Restaurant Bar addition is a "minor structure." Further, it is recommended that in order to reduce the potential adverse impacts from severe storm action, the proposed bar addition be relocated outside of the shoreline setback area to a site closer to the main Villa Restaurant structure.

If you wish to pursue this matter, please be advised that a Shoreline Setback Variance will be required. Further, the proposed structure is located within the Special Management Area of the County of Maui, and a Special Management Area Permit will also be required.

Since the structure is located within the shoreline area as defined in Section 205-A-41, Hawaii Revised Statutes (HRS), said proposal will be subject to the requirements of Chapter 200 of the State Department of Health Rules on Environmental Impact Statements. A request for determination pursuant to these rules should be submitted concurrently with any application for a Shoreline Setback Variance.

Mr. Greg Bayless
January 16, 1997
Page 2

Thank you for the opportunity to comment. If additional clarification is required, please contact Ms. Colleen Suyama of my office.

Very truly yours,

Gwen Ohashi Hiraga

Jd DAVID W. BLANE
Director of Planning

DWB:CMS:cmp

cc: Gwen Ohashi Hiraga, Deputy Planning Director
Clayton Yoshida, Planning Program Manager
~~Colleen Suyama~~, Staff Planner
General File
Project File (g:\planning\all\colleen\westinba)

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION

DIVISION
LAND DIVISION

STATE PARKS
WATER AND LAND DEVELOPMENT

January 31, 1997

Mr. Milton Arakawa
Munekiyo and Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

LOG NO: 18746 ✓
DOC NO: 9701SC26

Dear Mr. Arakawa:

**SUBJECT: Chapter 6E-42 Historic Preservation Review of Proposed Improvements to the Westin Maui Villa Terrace and Buffet Hanakao'o, Lahaina District, Maui
TMK: 4-4-08: 019**

Thank you for the opportunity to comment on the proposed improvements for the Westin Maui Terrace Bar and Buffet. According to the information you provided, the Westin Maui proposes to construct a new bar and upgrade an adjacent dining area. These improvements are to be made to existing facilities on the Westin Maui property. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel.

Since all of the improvements are to be made to existing facilities, it is highly unlikely that significant historic sites are still present in the proposed project area. Therefore, we believe that the proposed undertakings will have "no effect" on significant historic sites.

Should you have any questions, please feel free to call Sara Collins at 587-0013.

Aloha


DON HIBBARD, Administrator
State Historic Preservation Division

SC:jen

cc: Ms. Elizabeth Anderson, Cultural Resources Commission, Maui Planning Department,
250 S. High Street, Wailuku, HI 96793

Chapter X

**Comments Received During
Public Comment Period
and Responses Received**



BOARD OF WATER SUPPLY '97 MAY -2 24:09
COUNTY OF MAUI
P.O. BOX 1108
WAILUKU, MAUI, HAWAII 96793-7108

May 2, 1997

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

Re: I.D.: SM1 970005, SSV 970002, EA 970003
TMK: 4-4-08: por 19
Project Name: Westin Maui Hotel Villa Terrace Bar and Buffet Improvements

Dear Mr. Blanc,

Thank you for the opportunity to review this application. The Board of Water Supply has the following comments.

Consumption

The applicant has stated that the present seating capacity for the bar and buffet is approximately 110. After improvements, the seating capacity would be approximately 140. On a per-seat estimate of 100 gallons/day/seat, there may be approximately a 3,000 gallon per day increase in potable water demand. Actual restaurant water use will vary with management practice, equipment and occupancy.

Source and System

As noted by the applicant, water is supplied through a the KaaNapali Water System, a private water supplier. This system draws water from wells in the Honokowai and Mahinahina aquifers. Withdrawals from these aquifers approach their legal sustainable yields. To insure the long-term viability of the resource, the applicant is encouraged to apply water conservation measures where ever possible.

Conservation

To further conserve water resources, the applicant should refer to the attached documents and consider these measures:

Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. These units pass water once-through for cooling, and then dispose of the water into the drain. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.

"By Water All Things Find Life"

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20.675 requires the use of low flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available, and can help cut back on water bills.

Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". The applicant should establish a regular maintenance program.

Use Climate-adapted Plants: The project site is located in "Maui County Planting Plan" - Plant Zones 3 and 5. Please refer to the "Maui County Planting Plan", and to the attached documents, "XERISCAPE: Water Conservation Through Creative Landscaping" and "Some of Maui's Native and Polynesian Plants." We encourage the applicants to review the attached documents, refer to the Planting Plan, and consider using climate-adapted and salt-tolerant native plants. Native plants adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species.

Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

Sincerely,


for David Craddick
Director

wcf

attachments:

"The Costly Drip"

"Some of Maui's Native and Polynesian Plants"

Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code,
pertaining to the plumbing code"

"XERISCAPE - Water Conservation through Creative Landscaping"

"A Checklist for Water Conservation Ideas for Restaurants"



May 27, 1997

David Craddick, Director
Department of Water Supply
P.O. Box 1109
Wailuku, Hawaii 96793-7109

**SUBJECT: Application for Special Management Area Permit and Shoreline
Setback Variance - Westin Maui Hotel Villa Terrace Bar & Buffet
Improvements**

Dear Mr. Craddick:

We have received a copy of your letter dated May 2, 1997 to the County of Maui Planning Department pertaining to the subject project. On behalf of the applicant for the project, the Westin Maui Hotel, we would like to thank you for forwarding documents relating to water conservation measures.

Some of these measures have already been implemented by the applicant. The hotel has a regular maintenance program to prevent leaks within the hotel rooms, kitchen facilities and restrooms. Recently, the swimming pools and fish ponds were repaired to stop existing leaks. The hotel also has installed water meters on irrigation systems to more easily detect future leaks. Upgrades in the hotel's plumbing system have also included installation of low-flow fixtures. Water conservation is a significant issue for the hotel. The applicant will be considering alternatives to further reduce water consumption on the site.

If you or your staff have any questions, please feel free to call me.

Very truly yours,

Milton Arakawa, Project Manager

MA:to

cc: David Blane, Planning Department
Jim Jebbia, Westin Maui
Greg Bayless, Bayless Architects

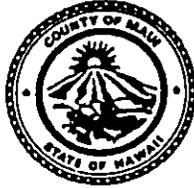
westin/craddick.ltr

LINDA CROCKETT LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

AARON SHINMOTO, P.E.
Chief Staff Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

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

BRIAN HASHIRO, P.E.
Highways Division

Solid Waste Division

April 23, 1997

MEMO TO: DAVID W. BLANE, DIRECTOR OF PLANNING

F R O M: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT

SUBJECT: SPECIAL MANAGEMENT AREA PERMIT AND
SHORELINE SETBACK VARIANCE
WESTIN MAUI VILLA TERRACE BAR AND BUFFET
TMK (2) 4-4-008:019
SM1-97/005, SSV-97/002, EA-97/003

We reviewed the subject application and have the following comments.

1. Off-street parking and landscaping requirements shall be provided per Maui County Code Chapter 19.36.
2. Limitations for lot coverage (35%) and floor area lot area ratio (150%) should be addressed.

If you have any questions, please call David Goode at 243-7845.

DG:co/mt

xc: Engineering Division
Solid Waste Division
Wastewater Reclamation Division
G:\LUCA\ICZM\WESTIN.WPD

97 APR 24 11:51



May 27, 1997

Charles Jencks, Director
Department of Public Works and
Waste Management
200 South High Street
Wailuku, Hawaii 96793

**SUBJECT: Application for Special Management Area Permit and Shoreline
Setback Variance - Westin Maui Hotel Villa Terrace Bar & Buffet
Improvements**

Dear Mr. Jencks:

We have received a copy of your memorandum dated April 23, 1997 to the County of Maui Planning Department pertaining to the subject project. On behalf of the applicant for the project, the Westin Maui Hotel, we would like to provide a response to your memorandum.

The applicant intends to comply with off-street parking and landscaping requirements as it relates to the subject improvements. The project involves a minimal amount of additional lot coverage and floor area. However, the project is still within the lot coverage and floor area lot area ratio limits for the parcel as a whole.

If you or your staff have any questions, please feel free to call me. Thank you for your consideration.

Very truly yours,

Milton Arakawa, Project Manager

MA:to

cc: David Blane, Planning Department
Jim Jebbia, Westin Maui
Greg Bayless, Bayless Architects

westin/jencks.tr

2655

BENJAMIN J. CAYETANO
GOVERNOR



LAWRENCE MIKE
DIRECTOR OF HEALTH

LAWRENCE HART, M.D., M.P.H.
DISTRICT HEALTH OFFICER

'97 APR 17 11:49

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

April 16, 1997

Mr. David W. Blane
Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: Westin Maui Hotel Villa Terrace Bar & Buffet Improvements
SM1 97005, SSV 970002, EA 970003
TMK: (2) 4-4-8: por 19

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

Should you have any questions, please call me at 984-8230.

Sincerely,

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief



DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
FORT SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

April 15, 1997

'97 APR 16 P2:06

Planning and Operations Division

Ms. Colleen Suyama, Staff Planner
County of Maui
Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Ms. Suyama:

Thank you for the opportunity to review and comment on the Application for a Special Management Area Permit and Shoreline Setback Variance for the Westin Maui Villa Terrace Bar and Buffet Improvements Project, Lahaina, Maui (TMK 4-4-8: por. 19). We do not have any additional comments to offer beyond those provided in our previous letter dated January 14, 1997. A copy of this letter is enclosed for your information.

Sincerely,

Paul Mizue, P.E.
Acting Chief, Planning
and Operations Division

Enclosure

BENJAMIN J. CAYETANO
GOVERNOR



SAM CALLEJO
COMPTROLLER

'97 APR 17 AM 11:51

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

FILE NO: _____

April 15, 1997

MEMORANDUM

TO: Mr. David W. Blane, Planning Director
Maui County Planning Department

ATTN.: Ms. Colleen Suyama, Staff Planner

FROM: Randall M. Hashimoto, State Land Surveyor

SUBJECT: I.D. No.: SM1 97005, SSV 970002, EA 970003
TMK: 4-4-08:19
Project Name: Westin Maui Hotel Villa Terrace Bar
and Buffet Improvements
Applicant: Matthew Hart, General Manager, Westin Maui Hotel

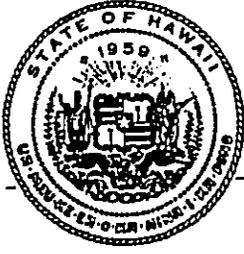
REMARKS:

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.

It should be noted that a current certified shoreline survey was not included with the required submittals.

If there are any questions, please contact me at 586-0380.

Randall M. Hashimoto
RANDALL M. HASHIMOTO
State Land Surveyor



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

BENJAMIN J. CAYETANO
GOVERNOR
SEIJI F. NAKAMURA
DIRECTOR
BRADLEY J. MOSSMAN
DEPUTY DIRECTOR
RICK EGGED
DIRECTOR, OFFICE OF PLANNING

OFFICE OF PLANNING

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

Tel.: (808) 587-2846
Fax: (808) 587-2824

Ref. No. P-6606

April 9, 1997

Mr. David W. Blane
Planning Director
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

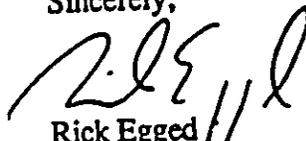
Subject: Application for Special Management Area and Shoreline Setback Variance--
Westin Maui Hotel Villa Terrace Bar & Buffet Improvements

This is in response to your letter of March 24, 1997, requesting comments/
recommendations on the subject proposal. We have reviewed the information provided with your
letter and have no comments to offer regarding its impact on Special Management Area objectives.

With regard to the project's qualifications for a Shoreline Setback Variance under the
provisions of Section 205-46, HRS, the nature of the improvements or lack of hardship evidence
by the applicant does not appear adequate to justify the granting of a variance. Shoreline setback
limits are established to include the promotion of safety and open space considerations among its
many other objectives. Thus, while we understand that the location proposed for the project in
alternative A is ideal for the quality of its ambience to both the hotel and its guests, the size of the
parcel is nevertheless sufficiently large to provide alternative locations outside of the shoreline
setback area to accommodate the activity.

Thank you for the opportunity to comment on the proposed project. Should you have any
questions, please contact Howard Fujimoto of our Coastal Zone Management Program at
587-2898.

Sincerely,


Rick Egged
Director
Office of Planning



May 19, 1997

Rick Egged, Director
Office of Planning
Department of Business, Economic Development and Tourism
P.O. Box 2359
Honolulu, Hawaii 96804

**SUBJECT: Application for Special Management Area and Shoreline
Setback Variance - Westin Maui Hotel Villa Terrace Bar
& Buffet Improvements**

Dear Mr. Egged:

We have received a copy of your letter dated April 9, 1997 to the County of Maui Planning Department pertaining to the subject project. On behalf of the applicant for the project, the Westin Maui Hotel, we would like to offer the following response to your comments regarding the shoreline setback variance.

The Westin Maui Hotel, formerly the Maui Surf Hotel, was constructed in 1972 in compliance with a 40 foot shoreline setback which was applicable at the time. Over time, there have been a number of improvements constructed up to the 40 foot shoreline setback. As you know, the law was amended in 1989 to establish variable shoreline setback requirements based on lot depth. The current shoreline setback based on the Westin Maui's lot size and configuration is 150 feet.

Current activities and structures within the existing 150 foot shoreline setback include the swimming pool and deck, fish ponds, the Sound of the Falls Restaurant, and the subject Villa Terrace outdoor dining area.

The proposed improvements are intended to enhance the existing function of the Villa Terrace. These include a new bar structure of approximately 461 square feet, new covered buffet area of approximately 298 square feet, and an addition to the seating area of approximately 463 square feet.

We believe that the proposed Villa Terrace improvements are relatively minor structures which neither adversely affect beach processes nor artificially fix the shoreline. The improvements are proposed to take place in an already developed area utilized for restaurant purposes.

Rick Egged, Director
May 19, 1997
Page 2

We further believe that a hardship to the applicant would result if the improvements are not allowed. The proposed project involves the construction of relatively minor structural improvements designed to complement the purposes of the shoreline setback provisions while optimizing efficiency of the existing area. The Villa Terrace improvements are needed in order to upgrade service to hotel guests and patrons, and thus remain competitive within the business environment. It should also be noted that the proposed improvements complement the existing lateral shoreline accessway which links the various shoreline properties in the Kaanapali area. Public views to, from, and along the shoreline are also not adversely affected by the proposed action.

The Westin Maui Hotel structure and its pre-1989 improvements were built in full compliance with shoreline setback provisions in effect at the time. Should the relatively minor improvements within the existing 150 foot shoreline setback not be granted, then this will result in further deterioration and decay of the Villa Terrace.

In closing, we believe that the Villa Terrace improvements balance the need to preserve and protect our shoreline as well as the need to maintain and enhance our economy. If you have any questions, please feel free to call me. Thank you for allowing us the opportunity to provide a response.

Very truly yours,



Milton Arakawa, Project Manager

MA:to
cc: David Blane, Planning Director
www/egged.tr

References

References

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, March 1992.

Telephone conversation with County of Maui Fire Department employee, Cindy Kagoshima, February 1996.

County of Maui, The General Plan of the County of Maui 1990 Update.

Telephone conversation with County of Maui Police Department employee, Greg Takahashi, February 1996.

County of Maui, West Maui Community Plan, February 1996.

State of Hawaii, Department of Business, Economic Development and Tourism, Data Book, 1990.

State of Hawaii, Department of Business, Economic Development and Tourism, Data Book, 1992.

State of Hawaii, Department of Business and Economic Development, Data Book, 1992-A Statistical Abstract, March 1993.

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, August 1972.

University of Hawaii, Department of Geography, Atlas of Hawaii, Second Edition, 1983.

University of Hawaii-Land Study Bureau, Detailed Land Classification Island of Maui, May 1967.

Appendix A

Drainage Letter Report



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

CONTINUING THE ENGINEERING PRACTICE FOUNDED BY H. A. R. AUSTIN IN 1934

TED S. KAWAHIGASHI, P.E.
KENNETH K. KUROKAWA, P.E.
IVAN K. NAKATSUKA, P.E.
LAMBERT J. YAMASHITA, P.E.
HOWARD H. W. MAU, P.E.

KEN K. KUROKAWA, P.E.
Senior Vice President &
Maui Branch Office Manager

Job No. M-97-510
February 18, 1997

RECEIVED

FEB 19 1997

Bayless Architects, Inc.
305 S. High Street, Suite 101
Wailuku, HI 96793

Dear Mr. Bayless,

BAYLESS ARCHITECTS

Subject: Westin Maui Villa Bar and Buffet Improvements;
Kaanapali, Maui, Hawaii; TMK: 4-4-8:19

Pursuant to your request, I have reviewed the existing and proposed plans for the project described above.

The proposed improvements include the expansion of the open dining area of the Villa Restaurant, as well as the additions of a buffet area, a storage room and a bartending area.

Based on the topographic map provided, and a field investigation on February 13, 1997, it was found that the runoff currently flows into drain inlets positioned within and around the concrete deck. There is also a slotted drain located near the kitchen area. All of these drainage appurtenances flow into an 8" drainline which is located about 8' inside of the CMU wall, and which runs parallel to the property line to an existing dry well.

There should be no increase in runoff volume due to this project. However, some adjustments in the drainage system must be made. The dry well needs to be relocated in the southern direction since its present location would fall within the proposed improvements. The 8" drainline should be adjusted to align between the proposed buffet/storage area, and the existing CMU wall to the new dry well. Several new drain inlets should be placed within the proposed concrete deck addition and should also flow to the dry well.

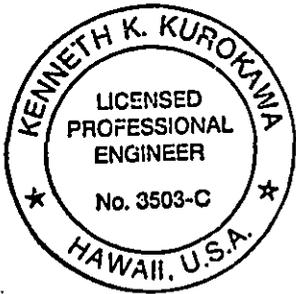
It is my professional opinion that the proposed improvements to the Villa Restaurant with the proposed changes to the drainage system will adequately accommodate the projected flows, and will not adversely affect the existing drainage

REPLY TO:
1871 WILI PA LOOP, SUITE A • WAILUKU, MAUI, HAWAII 96793
PHONE (808) 244-8044 • FAX (808) 242-9163

OFFICES IN:
HONOLULU, HAWAII
WAILUKU, MAUI, HAWAII • HILO, HAWAII

Mr. Greg Bayless
Bayless Architects, Inc.
February 18, 1997
Page 2

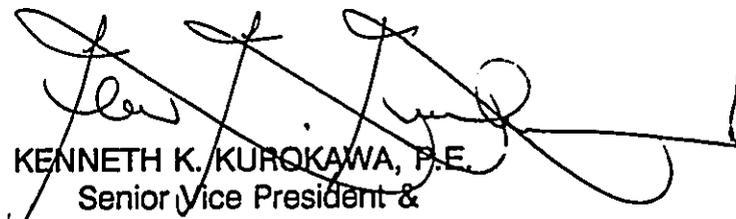
patterns of adjoining or downstream properties.



Very truly yours,

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

By:


KENNETH K. KUROKAWA, P.E.
Senior Vice President &
Maui Branch Manager

KKK/dj