

Maui Park

LINDA LINGLE
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COUNTY OF MAUI
DEPARTMENT OF PLANNING RECEIVED

March 4, 1998

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Enforcement Division

'98 MAR -6 P1:49

Mr. Gary Gill, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

OFF. OF ENVIRONMENTAL
QUALITY CONTROL

Dear Mr. Gill:

RE: Final Environmental Assessment (EA) and Finding of No
Significant Impact for the Land Use Amendments for the Maui
Park at Maui TMK: 4-4-01:34, Lahaina, Island of Maui, Hawaii

The Department of Planning has reviewed the comments received during the 30-day public comment period which began on December 23, 1997. The Department of Planning has determined that this project will not have a significant environmental effect and has issued a negative declaration. Please publish this notice in the March 23, 1998 Office of Environmental Quality Control (OEQC) Bulletin.

Enclosed is the completed OEQC Bulletin Publication Form and four (4) copies of the Final EA. A diskette containing the notice summary is also enclosed. Please contact Ms. Julie Higa, Staff Planner, of this office at 243-7814 if you have any questions.

Very truly yours,

Lisa M. Nuyen
for DAVID W. BLANE
Director of Planning

DWB:JH:cmh

Enclosures

c: Clayton Yoshida, AICP, Planning Program Administrator
Gwen Ohashi Hiraga, Project Manager, Munekiyo, Arakawa & Hiraga, Inc.
Julie Higa, Staff Planner
Project File
General File (S:\ALL\JULIE\MAUIPARK\OEQCFINA.LTR)

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MAR 23 1998

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DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Final **Environmental Assessment**

Land Use Amendments for the Maui Park

Prepared for

**DIA Pacific
Development Corporation**

March 1998



Final Environmental Assessment

Land Use Amendments for the Maui Park

Prepared for

**DIA Pacific
Development Corporation**

March 1998



CONTENTS

I.	PROJECT OVERVIEW	1
A.	BACKGROUND	1
B.	PROJECT OPERATIONS	4
C.	PROPOSED ACTION	4
1.	Community Plan Amendment	5
2.	Change in Zoning	5
II.	DESCRIPTION OF THE EXISTING ENVIRONMENT	6
A.	PHYSICAL ENVIRONMENT	6
1.	Surrounding Land Use	6
2.	Climate	8
3.	Topography and Soils	8
4.	Flood and Tsunami Hazard	10
5.	Flora and Fauna	10
6.	Air Quality	10
7.	Noise Characteristics	13
8.	Visual Resources	13
9.	Archaeological and Historical Resources	13
B.	SOCIO-ECONOMIC ENVIRONMENT	14
1.	Population	14

2.	Economy	14
C.	PUBLIC SERVICES	14
1.	Police and Fire Protection	14
2.	Medical Facilities	15
3.	Recreational Facilities	15
4.	Schools	16
D.	INFRASTRUCTURE	16
1.	Roadway System	16
2.	Water	16
3.	Wastewater System	17
4.	Solid Waste Disposal	17
5.	Drainage	18
6.	Electrical Power	18
III.	POTENTIAL IMPACTS AND MITIGATION MEASURES	19
A.	IMPACTS TO THE EXISTING ENVIRONMENT	19
1.	Surrounding Uses	19
2.	Flora and Fauna	19
3.	Air Quality	20
4.	Noise	20
5.	Visual Resources	20
6.	Archaeological Resources	20
B.	IMPACTS TO COMMUNITY SETTING	20

1.	Population and Local Economy	20
2.	Housing	21
3.	Police, Fire, and Medical Services	21
4.	Recreational and Educational Services	21
5.	Solid Waste	21
6.	Other Considerations	21
C.	IMPACTS TO INFRASTRUCTURE	22
1.	Roadway Systems and Off-Street Parking	22
2.	Drainage Systems	23
3.	Water and Wastewater Systems	23
IV.	RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS	24
A.	STATE LAND USE DISTRICTS	24
B.	MAUI COUNTY GENERAL PLAN	24
C.	WEST MAUI COMMUNITY PLAN	25
D.	ZONING	29
E.	COUNTY OF MAUI SPECIAL MANAGEMENT AREA	29
V.	SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED	30
VI.	ALTERNATIVES ANALYSIS	31
A.	ALTERNATIVE A	31
B.	ALTERNATIVE B	31
VII.	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES	32

VIII.	FINDINGS AND CONCLUSIONS	33
IX.	AGENCIES CONTACTED IN THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT	37
X.	EARLY CONSULTATION COMMENTS	38
XI.	LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PUBLIC COMMENT PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS	77
<hr/>		
REFERENCES		
<hr/>		
APPENDIX A - Traffic Letter Report		
<hr/>		
LIST OF FIGURES		
1	Regional Location Map	2
2	Site Location Map	3
3	Site Map	7
4	Soil Association Map	9
5	Soil Classification Map	11
6	Flood Insurance Rate Map	12
7	West Maui Community Plan Land Use Designation	26

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Chapter 1

Project Overview

I. PROJECT OVERVIEW

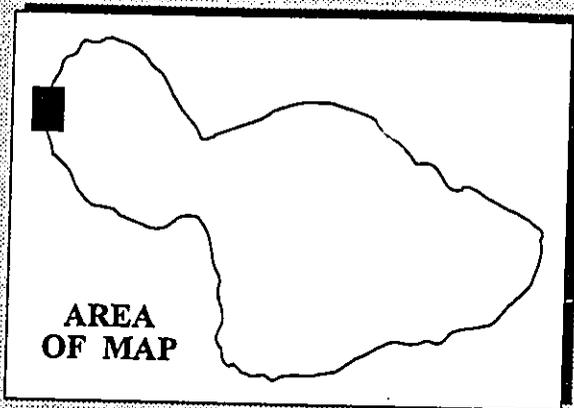
A. BACKGROUND

The owner, DIA Pacific Development Corporation (DIA), is seeking the flexibility to convert all or a portion of its existing 288 transient vacation rental (short-term and extended-stay) units to time share units at the Maui Park.

The Maui Park is located at 3626 Lower Honoapiilani Road in Honokowai, Lahaina, Maui, Hawaii. The 6.75 acre project site, identified as TMK 4-4-01:34, has six (6) buildings ("A" through "F") which contain forty-eight (48) units each. In addition, there is a seventh (7th) building ("G"), located adjacent to the swimming pool, which houses the administrative offices, guest registration area, laundry facilities, mailboxes and restrooms. See Figure 1 and Figure 2. Access to the property is via a driveway off of Lower Honoapiilani Road.

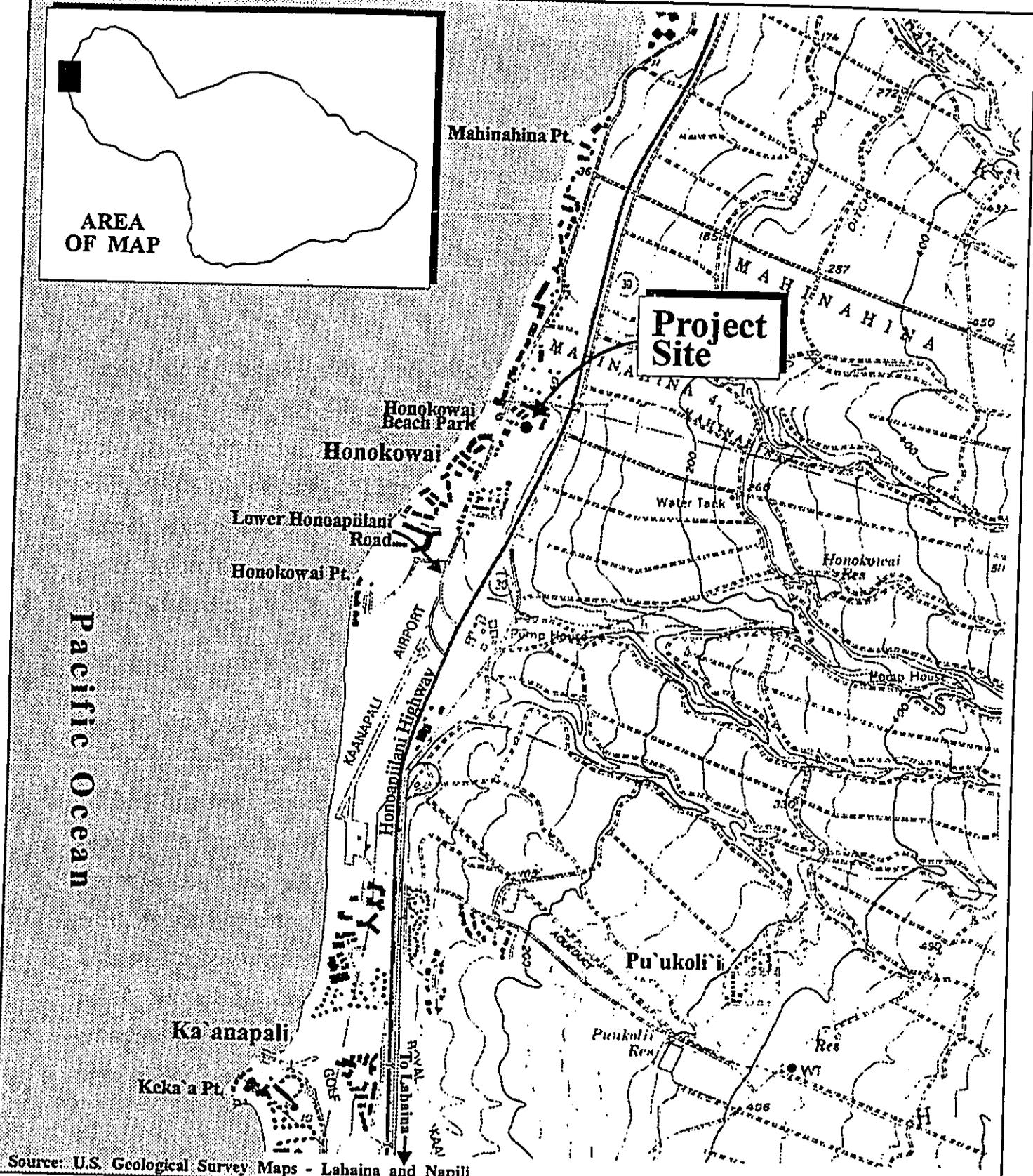
The Maui Park was constructed in 1987 as an apartment complex, known as Holo Honokowai Apartments, intended for long-term residential rental. Unit mix at the project includes 106 studios, 148 one-bedroom, and 34 two-bedroom units. In 1988, the owners (JDH & Associates) of Holo Honokowai Apartments decided to convert its long-term residential rental operations to transient vacation rentals. Along with this conversion, JDH & Associates transferred its operations management to Aston Hotels & Resorts and changed the name of the complex to Maui Park. Aston Hotels & Resorts was retained by the owners to convert and operate the property primarily for transient occupancy. It is noted that hotels were previously permitted in the Apartment zoning district.

DIA acquired the Maui Park in 1990 and has continued to operate the property as a transient vacation rental project (managed by Castle



AREA OF MAP

Pacific Ocean



Source: U.S. Geological Survey Maps - Lahaina and Napili

Figure 1 Land Use Amendments for the Maui Park Regional Location Map



Prepared for: DIA Pacific Development Corporation

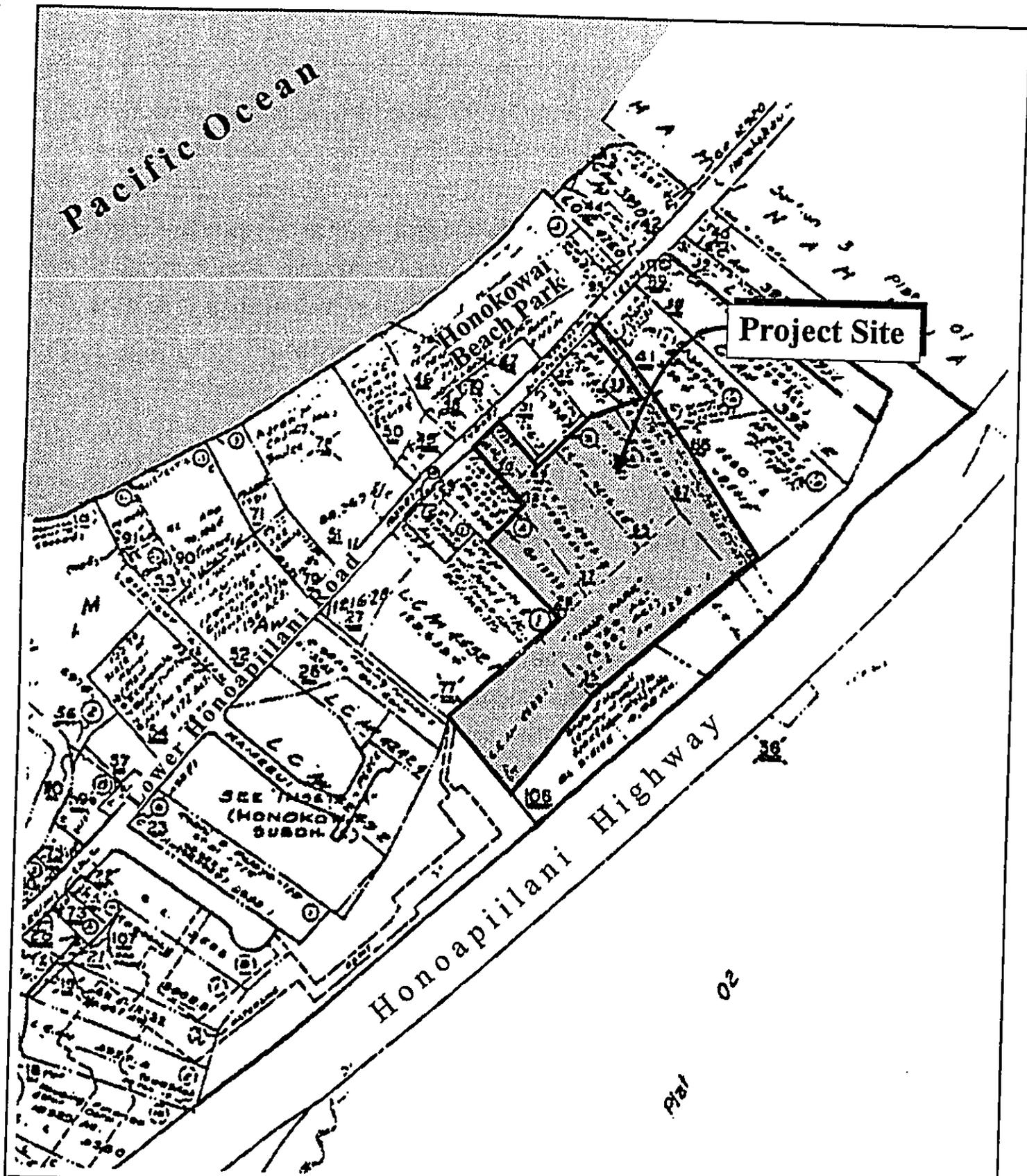


Figure 2

Land Use Amendments
for the Maui Park
Site Location Map



Prepared for: DIA Pacific Development Corporation

NOT TO SCALE

Resorts & Hotels). In order for DIA to convert any of its transient vacation rentals to time share operations, the property must be zoned "Hotel" since time share operations are permitted only within the Hotel zoning district. To effectuate the conversion from transient vacation rentals to time share operations, an amendment to West Maui Community Plan from "Multi-Family" to "Hotel" and a Change in Zoning from "A-2 Apartment" to "H-M Hotel" district are necessary for the subject property.

B. PROJECT OPERATIONS

The Maui Park consists of 288 studios, one-bedroom and two-bedroom units which are rented as short-term and extended-stay visitor accommodations. A registration building situated at the center of the project encompasses the front desk counter, administrative offices, activities desk, restrooms, mailboxes and laundry facilities. Housekeeping services are provided for the short-term rentals. Including administrative, maintenance and housekeeping personnel, total employment at the Maui Park is thirty-five (35) full-time and nine (9) casual/on-call employees. The property is managed by Castle Resorts & Hotels, a local firm which operates approximately twenty (20) hotel properties.

C. PROPOSED ACTION

The applicant is seeking the flexibility to convert all or a portion of its existing 288 transient vacation rental (short-term and extended-stay) units to time share units at the Maui Park. There are no physical improvements to the property associated with this conversion.

However, pursuant to Chapter 19.37 relating to Time Sharing Plans, time share programs are permitted within the hotel zoning district only. In this regard, land use amendments for the subject property are required as follows:

1. **Community Plan Amendment**

The subject parcel is presently designated as "Multi-Family" in the West Maui Community Plan. A community plan amendment to change the designation of the parcel from "Multi-Family" to "Hotel" is proposed to reflect the existing and proposed uses of the property.

2. **Change in Zoning**

The subject parcel is presently zoned "A-2 Apartment" District. A change in zoning to "H-M Hotel" District is proposed to reflect the existing and proposed uses of the property.

The proposed community plan amendment from "Multi-Family" to "Hotel" and change in zoning from "A-2 Apartment" District to "H-M Hotel" are consistent with existing land uses. The area along this portion of Lower Honoapiilani Road is generally mixed with hotel, multi-family residential and business uses. The project site has been associated with hotel use since 1989.

This request allows the landowner to continue the hotel use or convert to time share operations.

Chapter II

***Description of the
Existing Environment***

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

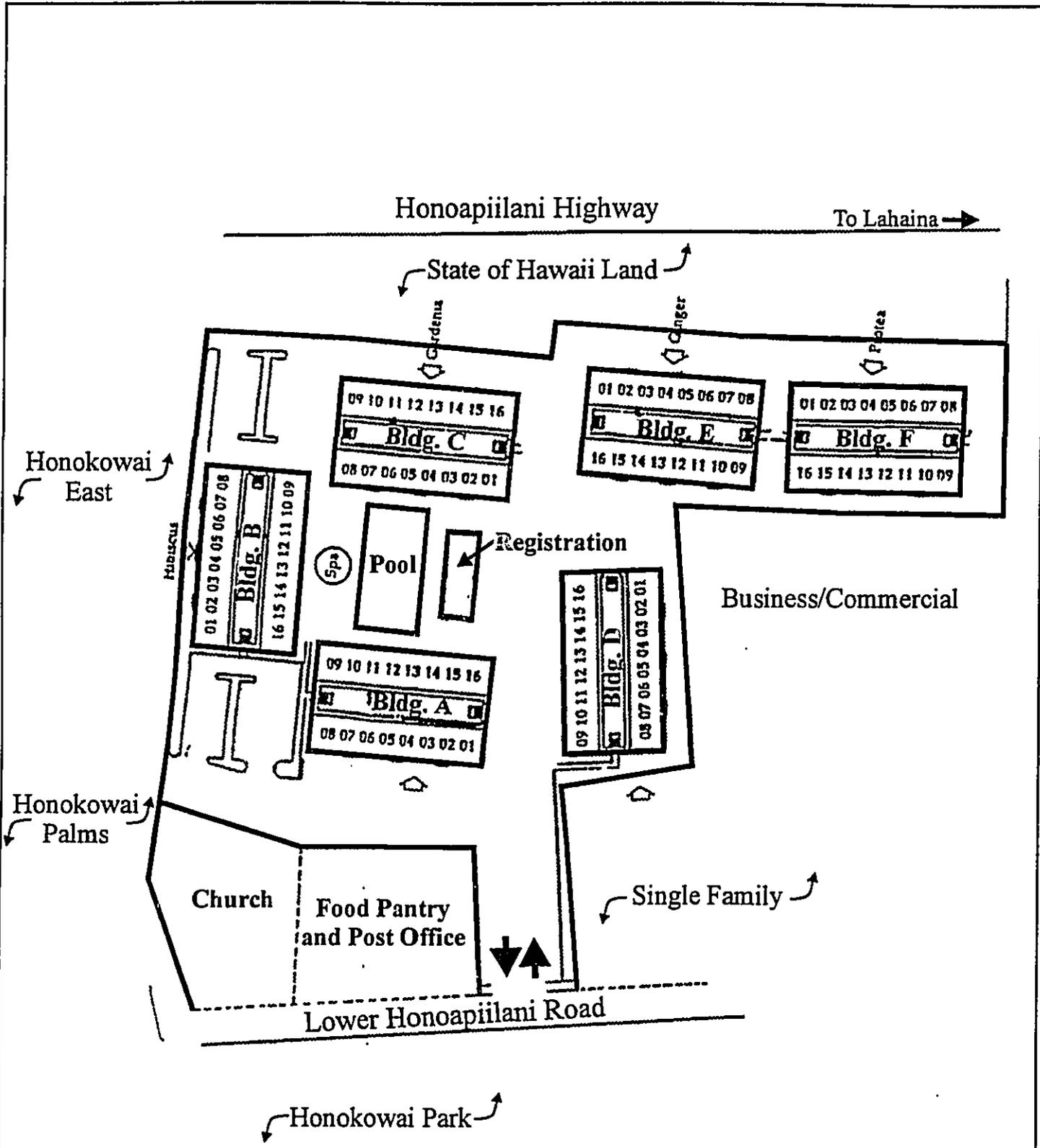
1. Surrounding Land Use

The majority of lands in West Maui are designated by the State of Hawaii as either "Conservation" or "Agriculture". Generally, "Conservation" lands occupy the higher and steeper areas, while the "Agricultural" district spans the middle ground. Lands along the coast, at lower elevations, are typically designated "Urban".

The project site is situated along the northwestern coast of Maui, which includes the residential-resort communities of Lahaina, Honokowai, Kahana and Napili, as well as the master-planned resorts of Kaanapali and Kapalua.

The project site is located approximately six (6) miles north of Lahaina town between Kaanapali and Kahana. To the immediate north of the subject property is the Honokowai Palms and Honokowai East. See Figure 3. To the west of the subject property are single family residences, a church, the Food Pantry and Lower Honoapiilani Road. Honokowai Park is located along Lower Honoapiilani Road, across the project site. To the south of the project is a commercial complex, 3600 Lower Honoapiilani Road. To the east of the project are vacant lands owned by the State of Hawaii.

Surrounding uses, beyond the adjacent parcels, include condominium (including transient vacation rentals) and single family uses.



Map Source: DIA Pacific Development Corporation

Figure 3

Land Use Amendments
for the Maui Park
Site Map



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2. *Climate*

Like most areas in Hawaii, Honokowai's climate is relatively uniform year-round. Average temperatures in Honokowai range between 60 degrees and 88 degrees Fahrenheit. August is historically the warmest month, while January and February are the coolest. Average rainfall in the Honokowai vicinity is approximately 15 to 20 inches annually.

The winds in the Honokowai area are also seasonal. The northeasterly trade winds occur 90 percent of the time during the summer and just 50 percent of the time in the winter. Wind patterns also vary on a daily basis, with trade winds generally being stronger in the afternoon. During the day, winds blow onshore toward the warmer landmass. In the evening, the reverse occurs, as breezes blow toward the relatively warm ocean.

3. *Topography and Soils*

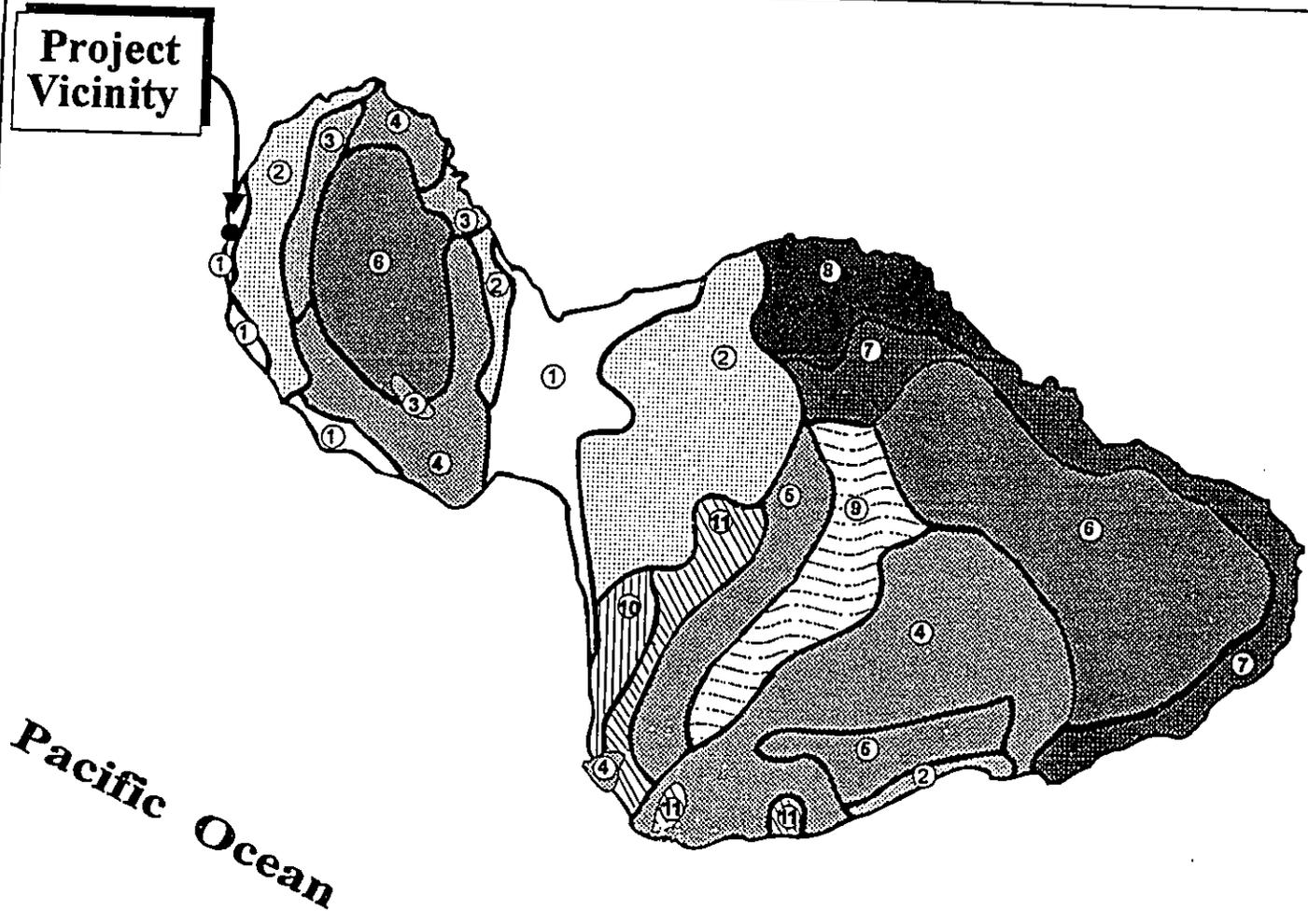
At a regional scale, the topography of West Maui ranges from the gently sloping coastal areas to steep ridges and large valleys. The maximum elevation of the West Maui Mountains is 5,788 feet at Puu Kukui. From the summit, streams flow in a radial pattern, indicating that the lava surface of the volcano set the original stream course.

From a topographic standpoint, the project site is relatively level, with a slight slope from east to west.

Underlying the proposed site and surrounding lands are soils of the "Pulehu-Ewa-Jaucas" association. See Figure 4. This association is characterized as having deep, well-drained soils that are found

LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> ① Pulehu-Ewa-Jaucas association ② Waiakoa-Keahua-Molokai association ③ Honolua-Olelo association ④ Rock land-Rough mountainous land association ⑤ Puu Pa-Kula-Pane association ⑥ Hydrandepts-Tropaquods association | <ul style="list-style-type: none"> ⑦ Hana-Makaalae-Kailua association ⑧ Pauwela-Haiku association ⑨ Laumaia-Kaipoi-Olinda association ⑩ Keawakapu-Makena association ⑪ Kamaole-Oanapuka association |
|--|--|



Base Map Source: USDA Soil Conservation Service

Figure 4 Land Use Amendments
for the Maui Park
Soil Association Map



Prepared for: DIA Pacific Development Corporation

NOT TO SCALE

on alluvial fans or in basins. The specific classification of the underlying soil is Pulehu silt loam, 0 to 3 percent slope (PpA). Permeability is moderate, runoff is slow, and the erosion hazard is no more than slight. See Figure 5.

4. **Flood and Tsunami Hazard**

The Flood Insurance Rate Map for this area designates the project site as Zone C, an area of minimal flooding. See Figure 6.

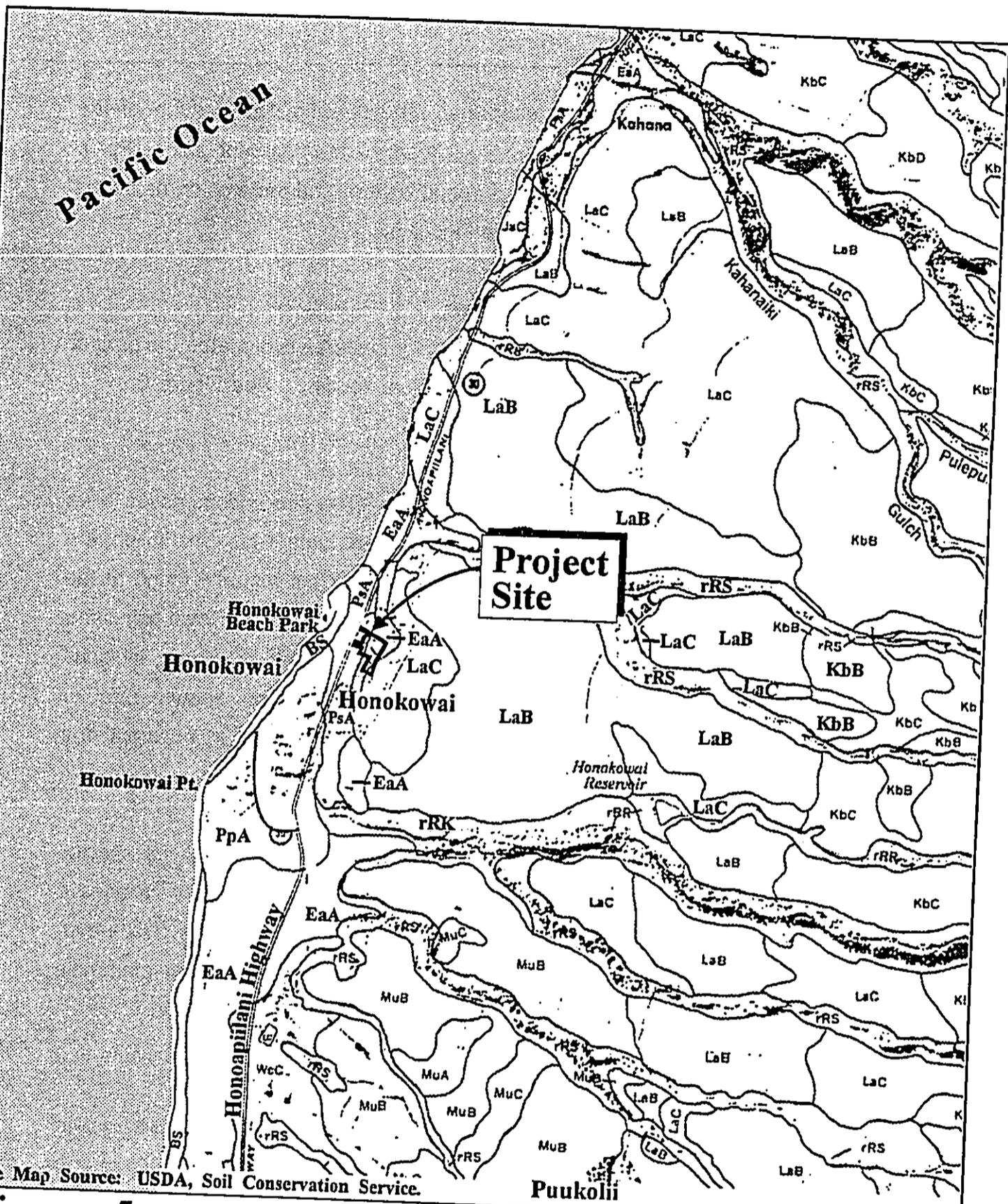
5. **Flora and Fauna**

The project site is fully developed. The site encompasses lawn areas, planter strips and building atriums which establish the landscape character of the property. Plant material found at the site includes various palms, rainbow shower trees, Royal poinciana trees, monkey pod trees, ginger shrubs, crotoun shrubs, hibiscus shrubs, and mondo grass. There are no known rare or endangered plant species found at the site or at adjacent and nearby properties.

Similarly, there are no known rare or endangered wildlife species at this locale. Avifauna typically found in this vicinity includes a host of introduced species, including the Japanese White-eye, Zebra-dove, spotted dove, and common Myna. Other mammals common to this area include rats, mice, and mongoose.

6. **Air Quality**

The Lahaina region is not exposed to adverse air quality conditions. There are no point sources or airborne emissions in the immediate vicinity and the air quality at the property is considered good. On the mauka side of Honoapiilani Highway are



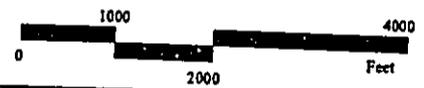
Base Map Source: USDA, Soil Conservation Service.

Figure 5

Land Use Amendments
for the Maui Park
Soil Classification Map



Prepared for: DIA Pacific Development Corporation



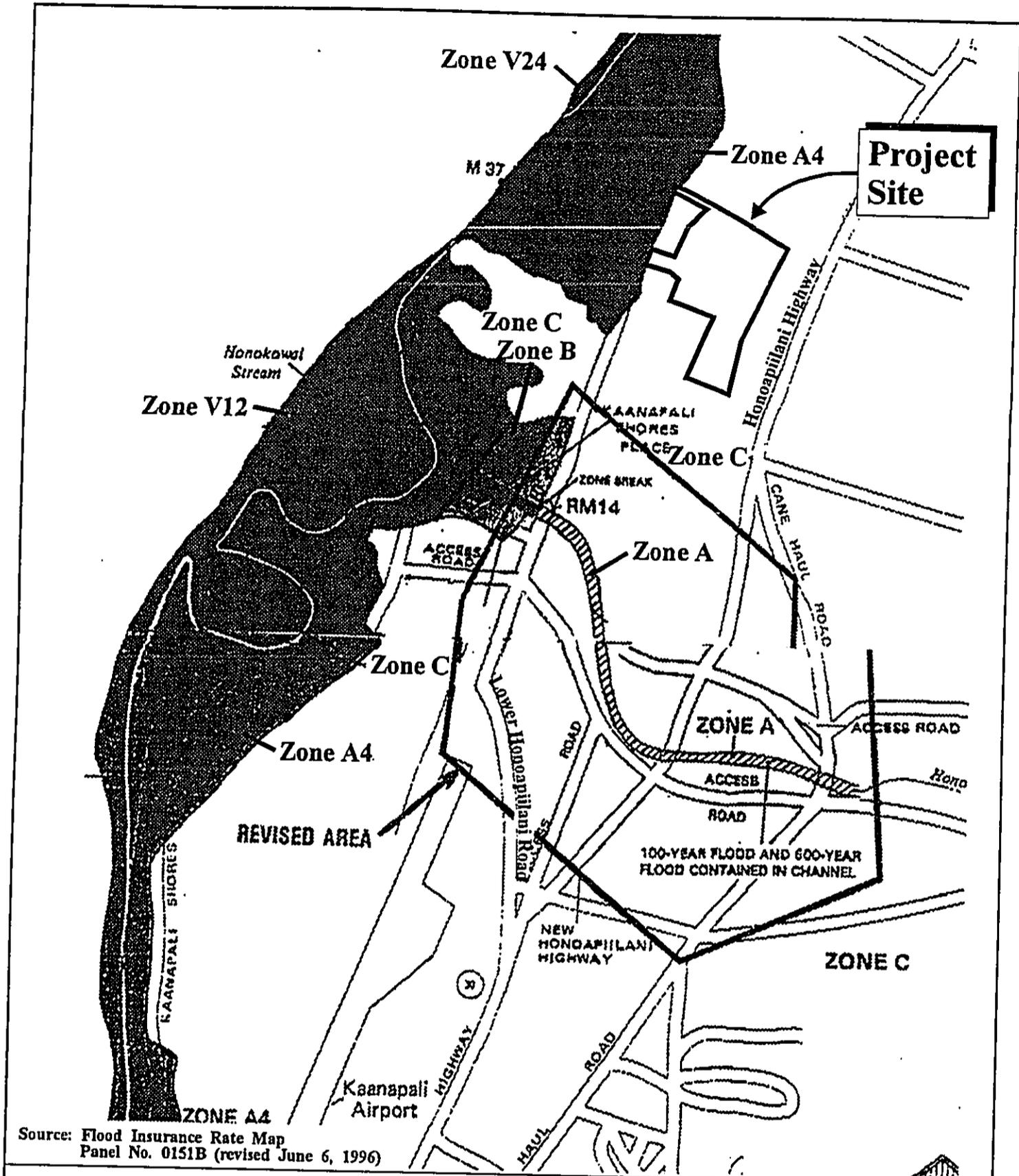


Figure 6

**Land Use Amendments
for the Maui Park
Flood Insurance Rate Map**



Prepared for: DIA Pacific Development Corporation



significant acreages in pineapple and sugar cane cultivation. As such, the area is subject to dust and equipment emissions associated with agricultural activities. Cane burning also takes place in the fields located southeast of the project site on an intermittent basis. Motor vehicles are also a source of indirect emissions in the region.

7. **Noise Characteristics**

Traffic noise from Honoapiilani Highway and Lower Honoapiilani Road is the predominant source of noise in the vicinity of the project. Other sources that contribute to background noise levels are the operation of agricultural equipment, such as the sugar cane and pineapple harvesters, sprayers, and trucks in neighboring fields. It is noted that arrival and departure flight tracks for the Kapalua-West Maui Airport lie to the north and east of the project site, placing the project area outside the limits of significant airport noise exposure.

8. **Visual Resources**

The project site is generally flat and surrounded by existing urban uses. The site is not a part of a scenic or unique scenic corridor. Looking east or mauka from the project site, beyond Honoapiilani Highway, the West Maui Mountains are visible. Given its location mauka or east of Lower Honoapiilani Road, there are no direct views to the ocean from the property.

9. **Archaeological and Historical Resources**

There are no surface archaeological features on the project site. The property has been altered for development as a transient vacation rental property.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

The resident population of the region has increased dramatically in the last two (2) decades. Population gains were especially pronounced in the 1970s as the rapidly developing visitor industry attracted many new residents. The current resident population of the Lahaina district is estimated at 14,574. A projection of the resident population for the years 2000 and 2010 are 18,737 and 22,924 respectively (Community Resources, Inc., 1994).

2. Economy

In 1994, 2.2 million visitors frequented Maui, an increase of 4.8 percent from 1993 (Maui Data Book and Newcomers Guide, 1995). A large portion of the island's visitor accommodations are located in the resort communities of Kaanapali and Kapalua, as well as "stand-alone" condominium vacation rentals such as the Maui Park.

Agriculture is another vital component of the West Maui economy. The Pioneer Mill Co., Ltd handles sugar and coffee operations.

Maui Land and Pineapple Company's pineapple fields remain an important component of the region's agricultural base.

C. PUBLIC SERVICES

1. Police and Fire Protection

The project site is within the Lahaina Police Station service area, which services the Lahaina district. The Lahaina Station is located in the Lahaina Civic Center complex at Wahikuli. The Lahaina Patrol includes approximately 59 full-time personnel, including one (1) captain, two (2) lieutenants, police officers, public safety aides,

and administrative support staff (telephone conversation with Greg Takahashi, Maui Police Department, August 1997).

The Napili Fire Station, located approximately three (3) miles north of the project site, provides fire prevention, suppression, and protection services for Honokowai. Fire protection is also offered by the Lahaina Fire Station, located about three (3) miles south of the project site, in the Lahaina Civic Center.

2. Medical Facilities

The only major medical facility on the island is Maui Memorial Hospital, located approximately 25 miles from Honokowai, midway between Wailuku and Kahului. The 185-bed facility provides general, acute, and emergency care services.

Private medical offices, however, are located in West Maui. Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center, and Kaiser Permanente Lahaina Clinic all serve the West Maui population.

3. Recreational Facilities

West Maui is served by numerous recreational facilities. These facilities include several County beach parks. Approximately one-third of the County parks are situated along the shoreline and are excellent swimming, diving, and snorkeling areas. The County's Honokowai Park is located to the immediate west of the subject property. In addition to County facilities, Kaanapali and Kapalua Resorts operate world-class golf courses, which are available for public use.

4. **Schools**

The State of Hawaii, Department of Education operates four (4) public schools in West Maui that are located in Lahaina Town. These are Lahainaluna High School, Lahaina Intermediate School, King Kamehameha Elementary School, and Princess Nahienaena Elementary School. Privately operated pre-elementary and elementary schools also serve the region.

D. **INFRASTRUCTURE**

1. **Roadway System**

Honoapiilani Highway is a regional State facility, which runs between Napili (West Maui) and Wailuku. Within the project area, Honoapiilani Highway runs north-south and functions as the primary access to the areas of Lahaina, Wainee, Kelawea, Puunoa, Kapunakea, Mala, Kaanapali and Honokowai. Honoapiilani Highway is a two-lane highway with channelization at major intersections.

Lower Honoapiilani Road runs north-south, parallel with and west of Honoapiilani Highway. The two-lane road serves mainly hotels/resorts, commercial, and some residential uses in the Honokowai area.

Access to the project site is via one (1) driveway located on Lower Honoapiilani Road.

2. **Water**

The County's Department of Water Supply (DWS) operates the Honokohau and Lahaina-Alaeloa Water Systems within the Lahaina District. The Lahaina-Alaeloa Water System is the larger of the two

(2) DWS systems, and is divided into two (2) subsystems, referred to as the "Northern Subsystem" and the "Southern Subsystem". These subsystems are interconnected, but currently operate independently through the closure of selected system valves.

Honokowai is serviced by the "Northern Subsystem". Within this subsystem is the Honokowai Reservoir, which has a capacity of two (2) million gallons. In addition, the new Mahinahina Water Treatment plant will provide improved service to the Honokowai area.

The Maui Park property is served by a 16-inch line which runs along Lower Honoapiilani Road.

3. **Wastewater System**

The County's Lahaina Wastewater Reclamation Facility (LWRF) and its attendant collection and transmission system accommodate the region's wastewater needs. There is an eight (8) inch sewer lateral servicing the property, connecting to the main line on Lower Honoapiilani Road. The LWRF, located mauka of Honoapiilani Highway just north of Kaanapali Resort, has a design capacity of 6.7 million gallons per day (MGD). Currently usage is at 5.8 MGD.

4. **Solid Waste Disposal**

With the closing of the Olowalu Landfill, all solid wastes generated in the west side of Maui are transported to the Central Maui Landfill in Puunene.

5. **Drainage**

Onsite drainage improvements at the Maui Park include a system of drain inlets and underground culverts. Runoff conveyed through the onsite system is discharged into the Lower Honoapiilani Road drainage system, which, at this location, includes a 48-inch x 20-inch reinforced concrete box culvert. This culvert crosses Lower Honoapiilani Road, discharging into an existing drainage ditch which traverses Honokowai Beach Park to the ocean.

It is noted that the County of Maui is currently implementing its Lower Honoapiilani Road Improvements, Phase II project which includes drainage system upgrades along Lower Honoapiilani Road in the vicinity of the Maui Park property. New drain inlets and culverts being installed in the vicinity of the Honokowai Beach Park, will convey flows into the Honokowai Beach Park drainage ditch. The Lower Honoapiilani Road Improvements, Phase II project will not impact the Maui Park's onsite drainage system.

6. **Electrical Power**

Maui Electric Company, Ltd. provides electrical power via overhead poles to the area.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO THE EXISTING ENVIRONMENT

1. Surrounding Uses

The potential conversion of the Maui Park to time share operations is not anticipated to have an adverse impact on the surrounding uses. The proposed action would not involve site or building construction work and would not alter the short-term transient vacation operations of the project. Accordingly, the surrounding uses, which include transient vacation rentals, multi-family and single-family residential, commercial/retail businesses, a church and a County beach park, would not be affected by the proposed action.

There are several already developed "Multi-Family" designated parcels in the area that are also nonconforming hotel operations with time share units. The Maui Park, however, does not have the flexibility and the opportunity to similarly offer time share units or convert to time share operations unless the proposed action is approved.

2. Flora and Fauna

There are no known rare, endangered, or threatened species of flora within or surrounding the project site.

Similarly, there are no known rare, endangered, or threatened species of avifauna or wildlife in the project vicinity. There will be no displacement of land at the project site and any conversion to time share operations will not have an adverse impact to the local area's fauna and avifauna population.

3. **Air Quality**

There will be no air quality impacts with any conversion to time share operations.

4. **Noise**

There will be no construction activity associated with any conversion of the Maui Park to time share operations. Existing traffic noise impacts associated with the traffic volume from the project represents a fraction of the total traffic in the area. As traffic generating and attraction characteristics of a time share operation would not change (when compared to present conditions), traffic noise is not considered an adverse impact on the surrounding area.

5. **Visual Resources**

The proposed conversion to time share operation will not affect scenic view corridors. The property is already fully developed and no new construction or improvements are proposed.

6. **Archaeological Resources**

In the context of the property's existing developed conditions, the proposed land use amendments will not have any adverse impact on archaeological resources.

B. IMPACTS TO COMMUNITY SETTING

1. **Population and Local Economy**

General operational and employment characteristics of the Maui Park will not change as a result of conversion of all or a portion of the 288 units to a time share program. In this regard, the proposed action will not impact the area's population or the local economy.

2. **Housing**

The proposed conversion to time share operations will not displace existing housing nor will it create a demand for new housing in the area.

The Maui Park had previously fulfilled the County of Maui's "affordable housing" requirements and additional requirements, after its construction, at the time of its conversion from long-term rentals to short-term/transient vacation rentals in 1989.

3. **Police, Fire, and Medical Services**

The proposed conversion to time share operations is not anticipated to affect service capabilities of police, fire, and emergency medical operations. Moreover, conversions will not extend existing service area limits for emergency services.

4. **Recreational and Educational Services**

The proposed conversion to time share operations will not impact recreational and education services.

5. **Solid Waste**

As with the existing transient vacation rental operations, solid wastes generated from the property will be disposed at the County's Central Maui Landfill.

6. **Other Considerations**

The project will not involve the use of chemicals and fertilizers other than what is currently being used to maintain the landscaping at the property. No adverse effects on surface, underground and marine water resources are anticipated.

The project site is already in urban use and will not affect agricultural endeavors on the island.

The project site does not include any trails that are required for public access to the beaches or the mountains.

The action is not expected to have other socio-economic impacts and no improvements are being proposed for the project. There is the potential for accessory uses on a "Hotel" zoned property, however, these uses are subject to the provisions of the County of Maui's laws and rules and regulations.

The existing nonconformity and proposed action is not expected to affect the "Hotel" zoning standards and these standards will not affect the surrounding areas. The Maui Park property is fully developed, with no proposed improvements. The project conforms to the "Hotel" zoning standards with regard to area regulations and height regulations.

Finally, the conversion of any short-term and extended-stay transient vacation rental units to time share operations will be dependent on market conditions.

C. IMPACTS TO INFRASTRUCTURE

1. Roadway Systems and Off-Street Parking

Conversion to time share operations will not impact the roadway systems. Trip generation characteristic will not be altered since time share operations would be conducted in similar fashion to the project's current short-term rental operations.

With regard to off-street parking, the Maui Park was developed with 358 paved parking stalls. This number of stalls is more than adequate to accommodate parking demand for the project. Conversion to time share operations will not affect off-street parking characteristics.

2. **Drainage Systems**

Conversion to time share operations will not impact drainage patterns and characteristics.

3. **Water and Wastewater Systems**

Any conversion of the Maui Park's visitor accommodation units to time share will not result in any change in water use or wastewater generation patterns. Accordingly, the proposed action is not anticipated to impact demands on these infrastructure components.

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 four (4) major land use districts in which all lands in the State of Hawaii are placed. These districts are designated "Urban", "Rural", "Agriculture", and "Conservation".

The project site is located within the "Urban" District. The existing complex and its hotel-related uses are permitted uses with the State's "Urban" District.

B. MAUI COUNTY GENERAL PLAN

The Maui County General Plan (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter:

The general plan shall recognize and state the major problems and opportunities concerning the needs and the development of the county and the social, economic and environmental effects of such development and shall set forth the desired sequence, patterns and characteristics of future development.

The proposed action is in keeping with the following General Plan objectives and policies:

Objective: To provide an economic climate which will encourage controlled expansion and diversification of the County's economic base.

Policy: Maintain a diversified economic environment compatible with acceptable and consistent employment.

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

To control the development of visitor facilities so that it does not infringe upon the traditional social, economic and environmental values of our community.

Policy: Limit visitor industry development to those areas identified in the appropriate community plans, and to the development of projects within those areas which are in conformance with the goals and objectives of those plans.

Encourage enhancement of existing visitor facilities without substantial increases in room count.

C. WEST MAUI COMMUNITY PLAN

The subject parcel is located in the West Maui Community Plan region which is one (1) of nine (9) Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the General Plan of the County of Maui. Each Community Plan contains recommendations and standards which guide the sequencing, patterns and characteristics of future development in the region.

The project site is designated "Multi-Family" in the West Maui Community Plan, which was adopted in 1996. See Figure 7. The subject community plan amendment application involves a change to "Hotel" designation.

With its current "Multi-Family" designation, the Maui Park is an existing nonconforming use. The Maui Park would be a permitted use with the

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

To control the development of visitor facilities so that it does not infringe upon the traditional social, economic and environmental values of our community.

Policy: Limit visitor industry development to those areas identified in the appropriate community plans, and to the development of projects within those areas which are in conformance with the goals and objectives of those plans.

Encourage enhancement of existing visitor facilities without substantial increases in room count.

C. WEST MAUI COMMUNITY PLAN

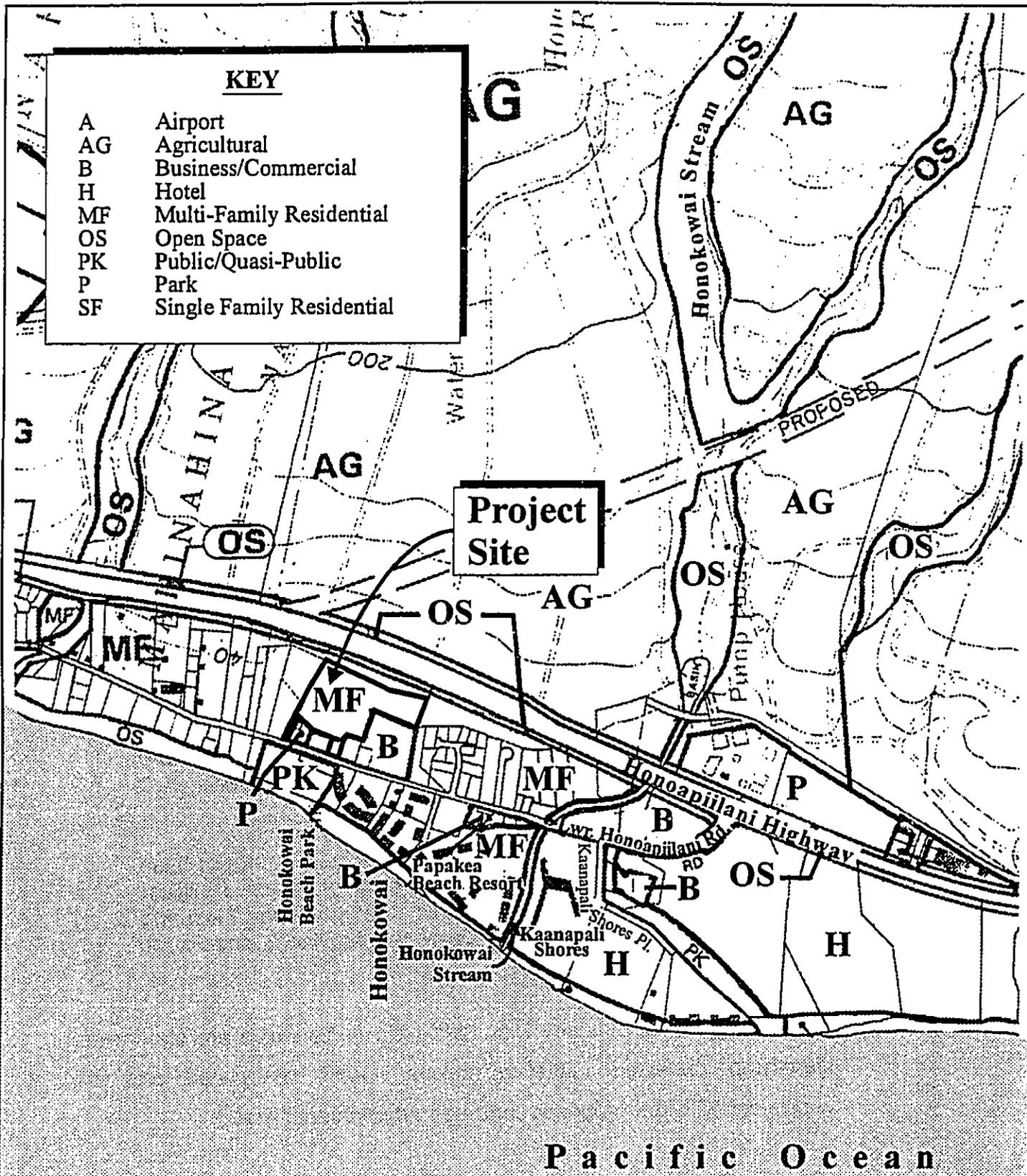
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CORRECTION

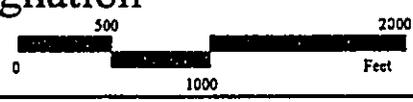
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LEGIBILITY
SEE FRAME(S)
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Source: West Maui Community Plan

Figure 7

Land Use Amendments
for the Maui Park
West Maui Community Plan
Land Use Designation



Prepared for: DIA Pacific Development Corporation

"Hotel" designation.

The West Maui Community Plan is divided into five (5) parts. In Part II, Planning Area Description, the following is noted:

Development, for the most part, reflects the region's visitor and agricultural industries. Visitor accommodations are located along the shoreline with necessary support facilities and residential communities. The activity centers include Lahaina Town, Kaanapali, Honokowai, Napili and Kapalua communities.

In Part II, Identification of Opportunities, the following is noted:

STABILITY OF THE ECONOMIC BASE. The success of an urban community relates to the stability of its economy. In West Maui, sugar, pineapple and tourism are the primary industries. With the dependence on the visitor industry and the ever-present uncertainties facing agriculture, it is recognized that the economic base is potentially vulnerable and must be nurtured in a responsible manner to insure stable employment opportunities for residents and their descendants.

It is therefore important to maintain a stable economic base by encouraging the upgrading of existing visitor facilities; pursuing diversified economic opportunities; insuring responsible and sustainable growth to provide a range of job opportunities ...

The West Maui Community Plan sets forth goals which are statements identifying preferred future conditions. Goals associated and are consistent with the proposed land use amendments are:

Land Use

An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that

provides for the stable social and economic well-being of residents and the preservation and enhancement of the region's open space areas and natural environmental resources.

Economic Activity

A diversified economy that provides a range of stable employment opportunities for residents, allows for desired commercial services for the community, and supports the existing visitor and agricultural industries, all in a manner that will enhance both the community's quality of life and the environment.

The West Maui Community Plan sets forth objectives and policies that specify steps and measures to be taken to achieve the goals. The following objectives and policies are noted:

Promote a diversified economic base which offers long term employment to West Maui residents, and maintains overall stability in economic activity in the areas of:

* * *

Visitor accommodations.

Visitor-related service/commercial services.

* * *

The change to "Hotel" designation will increase the inventory of developed hotel lands in the community plan region. The Maui Park is an existing hotel offering transient vacation rentals. The actual use of the property will not change as a result of the community plan amendment.

D. ZONING

The subject property is located in the "A-2 Apartment" District. The subject change in zoning application involves a change to "H-M Hotel" District.

E. COUNTY OF MAUI SPECIAL MANAGEMENT AREA

The subject property is located within the County of Maui's Special Management Area. Pursuant to Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Maui Planning Commission, projects located within the SMA are evaluated with respect to SMA objectives and policies. When initially developed in 1987, a SMA Use Permit was issued for the project. The project was developed in accordance with the conditions set forth by the SMA permit. There are no new improvements proposed for time share conversion. At this juncture, no additional SMA requirements will be triggered.

Chapter V

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

V. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed conversion to time share operations will not create any significant, long-term adverse environmental effects. The property is fully developed and there will be no new construction activity or improvements associated with the proposed conversion to time share operations.

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Chapter VI

Alternatives Analysis

VI. ALTERNATIVES ANALYSIS

A. ALTERNATIVE A

Alternative A represents the proposed action. This alternative provides the owner, DIA Pacific Development Corporation, the flexibility to convert all or a portion of its existing 288 transient (short-term and extended-stay) units to time share units at the Maui Park. The proposed conversion to time share operations will enhance the economic viability of the Maui Park.

B. ALTERNATIVE B

Alternative B is the no action alternative. The flexibility to convert a portion or all of the Maui Park's units to time share operations is considered essential to the long-term economic viability of the project. From management and operations standpoints, the no action alternative does not provide an alternative which will permit the needed flexibility to successfully respond to changes in the visitor industry.

Chapter VII

Irreversible and Irretrievable Commitments of Resources

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The proposed conversion to time share operations will not involve a commitment of fuel, labor, funding and material resources. There are no irreversible and irretrievable commitments of resources associated with the proposed action.

Chapter VIII

Findings and Conclusions

VIII. FINDINGS AND CONCLUSIONS

The "Significance Criteria", Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules", were reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment. The following analysis is provided:

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

The proposed action will not result in any adverse environmental impacts. There are no known, rare, endangered or threatened species of flora, fauna or avifauna located on the subject property.

The Maui Park is fully developed and the proposed action would provide the owners the flexibility of converting all or a portion of the 288 short-term and extended-stay transient vacation rental units to time share operations.

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

The proposed action will not involve the commitment of additional land resources since the Maui Park property is already fully developed. The proposed action will not have an effect on the range of beneficial uses of the environment.

3. **The Proposed Action Does Not Conflict With the State's Long-Term Environmental Policies or Goals and 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 proposed action will have no effect upon social welfare parameters.

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

No impacts to the public's health and welfare are anticipated as a result of the proposed action.

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

The proposed action will not affect the island's population base or place new demands on the island's public services.

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

No substantial degradation of environmental quality resulting from the proposed action is anticipated.

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

The proposed action does not involve any construction and improvements, will not involve a commitment to larger actions and will not create any significant long-term adverse environmental effects.

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

There are no known significant habitats or rare, endangered or threatened species of flora or fauna at the project site.

10. **Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentially Affected by the Proposed Action**

The proposed action does not involve any construction and improvements, and will not impact air quality, water quality or ambient noise parameters.

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

The proposed action does not involve any construction and improvements. The continued operation of the project for short-term transient accommodations will not affect any environmentally sensitive areas.

12. **The Proposed Action Would Not Substantially Affect Scenic Vistas and Viewplanes Identified in County or State Plans or Studies**

The proposed action does not involve any construction and improvements and will not affect scenic vistas and viewplanes.

13. The Proposed Action Would Not Require Substantial Energy Consumption

The proposed action will not require additional energy consumption.

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

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

13. The Proposed Action Would Not Require Substantial Energy Consumption

The proposed action will not require additional energy consumption.

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

Chapter IX

***Agencies Contacted in
the Preparation of the Draft
Environmental Assessment***

IX. AGENCIES CONTACTED IN THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT

1. Rick Egged, Director
State of Hawaii
Office of Planning
Department of Business, Economic,
Development and Tourism
P.O. Box 2359
Honolulu, Hawaii 96804
2. Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
3. Don Hibbard
State of Hawaii
Department of Land and Natural
Resources
State Historic Preservation Division
33 South King Street, 6th Floor
Honolulu, Hawaii 96813
4. Robert Siarot, Maui District Engineer
State of Hawaii
Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732
5. Ronald Davis, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732
6. Stephanie Aveiro, Director
County of Maui
Department of Housing and
Human Concerns
200 S. High Street
Wailuku, Hawaii 96793
7. Henry Oliva, Director
County of Maui
Department of Parks and
Recreation
200 South High Street
Wailuku, Hawaii 96793
8. David W. Blane, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793
9. Howard Tagomori, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793
10. Charles Jencks, Director
County of Maui
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793
11. David Craddick, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
12. Robbie Ann A.K. Guard, Coordinator
County of Maui
Office of Economic Development
200 South High Street
Wailuku, Hawaii 96793
13. West Maui Taxpayers Association
P.O. Box 10358
Lahaina, Hawaii 96761

Chapter X

Early Consultation Comments

X. EARLY CONSULTATION COMMENTS

This section includes correspondence received in response to the applicant's request for early consultation input. Early consultation comments from the following agencies were received prior to the filing of the Draft EA:

1. County of Maui, Department of Fire Control, September 10, 1997;
2. State of Hawaii, Department of Transportation, Highways Division, September 10, 1997;
3. State of Hawaii, Department of Health, Maui District Health Office, September 11, 1997;
4. State of Hawaii, Department of Land and Natural Resources, State Historic Preservation Division, September 12, 1997;
5. County of Maui, Department of Parks and Recreation, September 17, 1997;
6. County of Maui, Department of Police, September 18, 1997;
7. County of Maui, Department of Housing and Human Concerns, October 6, 1997;
8. County of Maui, Department of Planning, October 9, 1997; and
9. County of Maui, Department of Water Supply, December 8, 1997.

In addition, a verbal response indicating "no comments" was received from the State of Hawaii, Office of Planning, on September 23, 1997.

SEP 12 1997

LINDA CROCKETT LINGLE
MAYOR



RONALD P. DAVIS
CHIEF
HENRY A. LINDO, SR.
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

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

September 10, 1997

Gwen Ohashi Hiraga, Project Manager
Munekiyo & Arakawa Inc.
305 High Street
Wailuku, HI 96793

RE: Maui Park

Dear Ms Hiraga,

Thank you for the opportunity to comment on the Maui Park project.

The Department of Fire Control has two major requirements that must be considered. The first concerns fire department apparatus access. All fire department apparatus access roadways shall be provide in accordance with the requirements of Section 10.207(a) through (I) of the Uniform Fire Code, 1988 Edition as amended.

The second concern is the adequacy of water supplies for firefighting. These supplies shall be provided in accordance with the requirements of the Board of Water Supply.

Maui Park
Page 2
September 1, 1997

If you have any questions, direct them in writing to the Fire
Prevention Bureau, 21 Kinipopo Street, Wailuku, HI 96793.

Sincerely,


LEONARD F NIEMCZYK
Captain, FPB

xc: Central Maui Inspector

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS

GLENN M. OKIMOTO
Brian K. Minaai

IN REPLY REFER TO.

Hwy-M 2.250-97

MEMORANDUM

September 10, 1997

TO: Ms. Gwen Ohashi Hiraga
Munekiyo & Arakawa, Inc.

FROM: Ferdinand Cajigal
State Highways

SUBJECT: Maui Park

The proposed conversion will not adversely impact our facilities provided the trip generation characteristics will remain the same. Please have the developer's consultant provide existing and proposed ITE Codes and trip rates.

/fmc

SEP 15 1997

BENJAMIN J. CAYETANO
GOVERNOR



LAWRENCE MIKE
DIRECTOR OF HEALTH

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

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

September 11, 1997

Gwen Ohashi Hiraga
Project Manager
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Ohashi:

Subject: Maui Park, Conversion to Time Share, TMK: (2)
4-4-01:34, Lahaina

Thank you for the opportunity to comment on the project. We have no objections to the owners proposal to convert Maui Park to a Time Share operation.

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

Sincerely,

A handwritten signature in black ink, appearing to read "H. Matsubayashi".

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH 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

September 12, 1997

LOG NO: 20115
DOC NO: 9709co02
Architecture

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Ms. Hiraga:

SUBJECT: Maui Park Time Share
TMK 4-4-01:34, Lahaina, Maui

Thank you for the letter dated September 5, 1997, regarding the conversion of Maui Park to time share operations. Since there will be no physical changes to the structure or the grounds, there are no known sites which will be affected by this action and it should have 'no effect' on any known historic resource.

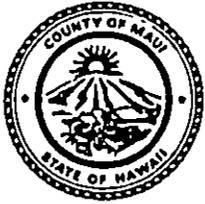
Thank you for the opportunity to comment. If you have any questions, please contact Carol Ogata at 587-0004.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

CO:jk



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

LEWIS LITTLE
Mayor

HENRY OLIVA
Director

ALLEN SHISHIDO
Deputy Director

(808) 243-7230
FAX (808) 243-7934

September 17, 1997

Gwen Ohashi Hiraga
Project Manger
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

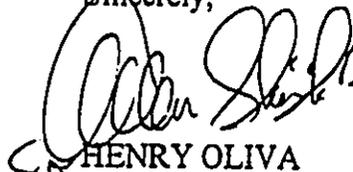
Subject: Maui Park

Dear Ms. Ohashi Hiraga:

We have reviewed the proposed Community Plan change for the above referenced project and have no comments or objections to the proposed action.

Thank you for the opportunity to review and comment on this. Please feel free to contact me or Mr. Patrick Matsui, Chief of Parks Planning and Development, at 243-7387 if you have any further questions.

Sincerely,



HENRY OLIVA
Director

HO:PTM:kp

s:\planning\ptm\mauipark.wpd



POLICE DEPARTMENT
COUNTY OF MAUI



LINDA CROCKETT LINGLE
MAYOR

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

HOWARD H. TAGOMORI
CHIEF OF POLICE

THOMAS PHILLIPS
DEPUTY CHIEF OF POLICE

OUR REFERENCE
at

YOUR REFERENCE

September 18, 1997

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii. 96793

Dear Ms. Hiraga:

SUBJECT: Maui Park

We have received your letter of September 5, 1997 and have reviewed the summary for the above subject.

We have no comment or recommendation to your proposal to convert its transient vacation rental operations to Time Share operations. Thank you for the opportunity to make comments on the project summary.

Very truly yours,

Assistant Chief Charles Hall
for: HOWARD H. TAGOMORI
Chief of Police



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

OCT 10 1997

LINDA CROCKETT LINGLE
Mayor

STEPHANIE AVEIRO
Director

MARK PERCELL
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 243-7805 • FAX (808) 243-7829

October 6, 1997

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo & Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Ohashi Hiraga:

Subject: Maui Park

We have reviewed your September 5, 1997 letter and enclosures regarding the subject project, and would like to offer the following comments:

1. An agreement for the subject project was executed between JDH & Associates, Hotel Corporation of the Pacific, Inc. dba Aston Hotels & Resorts, and the County of Maui on August 7, 1989.
2. An agreement to release DIA Pacific Development Corporation (purchaser of the subject project from JDH & Associates) from the terms and conditions contained in the August 7, 1989 Agreement was executed between the State of Hawaii (by its Board of Land and Natural Resources), County of Maui and DIA Pacific Development Corporation in May, 1996.
3. A legal opinion from the County's Corporation Counsel may be needed to determine if Section 2.94.040 C. of the Maui County Code is applicable to the subject project.

Please call Wayde Oshiro of our Housing Division at 243-7351 if you have any questions.

Very truly yours,


STEPHANIE AVEIRO
Director of Housing
and Human Concerns

WTO:wo

xc: Director of Planning
Director of Public Works and Waste Management
Housing Administrator

LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

LISA M. NUYEN
Deputy Director

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

October 9, 1997

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

Dear Mr. Munekiyo:

RE: Maui Park, TMK: 4-4-001:034, Honokowai, Lahaina, Island of Maui, Hawaii (SM1 860009)

The Maui Planning Department (Department) has reviewed your request for consultation in anticipation of preparing an Environmental Assessment for the above-referenced project. The Department has the following comments to offer:

1. The Maui Park was originally developed as an apartment project in the A-2 Apartment District. At one time, the Apartment District allowed "motel" as a permitted use which allowed the conversion of the apartment units for transient vacation rentals. In 1989, by Ordinance No. 1797, "motel" use was deleted from the Apartment District. The Maui Park, at that time, became an existing nonconforming use within the Apartment District.

The existing nonconforming uses are allowed to remain, provided there are no changes in the use to another nonconforming use. It is hoped that eventually the uses will cease to exist, and at some point in time, permitted uses would be established on the site. Your application should provide justification for the establishment of the nonconforming use, as a permitted use, in the context of the long-term goals and objectives of the Community Plan District.

2. The West Maui Community Plan was adopted by Ordinance No. 2476 on February 26, 1996. The Plan considered the long-term needs for hotel uses in the Community Plan District for the next 20 years. A request for a Community Plan Amendment for hotel use should address the need for additional hotel lands, and the circumstances that have changed since the adoption of the Plan, to justify the request. The request should also address the local and regional impacts the amendment will have.

Of particular concern is that the surrounding area is community planned for multi-family uses. If the use is approved, the site will be the only hotel-designated parcel in the area. The other apartment projects in the area, such as the Papakea Resort, are in a similar situation as the Maui Park in which their transient vacation rentals are also nonconforming. What criteria sets the Maui Park project apart from these other apartment projects that would justify a Community Plan Amendment to hotel?

3. The proposal to hotel use is to enable the property owner to offer time-share units. What socio-economic impacts will the time-share units have, not only from the time-share operation, but the potential for accessory-business uses on the property?
4. As an existing project, what impacts will the nonconformity of the development have on the hotel-zoning standards? What impacts will the new standards have on the surrounding areas, such as height limitations?
5. The project is located within the special management area of the County of Maui. It did obtain a Special Management Area (SMA) Use Permit to construct the apartment project and is still subject to the terms and conditions of said permit.
6. The project has a "Housing Agreement" with the County of Maui and to the Department's knowledge, is still subject to the terms and conditions of the Agreement. The Draft EA should address the impacts the project will have on this Agreement.

Mr. Michael Munekiyo, AICP
October 9, 1997
Page 3

Enclosed for your information are comments from the Department of Public Works and Waste Management regarding the subject project.

Thank you for the opportunity to comment. If additional clarification is required, please contact Ms. Colleen Suyama, Staff Planner, of this office at 243-7735.

Very truly yours,

Lisa M. Nuyen
DAVID W. BLANE
Director of Planning

DWB:CMS:osy

Enclosures

c: Lisa M. Nuyen, Deputy Director of Planning
Clayton Yoshida, AICP, Planning Program Administrator
Colleen Suyama, Staff Planner
Project File
General File
(S:\CMS\MauiPark)

LINDA CROCKETT LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
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

BRIAN HASHIRO, P.E.
Highways Division

Solid Waste Division

97 SEP 25 10:00
COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

September 24, 1997

MEMO TO: DAVID W. BLANE, DIRECTOR OF PLANNING
FROM: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT
SUBJECT: EARLY CONSULTATION
THE MAUI PARK, TMK (2) 4-4-001:034

We reviewed the subject submittal and have the following comments.

1. Traffic assessment and drainage assessment reports will be required.
2. The special management area permit was issued for an apartment project (fka Holo Honokowai) consisting of 216 1-bedroom units and 72 studio units for a total of 288 units. The current project is described as consisting of 289 units. The owner shall provide documentation of governmental approvals for the one additional unit.
3. The project was approved as a long term residential apartment as permitted within the A-2 Apartment District. The Zoning Administration Enforcement Division of the Planning Department, shall determine if the current transient vacation rental operation is a permitted use.
4. The subject property was granted preliminary subdivision approval on October 1, 1987 for the creation and dedication of road widening lots along Lower Honoapiilani Road due to building permit requirements. However as the final plats were never submitted, final approval was never granted.
5. The property owners shall be required to complete the subject subdivision for creation and dedication of the road widening lots and to comply with the provisions of the subdivision ordinance.

DG:co/mt

xc: Engineering Division
Solid Waste Division
Wastewater Reclamation Division

S.LUCA\CZM\MAUIPARK

DEC 15 1997



BOARD OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 243-7816 • Fax (808) 243-7833

December 8, 1997
Gwen Ohashi Hiraga
Munekiyo & Arakawa, Inc.
305 South High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Re: Maui Park (TMK 4-4-01:034)

Dear Ms. Hiraga,

Thank you for the opportunity to provide comments in preparation of the environmental assessment (EA). The current property is serviced by a private fire protection system. We understand that there are no physical property improvements planned in conjunction with the conversion to time share operations. Therefore, we suggest that the EA provide information on any anticipated changes in water use, demand, fixtures or infrastructure and on conservation measures in effect or planned in conjunction with this project.

Please be aware that State standards for estimating water use at hotels are substantially higher than for multifamily areas (17,000 vs 5,000 gal/day) and that the proposed zoning would allow for more intense water use on the property. However, since no physical alteration is intended, actual changes in demand will vary with changes in intensity of use. If plans change such that improvements are intended, these improvements and associated demand calculations should be presented.

We recommend that water demand be mitigated with conservation measures wherever possible and provide some suggestions for your use.

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.

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 and ice-makers 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 shall establish a regular maintenance program.

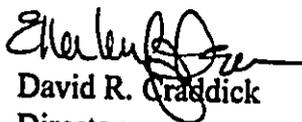
Use Climate-adapted Plants: The project site is located in "Maui County Planting Plan" - Plant Zone 4. Please refer to the "Maui County Planting Plan", and to the attached documents, "XERISCAPE: Water Conservation Through Creative Landscaping" and "Some of Maui's Native and Polynesian Plants." We

December 8, 1997
Gwen Hiraga
Maui Park
Page 2

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.

Should you have any other questions or need additional information, please call our Water Resources and Planning Division at (808) 243-7199.

Sincerely,

for 
David R. Craddick

Director
RS

attachments:

- 1) The Costly Drip"
- 2) Some of Maui's Native and Polynesian Plants"
- 3) Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"
- 4) XERISCAPE - Water Conservation through Creative Landscaping"
- 5) A Checklist for Water Conservation Ideas for Cooling"
- 6) A Checklist for Water Conservation Ideas for Commercial Buildings

Hawaiian Alien Plant Studies

Clifford Smith, UH Botany Department

Plant Pests of Hawaiian Native Ecosystems - These alien plant species are among the greatest threats to native Hawaiian biota.

(Reference: http://www.botany.hawaii.edu/faculty/cw_smith/aliens.htm)

Acacia confusa; Formosan koa; Mimosaceae
Acacia farnesiana; klu, popinac; Mimosaceae
Acacia mearnsii; black wattle; Mimosaceae
Acacia melanoxylon; Australian blackwood; Mimosaceae
Ailanthus altissima; tree of heaven; Simaroubaceae
Andropogon virginicus; broomsedge, yellow bluestem; Poaceae
Angiopteris evecta; mules foot, Madagascar tree fern; Marattiaceae
Anthoxanthum odoratum; sweet vernalgrass; Poaceae
Ardisia elliptica; shoebuttton ardisia; Myrsinaceae
Asystasia gangetica; Chinese violet; Acanthaceae
Axonopus fissifolius; narrow-leaved carpetgrass; Poaceae
Bidens pilosa; beggar's tick, Spanish needle; Asteraceae
Bocconia frutescens; bocconia; Papaveraceae
Brachiaria mutica; California grass; Poaceae
Bruguiera gymnorhiza; oriental mangrove; Rhizophoraceae
Buddleja madagascariensis; butterfly bush, smoke bush; Buddlejaceae
Caesalpinia decapetala; cats claw, Mysore thorn, wait-a-bit; Caesalpinaceae
Castilloa elastica; Panama rubber tree, Mexican rubber tree; Moraceae
Casuarina equisetifolia; common ironwood; Casuarinaceae
Casuarina glauca; swamp oak, saltmarsh or longleaf ironwood; Casuarinaceae
Cecropia obtusifolia; trumpet tree, guarumo; Cecropiaceae
Cenchrus ciliaris; buffelgrass; Poaceae
Chrysophyllum oliviforme; satin leaf, caimitillo; Sapotaceae
Cinchona pubescens; quinine tree; Rubiaceae
Cinnamomum burmannii; padang cassia; Lauraceae
Citharexylum caudatum; juniper berry; Verbenaceae
Citharexylum spinosum; fiddlewood; Verbenaceae
Clerodendrum laponicum; glorybower; Verbenaceae
Clidemia hirta; Koster's curse; Melastomataceae
Coccinea grandis; ivy gourd, scarlet-fruited gourd; Cucurbitaceae
Cordia glabra; broad-leaved cordia; Boraginaceae
Corynocarpus laevigatus; New Zealand laurel, karakaranut; Corynocarpaceae
Cyathea cooperi; Australian tree fern; Cyatheaceae
Ehrharta stipoides; meadow ricegrass; Poaceae
Elaeagnus umbellata; oleaster; Elaeagnaceae
Eriobotrya japonica; loquat; Rosaceae
Eucalyptus globulus; blue gum; Myrtaceae

Ficus microcarpa; Chinese banyon, Maylayan banyon; Moraceae
Flindersia brayleyana; silkwood, Queensland maple; Rutaceae
Fraxinus uhdei; Mexican ash, tropical ash; Oleaceae
Furcraea foetida; Mauritius hemp; Agavaceae
Grevillea banksii; kahili flower; Proteaceae
Grevillea robusta; silky oak, silver oak; Proteaceae
Haematoxylon campechianum; logwood, bloodwood tree; Caesalpiniaceae
Hedychium coronarium; white ginger; Zingiberaceae
Hedychium flavescens; yellow ginger, awapuhi melemele; Zingiberaceae
Hedychium gardnerianum; kahili ginger; Zingiberaceae
Heliocarpus popayanensis; white moho; Tiliaceae
Heterocentron subtriplinervium; pearl flower; Melastomataceae
Holcus lanatus; common velvet grass, Yorkshire fog; Poaceae
Hunnemannia fumariifolia; Mexican tulip poppy; Papaveraceae
Hypochoeris radicata; hairy cat's ear, gosmore; Asteraceae
Jasminum fluminense; ; Oleaceae
Lantana camara; lantana; Verbenaceae
Leptospermum ericoides; tree manuba; Myrtaceae
Leptospermum scoparium; New Zealand tea; Myrtaceae
Leucaena leucocephala; koa haole; Mimosaceae
Lonicera japonica; Japanese honeysuckle; Caprifoliaceae
Lophostemon confertus; brush box, Brisbane box, Vinegar tree; Myrtaceae
Melaleuca quinquenervia; paper bark, cajeput; Myrtaceae
Melastoma candidum; Indian rhododendron; Melastomataceae
Melia azedarach; Chinaberry, pride-of-India; Meliaceae
Melinis minutiflora; molasses grass; Poaceae
Melochia umbellata; melochia; Sterculiaceae
Merremia tuberosa; wood rose; Convolvulaceae
Miconia calvescens; miconia; Melastomataceae
Mimosa invisa; ; Mimosaceae
Montanoa hibiscifolia; tree daisy, montanoa; Asteraceae
Myrica faya; firetree, fayatree; Myricaceae
Olea europaea ssp. *africana*; olive; Oleaceae
Oxyspora paniculata; oxyspora; Melastomataceae
Panicum maximum; Guinea grass; Poaceae
Paraserianthes falcataria; Molucca albizia; Mimosaceae
Paspalum conjugatum; Hilo grass; Poaceae
Passiflora edulis; passion fruit, liliko'i, purple granadilla; Passifloraceae
Passiflora laurifolia; yellow granadilla; Passifloraceae
Passiflora ligularis; sweet granadilla; Passifloraceae
Passiflora mollissima; banana poka; Passifloraceae
Passiflora suberosa; huehue haole; Passifloraceae
Pennisetum clandestinum; kikuyu grass; Poaceae
Pennisetum setaceum; fountain grass; Poaceae
Phormium tenax; New Zealand flax, New Zealand hemp; Agavaceae

Pinus caribaea; slash pine; Pinaceae
Pinus patula; Mexican weeping pine; Pinaceae
Pinus pinaster; cluster pine; Pinaceae
Pithecellobium dulce; opiuma; Mimosaceae
Pluchia indica; Indian fleabane; Asteraceae
Pluchia symphytifolia; sourbush; Asteraceae
Prosopis pallida; mesquite, kiawe, algaroba; Mimosaceae
Psidium cattleianum; strawberry guava; Myrtaceae
Psidium guajava; guava; Myrtaceae
Pyracantha angustifolia; firethorn; Rosaceae
Rhizophora mangle; red mangrove, american mangrove; Rhizophoraceae
Rhodomyrtus tomentosa; rose myrtle, downy myrtle; Myrtaceae
Ricinus communis; castor bean; Euphorbiaceae
Rubus argutus; prickly Florida blackberry; Rosaceae
Rubus ellipticus; yellow Himalyan raspberry; Rosaceae
Rubus glaucus; raspberry; Rosaceae
Rubus niveus; hill or Mysore raspberry; Rosaceae
Rubus sieboldii; ; Rosaceae
Sacciolepis indica; Glenwood grass; Poaceae
Samanea saman; monkeypod, rain tree, 'ohai; Mimosaceae
Schefflera actinophylla; umbrella tree, octopus tree; Araliaceae
Schinus terebinthifolius; Christmasberry; Anacardiaceae
Schizachyrium condensatum; bush beardgrass, little bluestem; Poaceae
Senecio mikanioides; German ivy, Italian ivy; Asteraceae
Setaria palmifolia; palmgrass; Poaceae
Spathodea campanulata; African tulip tree; Bignoniaceae
Swietenia mahagoni; mahogany; Meliaceae
Syzygium cumini; Java plum, jambolan plum; Myrtaceae
Syzygium jambos; rose apple; Myrtaceae
Tagetes minuta; stinkweed, marigold; Asteraceae
Terminalia catappa; tropical almond, false kamani, kamani-haole; Combretaceae
Terminalia myriocarpa; jhalna; Combretaceae
Thunbergia alata; black-eyed susan vine; Acanthaceae
Thunbergia grandiflora; Bengal trumpet, blue trumpet vine; Acanthaceae
Thunbergia laurifolia; purple allamanda, laurel-leaved thunbergia; Acanthaceae
Tibouchina herbacea; glorybush, cane ti; Melastomataceae
Tibouchina urvilleana; lasiandra; Melastomataceae
Toona ciliata; Australian red cedar; Meliaceae
Trema orientalis; charcoal tree, gunpowder tree; Ulmaceae
Ulex europaeus; gorse, furze, whin; Fabaceae
Urena lobata; aramina; Malvaceae
Verbascum thapsus; mullein; Scrophulariaceae
Wedelia trilobata; wedelia; Asteraceae
Wisteria sinensis; Chinese wisteria; Fabaceae

ORDINANCE NO. 2108

BILL NO. 6 (1992)

Draft 1

A BILL FOR AN ORDINANCE AMENDING
CHAPTER 16.20 OF THE MAUI COUNTY
CODE, PERTAINING TO THE PLUMBING CODE

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Title 16 of the Maui County Code is amended by adding a new section to Chapter 10 of the Uniform Plumbing Code to be designated and to read as follows:

"16.20.675 Section 1050 added. Chapter 10 of the Uniform Plumbing Code is amended by adding a new section, pertaining to low-flow water fixtures and devices, to be designated and to read as follows:

Sec. 1050 Low-flow water fixtures and devices. (a) This section establishes maximum rates of water flow or discharge for plumbing fixtures and devices in order to promote water conservation.

(b) For the plumbing fixtures and devices covered in this section, manufacturers or their local distributors shall provide proof of compliance with the performance requirements established by the American National Standards Institute (ANSI) and such other proof as may be required by the director of public works. There shall be no charge for this registration process.

(c) Effective December 31, 1992, only plumbing fixtures and devices specified in this section shall be offered for sale or installed in the County of Maui, unless otherwise indicated in this section. All plumbing fixtures and devices which were installed before December 31, 1992, shall be allowed to be used, repaired or replaced after December 31, 1992.

(1) Faucets (kitchen): All kitchen and bar sink faucets shall be designed, manufactured, installed or equipped with a flow control device or aerator which will prevent a water flow rate in excess of two and two-tenths gallons per minute at sixty pounds per square inch of water pressure.

(2) Faucets (lavatory): All lavatory faucets shall be designed, manufactured, installed or equipped with a flow control device or aerator which will prevent a water flow rate in excess of two and two tenths gallons per minute at sixty pounds per square inch of water

pressure.

(3) Faucets (public rest rooms): In addition to the lavatory requirements set forth in paragraph (2), lavatory faucets located in rest rooms intended for use by the general public shall be of the metering or self-closing types.

(4) Hose bibbs: Water supply faucets or valves shall be provided with approved flow control devices which limit flow to a maximum three gallons per minute.

EXCEPTIONS: (A) Hose bibbs or valves not used for fixtures or equipment designated by the director of public works.

(B) Hose bibbs, faucets, or valves serving fixed demand, timing, or water level control appliances, and equipment or holding structures such as water closets, pools, automatic washers, and other similar equipment.

(5) Showerheads: Showerheads, except where provided for safety or emergency reasons, shall be designed, manufactured, or installed with a flow limitation device which will prevent a water flow rate in excess of two and one-half gallons per minute at eighty pounds per square inch of water pressure. The flow limitation device must be a permanent and integral part of the showerhead and must not be removable to allow flow rates in excess of two and one-half gallons per minute or must be mechanically retained requiring force in excess of eight pounds to remove.

(6) Urinals: Urinals shall be designed, manufactured, or installed so that the maximum flush will not exceed one gallon of water. Adjustable type flushometer valves may be used provided they are adjusted so the maximum flush will not exceed one and six tenths gallons of water.

(7) Water closets (toilets): Water closets shall be designed, manufactured, or installed so that the maximum flush will not exceed one and six tenths gallons of water.

(d) Beginning December 31, 1992, it is unlawful to sell or install any plumbing fixtures or devices not specified in this section, except as permitted under this section.

(e) The director of public works may exempt the use of low-flow water fixtures and devices if there is a finding that the use of such fixtures and devices would not be consistent with accepted engineering practices and would be detrimental to the public health, safety and welfare.

(f) Any person violating this section shall be fined \$250 for each violation and shall correct all instances of non-compliance for which a citation is issued. Violation of this section shall constitute a violation as defined in section 701-107 Hawaii Revised Statutes and shall be enforceable by employees of the department of public works. The foregoing fine may also be imposed in a civil, administrative proceeding pursuant to Rules and Regulations adopted by the department of public works in accordance with chapter 91 Hawaii Revised Statutes."

SECTION 2. New material is underscored. In printing this bill, the County Clerk need not include the underscoring.

SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:



HOWARD M. FUKUSHIMA
Deputy Corporation Counsel
County of Maui
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WE HEREBY CERTIFY that the foregoing BILL NO. 6 (1992), Draft 1

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 1st day of May, 1992, by the following votes:

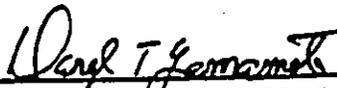
Howard S. KIHUNE Chair	Patrick S. KAWANO Vice-Chair	Vince G. BAGOYO, Jr.	Goro HOKAMA	Alice L. LEE	Ricardo MEDINA	Wayne K. NISHIKI	Joe S. TANAKA	Lanaala TERUYA DRUMMOND
Aye	Aye	Excused	Excused	Aye	Aye	Aye	Aye	Aye

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 1st day of May, 1992.

DATED AT WAILUKU, MAUI, HAWAII, this 1st day of May, 1992.



HOWARD S. KIHUNE, CHAIR
Council of the County of Maui



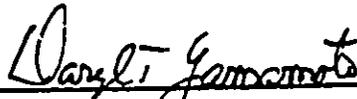
DARYL T. YAMAMOTO, COUNTY CLERK
County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 5th DAY OF MAY, 1992.



LINDA CROCKETT LINGLE, MAYOR
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 2108 of the County of Maui, State of Hawaii.



DARYL T. YAMAMOTO, COUNTY CLERK
County of Maui

Passed First Reading on January 17, 1992.
Effective date of Ordinance May 5, 1992.

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2108, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

County Clerk, County of Maui

XERISCAPE
Water Conservation Through Creative Landscaping

- Xeriscape Defined
- Seven Water Conservation Fundamentals
- Planning and Design
- Soil Improvement
- Efficient, Zoned Irrigation
- Limited Turf Area
- Use of Mulches
- Use Of Low Water-Demand Plants
- Appropriate Maintenance
- Community Water Management

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XERISCAPE

The Department of Water Supply is faced with increasingly more difficult demands regarding water—its supply, quality, distribution, purification, management, and associated costs. Potable water is becoming scarce and the costs of building delivery systems and water treatment plants prohibitive. Consequently, there is a need to conserve water, not only during droughts, but to reduce demands of peak loading on systems in an attempt to delay construction of larger, expensive facilities. Saving water saves energy while conserving other valuable resources.

Water conservation takes on two broad aspects. First, efficient manipulation of physical factors in the landscape - delivery and irrigation systems, soils, percent hardscape used in a design, plants, microclimates, mulch, etc. Secondly, the people factors, which are often more important.

The incorrect perception that water is "cheap" or "inexpensive" has led to the ideas that the water supply is not finite and that it flows towards money. This in turn has fostered a national consciousness that high water use landscapes are normal, desirable and acceptable. Little has been done to change this mind set, particularly as it relates to water conservation in the landscape.

With the increased, continuous demand for high quality water exceeding supply of both surface and below ground sources, a new, philosophy for conservation must be engendered: billing must reflect the real costs of water and people must learn and practice the "whys" and "hows" of water conservation. This is why Xeriscape began.

Xeriscape Defined

XERISCAPE (zix' i scap) is an integrated approach to landscape water conservation. Xeriscape was coined from the Greek word "xero" for dry. Thus, Xeriscape means dryscape or low water use landscaping. Xeriscapes are designed through wise planning, plant and construction materials selection, and proper installation to provide beautiful, water efficient, low maintenance landscapes.

In Hawaiian E' Malama Wai meaning "Cherish Our Water" is used to refer to Xeriscaping.

Many have misread the term as zeroscape, which would imply noscape or no landscape plantings. Others have equated xeriscape landscaping with "rockscapes," many of which are not aesthetically pleasing and may not always conserve water or energy. Rockscapes are harsh, produce glare, and do little to prevent noise and air pollution, making them a poor substitute for xeriscape landscaping.

Seven Water Conservation Fundamentals

The xeriscape motto, "Water conservation through creative landscaping," provides the umbrella under which a wide variety of landscape water conservation activities may be taught and employed in a community. And although there are many landscape and horticultural techniques that conserve water, xeriscape programming has focused on seven broad, fundamental areas.

1. Planning and Design
2. Soil Improvement
3. Efficient, Zoned Irrigation
4. Limited Turf Areas
5. Use of Mulches
6. Use of Low Water Demand Plants
7. Appropriate Maintenance

Planning and Design

Architects, planners, and homeowners are encouraged and taught to incorporate standard design elements of function, circulation, topography, exposure, seasonal color, texture, safety, etc. into existing landscapes and new designs with emphasis on conserving, limiting and/or reusing water. 40% to 50% of the water homeowners use goes for yard watering. Appropriate design and planning can provide these very necessary aspects of urban life and conserve water at the same time. Xeriscapes can ameliorate the impact of a severe drought and avoid the costly clean-up resulting from a "boom and bust" water policy. Tree removal, replanting of landscapes and turfgrass fields are eliminated and real savings to Maui County.

Thayer and Richman (1984) suggest that designing water-conserving landscapes should be considered in two parts. First, the physical ecology of plants and plant communities must be integrated within the microclimates of the landscape. Logically, plants best adapted to the climate, temperatures, sun, wind, and physical nuances of the site thrive best and require the least expenditures for water, energy and maintenance. Secondly, landscape designers must accept that there is a "human ecology" of water use in landscapes. That is, the intensity of human

activity dictates landscape water use. This includes all uses, whether functional or aesthetic. Thayer and Richman coined the term "hydrozone" to describe the type and intensity of human activity in the landscape and identified four classes of hydrozones. These will be discussed under the heading "Efficient, Zoned Irrigation".

Soil Improvement

Residential soils can be difficult soils to manage because they have been badly disturbed by construction and urban activities. Normal soil horizons are mixed unevenly both vertically and horizontally. Often, hardpans exist and impede drainage, and most urban soils have been compacted by heavy equipment or traffic. Many of the physical and chemical soil properties plants require for growth are present at less than optimum levels in urban soils. Soil improvements must correct poor water infiltration, percolation, and drainage, while providing adequate water holding capacity and improving the nutritional status of the soil. Organic amendments meet most of these requirements and improve tilth, making it easier to till the soil and manage weeds. Adding 3-5 cubic yards of well composted organic matter per 1000 square feet and tilling it into the top 8-12 inches of soil is recommended.

Other amendments such as lime be added to adjust an undesirable acid soil condition. These adjustments should be made prior to planting.

Efficient, Zoned Irrigation

Matching the amount of water supplied to each plant with the plant's water requirement is the most efficient way to irrigate.

Until recently this was difficult to do and most landscapes were irrigated to meet the needs of the turfgrass or other plants with high water requirements. Sprinklers cover large areas without regard to the water needs of individual plants. To eliminate waste by overwatering and run-off, group plants according to their water requirements and use zoned irrigation systems to deliver water to individual plants or to plants with similar moisture requirements (Figure 10-2). Fewer plants will develop disease or die from overwatering.

Not only are irrigation zones established to meet the physical or ecological water needs of plants, but landscape landscaping also recognizes that human activity will impact plant water needs. Thayer and Richman (1984) describe this irrigation zoning to match man's activity as hydrozone planning, and they define four irrigation regimes (Figure 10-3).

The Principal Hydrozone represents the area with the greatest human activity and consequently the greatest water and energy use: sites in yards, parks, and play fields where people frequently, play, sit, walk, gather, or relax; places where people regularly contact plants.

The Secondary Hydrozone is less physically impacted by humans, but is visually important: areas of passive activities space delineation or focal interest such as flower and shrub beds, entrances, prominent plantings, etc; areas of high visual impact, but seldom touched by humans.

Buffer zones, distant views, median strips, parkways, and embankments--these make up the third hydrozone, called the Minimal Hydrozone. In this case, plants are selected that need minimal supplemental water to survive the natural climatic conditions.

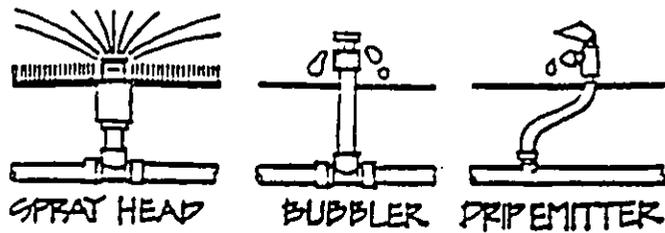
The Elemental hydrozone constitutes landscape plantings that require only natural precipitation to survive and seldom, if ever, incur human activity. Utility areas, mulched native plantings, and naturally sustainable, exotic vegetation belong to this hydrozone (Figure 10-4).

Flexible sprinkler heads and nozzles, adjustable delivery rates and coverage, modern valves, and automated controllers - these allow greater water conservation through zoned irrigation. On-off watering is easily programmed to match water infiltration rates into soils, thus avoiding surface runoff. Also, water is better applied to meet specific plant needs as impacted by seasonal human activity and changes in the weather.

Collection systems should be designed and constructed throughout the landscape to gather storm runoff from roofs, walks, drives, and slopes. By grouping high or moderate water requiring plants near swales and collection basins, much of their water needs can be met by natural moisture accumulations rather than irrigation. On the other hand, drought tolerant species may succumb to frequent accumulations of water and should be located on southern exposures or at the tops of slopes. Because they often only require supplemental irrigation during establishment or during a severe drought, a permanent irrigation system may not be needed.

Limited Turf Area

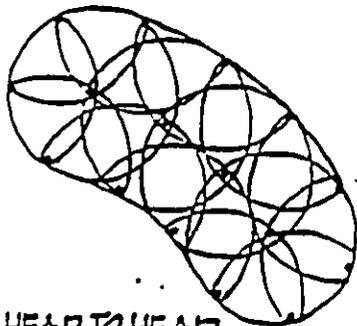
Turfgrass plays a primary role in most landscapes. Turfgrasses make excellent ground covers. They tolerate heavy foot traffic in the backyard, at the park, or on the athletic field. And mowed or unmowed, they stabilize slopes and prevent erosion. They serve to unify designs and instill a sense of pride in home and neighborhood when well kept. Moreover, turf helps keep homes and communities cleaner by reducing particulate and chemical air pollution. Unfortunately, a lawn consumes approximately half the landscape water and requires weekly care. As well, equipment, pest control and periodic cultural practices, such as coring or dethatching contribute to the expense, both in time and money, of maintaining a lawn.



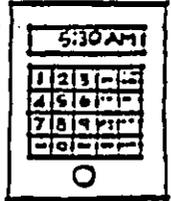
SPRAY HEAD

BUBBLER

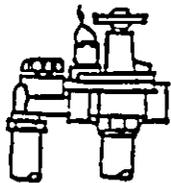
DRIP EMITTER



HEAD TO HEAD
COVERAGE OF
LAWN AREA



CONTROLLER



ANTI-SIPHON VALVE

1. Separate irrigation lines into high, moderate and low water-use zones or areas and set an automatic valve at the head of each line. The same plant material on the north side of a structure or in a sheltered area will require less water than in a more severe exposure.
2. To help achieve uniform water distribution for turfgrass, overlap sprinkler spray patterns (100%) so that water from one head reaches out to the next nearest head (head-to-head coverage). Ask your irrigation supplier for low gallonage sprinkler heads that have "matched precipitation rates."
3. Wire each valve into an automatic timer to control how many minutes each valve applies water. Select a timer that allows recycling, that is, several cycles of on/off "runtime" during each irrigation day. Heavy soils, clays, require several hours between short on periods to allow water to move deeper into soils. Sandy soils require less time between on times and may require mulching to enhance water retention qualities.
4. Prepare and follow an irrigation schedule by contacting a local landscape architect or irrigation specialist. Determine the precipitation requirements for your particular trees, shrubs, lawn and flower beds and program the timer to meet their individual water requirements. Settings will have to be changed seasonally to meet the plants demand for water.
5. Prevent surface run-off by adjusting heads to eliminate over spray on hard surfaces; reduce misting by spraying larger water droplets; utilizing on/off cycling; reducing slopes; using low precipitation heads and applying mulch whenever possible.

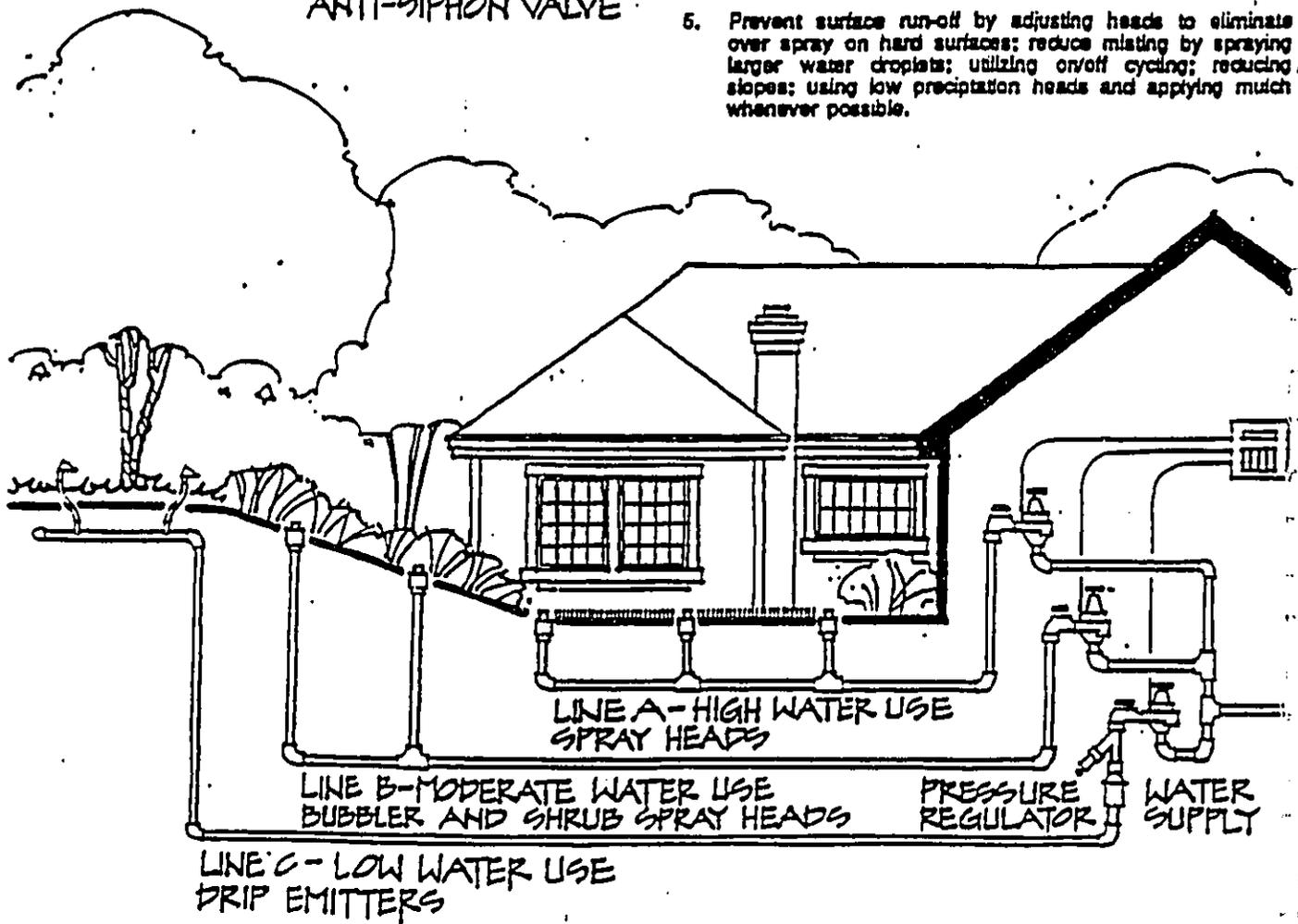


Figure 10-2. Five Steps to Efficient Irrigation

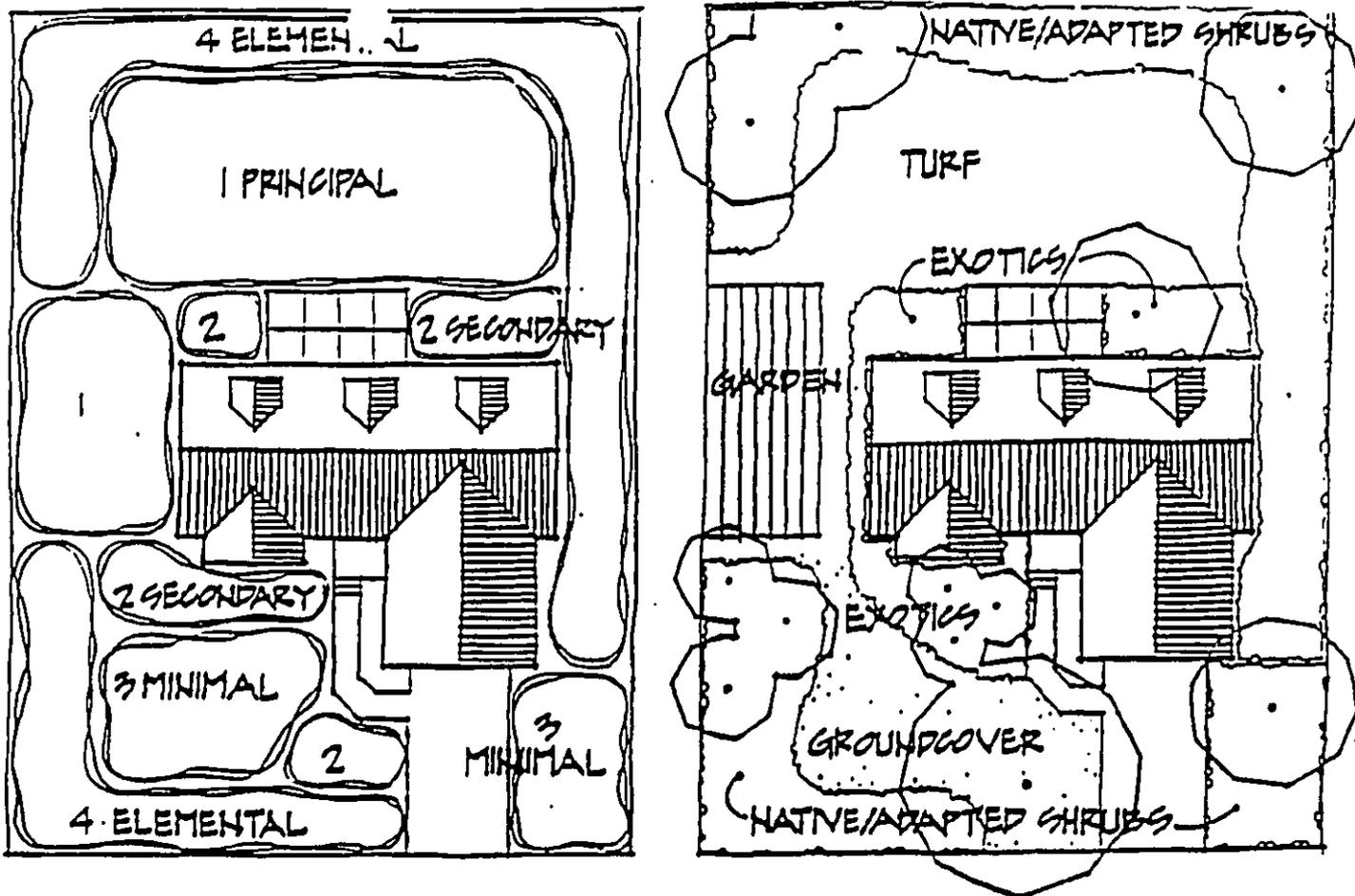


Figure 10-3. Hydrozone Concept Applied to Suburban Lot

Turf should be limited by design to high-use areas in landscapes and separated from other plantings with different water needs. After reviewing the landscape plans, classify the turf areas as either passive or active use and seed and irrigate accordingly. Plant drought-tolerant species with poor resistance to heavy traffic in less-frequented sites.

Not only should the total turf areas be reduced in a landscape, but the perimeter measurement also must be reduced as much as possible. Long, narrow strips of turf are difficult to properly mow, fertilize, keep pest free, and irrigate. Such strips require hand work to keep them attractive, which increases maintenance time and labor costs. Water from over-spraying turf in narrow planter islands, parkways, side yards, and around entrances not only runs off and is wasted but also contributes to the deterioration of paint, walls, walks, and asphalt in parking lots and streets. Mulches or groundcovers and shrubs on drip or underground irrigation can appropriately replace turf in many landscape sites. Drip emitters or bubblers can be used to irrigate individual plants and eliminate waste caused by overspray. Mulches need no water, and well chosen groundcovers require less water and maintenance than turf.

Likewise, the amount of turfgrass in a landscape may be reduced by increasing the hardscape. Patios, wooden decks, rocked and graveled walks limit the turf area while reducing the water requirement.

Use of Mulches

Mulches function to buffer soils against climatic extremes. In summer, they reduce soil heating and slow evaporation water loss from soil surfaces. They also reduce weeds and make those present easier to remove. Proper use of mulches reduces or prevents soil erosion. Organic mulches also contribute to the nutritional level and tilth of the soil as they breakdown.

These practical functions are important; however, many mulches are included in the landscape for their design flexibility and attractiveness, not simply because they save water, protect roots, and reduce maintenance.

Mulches are classified as organic, inorganic, and living. Organic mulches include plant refuse, such as chips and slash from tree trimming operations, saw dust, composted leaves and manures, peat moss, and graded bark products. Sized and washed rocks and gravels are popular inorganic mulches which come in many sizes, colors, and textures. Impervious sheet plastics covered with either organic or inorganic mulches were popular, but because sheet plastic prevents gas and water exchange between air and soil and creates a water-logged root environment, woven, porous plastics are now preferred. Mulches are applied 3 to 4 inches deep over bare soil and only 2 to 3 inches deep over woven fabrics. Living mulches include low growing groundcovers and low maintenance turfgrasses. They function well as mulches, but may be heavy competitors for water and nutrients under newly planted trees and shrubs. If used, select hardy, drought-tolerant species that resist common diseases. These species provide the best results and require less maintenance.

Use Of Low Water-Demand Plants

Many beautiful and functional plants, both exotics and natives, are available that thrive with natural precipitation or small amounts of supplemental water.

Chapter Two lists tree characteristics including their water requirements ranging from dry (less-thirsty) to wet (very-thirsty).

All types of plants with low water requirements are now available and more will become available as demand increases. The range of drought-tolerant plant species and those with low water requirements is now wide enough to permit selecting for function, beauty, and seasonal interest. As with all plant selections and planting, take care to match the specific needs of the plant to the environmental conditions and the intensity of human activity at the planting site. This is critical when using drought tolerant and low water use plants in the landscape. Choosing the proper plants and planting them correctly will reduce water consumption and maintenance costs over many years.

Appropriate Maintenance

Low maintenance is not no maintenance. The use of all or most of the Xeriscape principles will reduce but not eliminate maintenance. And generally, the greater the human activity at a site, the greater its maintenance requirements will be. Trees, shrubs, groundcovers, and turfgrasses are living organisms that require care. Timely fertilizing, watering, pruning, pest management, and other cultural practices are necessary in Xeriscape landscapes, but at reduced levels compared to conventional landscape plantings. Even mulched sites without plants must have litter removed periodically. Irrigation components for drip and sprinkler systems require routine checks and servicing. Xeriscape landscaping coupled with sound maintenance produces water and energy savings and environmentally adapted landscapes that are aesthetically pleasing.

As has been stressed, integrating these principles in landscapes will conserve water and reduce annual maintenance costs. Most importantly though, Xeriscape landscaping provides these benefits without sacrificing function or beauty. And although these seven points are stressed in Xeriscape literature and are the basis for Xeriscape programming, there is no substitute for creativity as a means of discovering and sharing new ways to conserve water without making yards and parks into xeriscapes.

Community education in Xeriscape landscaping is the key to a successful water conservation program. The principles of Xeriscape landscaping challenge the widespread but mistaken belief that water is cheap, unlimited resource which will always be available. Hopefully, the public will recognize that this is a misconception and that water conserving landscapes are necessary and should be considered "normal" within our society. At the same time, it teaches people the "whys" and "hows" of effective water conserving horticulture. To reach these objectives requires the cooperation of government leaders,

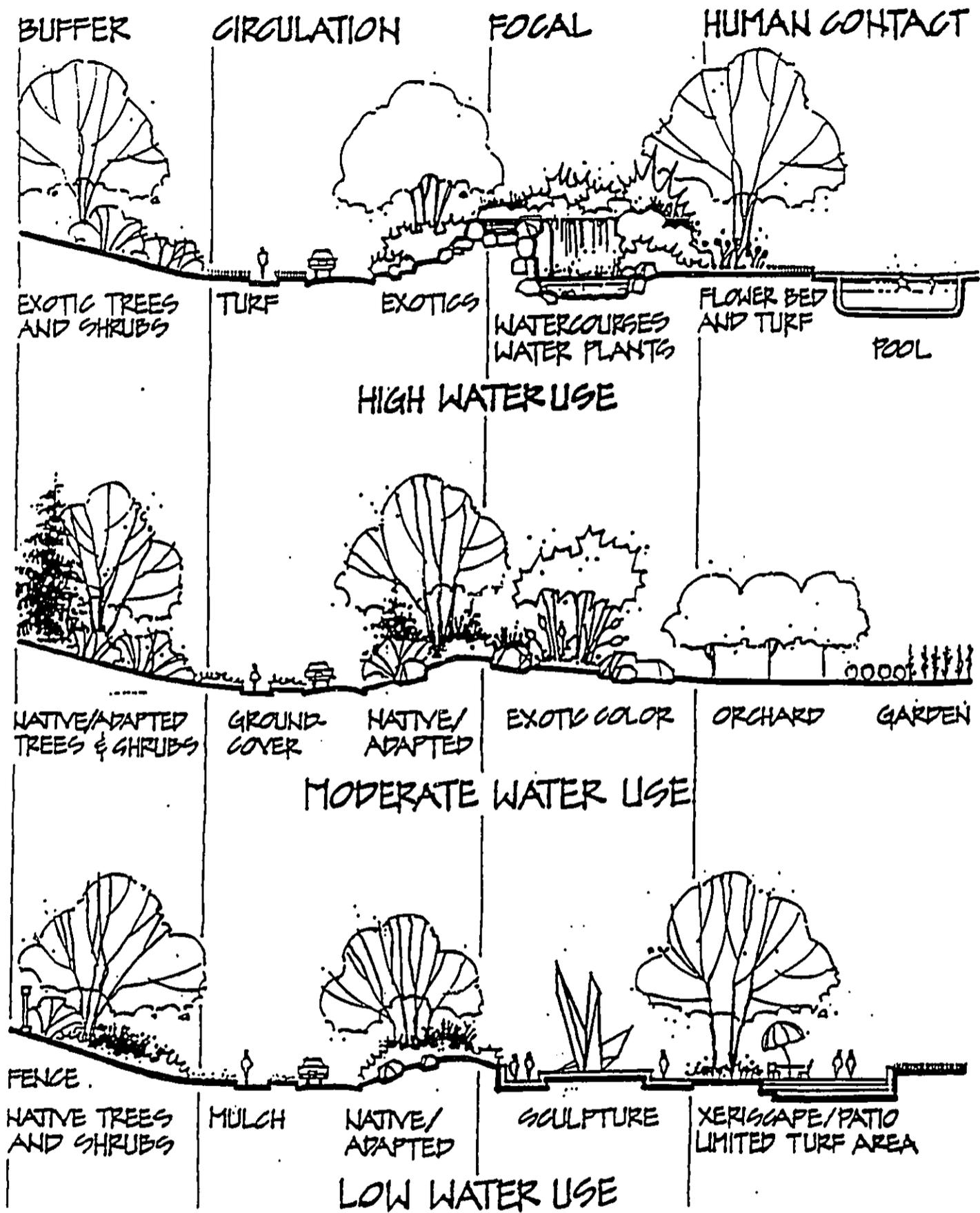


Figure 10-4. Water Use Relating to Human Use—Three Approaches

agencies, landscape professionals, horticulturists, irrigation specialists, concerned citizens, and an army of volunteers enthusiastically supporting and promoting xeriscape programming.

Community Water Management

Xeriscape landscaping, when followed, will conserve water, reduce maintenance costs, and establish beautiful, environmentally sound landscapes, parks, recreational facilities and greenspaces throughout a community. Conserving water averts the need to construct costly new delivery systems and waste treatment plants that would otherwise be needed to meet periods of peak loading. Xeriscaping also leads to changes in attitudes about water quality, water use, and how a community's water should be managed, especially in landscape irrigation.

Literature Cited

Urban and Community Forestry - A Guide for the Interior Western United States - United States Department of Agriculture - Forest Service

Thayer, Jr., Robert L. and TG. Richman. "Water-Conserving Landscape Design." In Energy Conserving Site Design, Ed. G. McPherson, Am. Soc. Landscape Architects, 1984.

**A Checklist of Water Conservation Ideas
For**

COOLING

COOLING TOWERS

Understanding Your System

- Prepare an inventory of each cooling tower you have, its cooling capacity, and the equipment or processes that it serves.
- Meter and record the amount of make-up water added to each tower, and the amount of blow-down water discharged from each tower.
- If you purchase chemicals for the treatment of the recirculating cooling tower water, have the chemical vendor explain the purpose and action of each chemical.
- Have your chemical vendor provide a written report of each service call, and be sure that the vendor explains the meaning of each analysis performed, as well as the test results.
- Tell your chemical vendor that water conservation is a priority at your facility. Ask your vendor to tell you about alternative programs that could reduce the amount of water that is bled-off from the towers.

Water Conservation Opportunities

- If you are using conventional water treatment, work with your chemical vendor to increase your cycles of concentration, thereby decreasing the amount of water bled off.
- Establish a performance-based specification, and have vendors make proposals for your facility's cooling tower water treatment. Require that vendors commit to a predetermined minimum level of water-efficiency. Have them provide figures showing projected annual water and chemical consumption and costs.
- Consider incorporating sulfuric acid in your treatment program. This could enable you to reduce carbonate scale and achieve significantly higher cycles of concentration. If you use sulfuric acid, be sure to observe the appropriate safety precautions.

- Ozone is another alternative to consider for cooling water treatment in appropriate situations. Ozone can help remove dissolved minerals and act as a biocide. Again, observe the appropriate safety precautions.
- If available, use reclaimed water as a source of cooling tower make-up water. Be sure to verify that the water is sufficiently clean for use in your system.
- Re-use blow-down for lower-grade non-potable uses.

EVAPORATIVE COOLERS

- Be sure your coolers have pumps to recirculate the water through them.
- Check to make sure you are not bleeding off an excessive amount of water. For a typical small cooler, anything more than a few gallons per hour may be excessive.
- Pipe the bleed-off from your coolers to help water a landscaped area.

ONCE-THROUGH COOLING

§14.21 of The Maui County Code prohibits discharge of drainage or filter backwash from cooling systems into the public wastewater system, or private wastewater systems connected to the public wastewater system.

- Eliminate all uses of water for once-through or "single-pass" cooling, unless you reuse the water elsewhere for a beneficial purpose.
- Many items of water-cooled equipment can be replaced by very similar air-cooled models.
- Connect to a recirculating cooling water loop (such as the plant chilled water system) instead of using once-through cooling.

This checklist provides water conservation tips successfully implemented by facilities which utilize cooling systems. This list has been revised from the original copy first published and distributed by the City of Phoenix Water Conservation and Resources Division. For more information, contact the Board of Water Supply's Water Resources Planning Division at 243-7835, or the Public Works Department's Wastewater Division at 243-7417.

A Checklist of Water Conservation Ideas
For

Commercial Buildings

This checklist provides water conservation tips successfully implemented by industrial and commercial users. This list has been revised from the original copy first published and distributed by the Los Angeles Department of Water and Power.

General suggestions

Increase employee awareness of water conservation.

Install signs encouraging water conservation in employee and customer restrooms.

When cleaning with water is necessary, use budgeted amounts.

Determine the quantity and purpose of water being used.

Read water meter weekly to monitor success of water conservation efforts.

Assign an employee to monitor water use and waste.

Seek employee suggestions on water conservation; put suggestion boxes in prominent areas.

Determine other methods of water conservation.

Building maintenance

Check water supply for leaks.

Turn off any unnecessary flows.

Repair dripping faucets and showers and continuously running or leaking toilets.

Install faucet aerators where possible.

Reduce toilet water use by adjusting flush valves or installing dams and flapper mechanisms.

As appliances or fixtures wear out, replace them with water-saving models.

Shut off water supply to equipment rooms not in use.

Minimize the water used in cooling equipment in accordance with manufacturers recommendations. Shut off cooling units when not needed.

Cafeteria area

Turn off continuous flow used to clean the drain trays.

Turn off dishwasher when not in use. Wash full loads only.

Use water from steam tables to wash down cooking area.

Do not use running water to melt ice or frozen foods.

Use water-conserving ice makers.



Exterior areas

- Convert from water intensive lawns, trees, and shrubs to Xeriscape -- Landscape design incorporating plants that provide beautiful color and require less water.
- Inventory outdoor water use for landscaped areas.
- Water landscape only when needed. Two-to-three times a week is usually sufficient.
- Water in the early morning or evening.
- Make sure that water does not run into the streets or alleys.
- Stop hosing down sidewalks, driveways, and parking lots.
- Use time controllers on sprinkler systems.
- Do not water on windy days.
- Water in winter only during prolonged hot and dry periods. (During spring and fall, most plants need approximately half the amount they need during the summer.)

For more information, contact:

**Maui County Board of Water Supply
Water Resources Planning Division
200 South High Street - 5th Floor
Wailuku, Hawaii 96793
Telephone: (808) 243-7835
FAX: (808) 243-7833**

Chapter XI

***Letters Received During
the Draft Environmental
Assessment Public Comment
Period and Responses
to Substantive Comments***

XI. LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PUBLIC COMMENT PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS

The Notice of Availability of the Draft Environmental Assessment appeared in the December 23, 1997 edition of the Office of Environmental Quality Control's Environmental Notice. The 30-day comment period on the Draft EA expired on January 22, 1998. During this period, a total of thirteen (13) comment letters on the Draft EA were received. This section includes the comment letters received during this 30-day public comment period. In addition, where substantive comments have been provided, response letters to the commenting parties have been transmitted to address those substantive issues.

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII

'98 JAN -7 P1:14

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

January 2, 1998

David Blane, Director
Maui Planning Department
250 South High Street
Wailuku, HI 96793

Attn: Julie Higa

Dear Mr. Blane:

Subject: Draft Environmental Assessment (EA) for Maui Park, Honokowai, general
plan amendment allowing conversion of use to time-share

We have the following comments to offer:

The owner is seeking to convert 288 short-term and extended-stay rental units to time-share.

1. Please describe the number of units that are currently used as housing for Maui residents.
2. With the change of zoning from Apartment to Hotel, what is the potential maximum future development of the site? Are there any plans in the foreseeable future for such development? What are the cumulative impacts associated with any future development of the site?

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,

A handwritten signature in black ink that reads "Gary Gill".

GARY GILL
Director

c: Michael Munekiyo
DIA Pacific Development Corp.



February 9, 1998

Gary Gill, Director
Office of Environmental
Quality Control
235 S. Beretania Street, Suite 702
Honolulu, Hawaii 96813

**SUBJECT: Draft Environmental Assessment (EA) for Maui Park
TMK 4-4-01:34, Honokowai, Maui, Hawaii**

Dear Mr. Gill:

Thank you for your letter of January 2, 1998, offering comments on the Draft EA for the Maui Park. In response to your comments, the following information is provided:

1. The Maui Park operates as a hotel with 288 short-term and extended-stay vacation rental units. As such, there are no units that are used for residential housing.
2. The purpose and intent of the change in zoning for the Maui Park property from A-2 Apartment District Zoning to H-M Hotel District Zoning is to provide the owners of the Maui Park the flexibility to convert all or a portion of the existing 288 transient vacation rentals to time share units. There are no physical improvements to the property associated with the conversion to time share. It is noted that in order for the owners to convert any of its transient vacation rentals to time share operations, the Maui Park property must be zoned "Hotel" since the County of Maui's Comprehensive Zoning Code permits time share operations only within the Hotel zoning district.

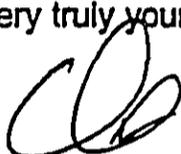
It is noted that while the H-M, Hotel zoning standards allow for greater density than the A-2, Apartment district standards (e.g., six-story height limit for the H-M district versus four-story height limit for the A-2 district), the applicant has no plans to redevelop the site or add new structures to the site to increase overall project densities. Moreover, the applicant understands that should physical plant, market or development conditions require or support property improvements at a future point in time, such improvements will be subject to the County of Maui's SMA requirements which will require approval from the Maui Planning Commis-

Gary Gill, Director
February 9, 1998
Page 2

sion. With this in mind, the assessment of cumulative impacts is limited to the project's existing development conditions.

Should you have questions or require additional information, please do not hesitate to call me.

Very truly yours,



Michael T. Munekiyo, A.I.C.P.
Project Manager

MTM:to

cc: Julie Higa, Planning Department *(via mail)*
Yoshiaki Kubodera, DIA Pacific Development Corporation *(via mail)*

diapac/maitpark/oeqctr.001

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



JAN 09 1998

MICHAEL D. WILSON
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEPUTY
GILBERT S. COLOMA-AGARAN

'98 JAN -6 P12:24

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
54 SOUTH HIGH STREET, ROOM 101
WAILUKU, HAWAII 96793-2198

January 5, 1998

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
WATER RESOURCE MANAGEMENT

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

Attn: Ms. Julie Higa, Staff Planner

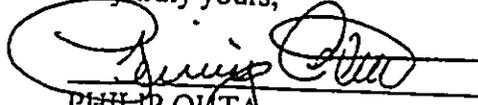
Dear Mr. Blane:

Subject: DIA Pacific Development Corporation Request for Community Plan Amendment and Change in Zoning for the Maui Park, Tax Map Key: 4-4-01: 34, Lower Honokowai, Lahaina, Maui (CPA 97005, CIZ970014 and EA 970008).

The Maui District Land Office has reviewed the subject request by DIA Pacific Development Corporation involving a Community Plan Amendment and Change in Zoning for the Maui Park on land identified by Tax Map Key: 4-4-01: 34, situate in Lower Honokowai, Lahaina, Maui, and has no comments and/or objections to said request.

Thank you for the opportunity to review and comment on the subject request. Should you have any questions regarding the above subject matter, please contact the Maui District Land Office at the address described on the letter head or by telephone at 984-8100.

Very truly yours,


PHILIP OHTA
Maui District Land Agent

cc: Mr. D. Y. Uchida
Mr. W. Kennison

JAN 14 1998

To: DIA Pacific Development Corp. - 1001 Bishop St. Pauahi Tower, Suite 2280,
Honolulu, Hi. 96813
From: JoAnne Johnson - 50 PuuAnoano #508, Lahaina, Hi. 96761
CC: OEQC - (Munekiyo & Arakawa)
Re: Maui Park - TMK #4-4-01:34
Date: 1-13-98

Dear Sirs-

I am writing to object to the conversion of Maui Park to a timeshare development. I have visited with area residents who were present when the original development was proposed and granted. It was to be either affordable or low-income housing, according to their recollection. From the beginning, it seems unclear as to what the developer truly intended for this development. In any case, the project has now been altered and the Planning Commission should be made aware of this fact, as it may invalidate the original permits.

Our community is now faced with yet another timeshare project. The Embassy Suites is converting to timeshare and they will dump another 25,500 time intervals on the market. With all of the current timeshares being marketed, West Maui's timeshare sales industry is saturated. Further, this will send the wrong impression to our visitors as to how we market our tourism industry. The Coney Island type of atmosphere is not the type of marketing approach that most upscale visitors appreciate.

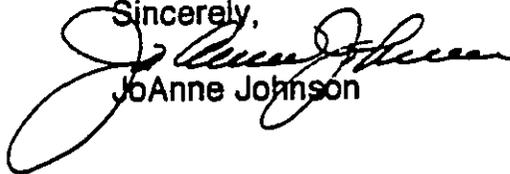
Just look in the Maui News at the number of timeshare foreclosures - it is staggering. I am concerned that this oversupply of time interval units will flood the market and cause serious damage to our tourism industry and possibly damage existing timeshare sales and marketing efforts. Enough is enough.

West Maui provides the County with over one third of its operating budget, which is generated primarily from tourism revenues. We are now getting an increasing number of complaints about the high pressure sales tactics that are being used on Front Street. I am Vice Chair of the Mayor's West Maui Advisory Committee, and believe me, we do not want to damage Maui's image or our tourism revenues.

The looming threat of a glut of timeshares, that are being marketed in a high pressure manner is a threat to our economic well-being and will further erode our credibility as a high quality, upscale tourist destination which provides a relaxed and tasteful vacation experience.

Please consider a condominium conversion for this complex, rather than a timeshare.

Sincerely,


JoAnne Johnson



February 11, 1998

Ms. JoAnne Johnson
50 PuuAnoano #508
Lahaina, Hawaii 96761

SUBJECT: Community Plan Amendment and Change in Zoning for Maui Park

Dear Ms. Johnson:

Thank you for your letter of January 13, 1998, commenting on the application for the Maui Park.

As noted in the Draft Environmental Assessment, the Maui Park was constructed in 1987 as an apartment complex, known as Holo Honokowai Apartments, intended for long-term residential rental. In 1988, the owners (JDH & Associates) of Holo Honokowai decided to convert its long-term residential rental operations to transient vacation rentals. Along with this conversion, JDH & Associates transferred its management operations to Aston Hotels & Resorts and changed the name of the complex to Maui Park. Aston Hotels & Resorts was retained to convert and operate the property primarily for transient occupancy.

DIA Pacific acquired the Maui Park in 1990 and has continued to operate the property as a transient vacation rental project, managed by Castle Resorts & Hotels. DIA Pacific is seeking the flexibility to convert all or a portion of its existing 288 transient vacation rental units to time share units. There are no physical improvements to the property associated with this conversion, however, a Community Plan Amendment from "Multi-Family" to "Hotel" and a Change in Zoning from "A-2 Apartment" District to "H-M Hotel" District is necessary since time share programs are permitted only within the hotel zoning district.

Should DIA Pacific decide to convert all or a portion of its hotel units at the Maui Park to time share, the sales and marketing program will be developed to reflect a straight forward and professional approach, without the use of high pressure tactics.

Ms. JoAnne Johnson
February 11, 1998
Page 2

We hope the foregoing information helps in clarifying the issues and concerns which you have raised.

Very truly yours,



Michael T. Munekiyo, A.I.C.P.
Project Manager

MTM:to

cc: David Blane, Planning Department
Gary Gill, Office of Environmental Quality Control

dlapac/maulpark/johnson.tr

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



JAN 20 1998

LAWRENCE MIKE
DIRECTOR OF HEALTH

'98 JAN 15 P12:39

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

January 12, 1998

97-281/epo

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

Dear Mr. Blane:

Subject: COMMUNITY PLAN AMENDMENT APPLICATION [CPA97005]
CHANGE IN ZONING [CIZ 970014]
DRAFT ENVIRONMENTAL ASSESSMENT [EA 970008]

Project: Maui Park
Location: 3626 Lower Honoapiilani Road
Lahaina, Maui, Hawaii
TMK: (2) 4-4-01: 34

Thank you for allowing us to review and comment on the subject applications. We do not have any comments to offer at this time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bruce S. Anderson".

BRUCE S. ANDERSON, Ph.D.
Deputy Director for Environmental Health

BENJAMIN J. CAYETANO
GOVERNOR



JAN 20 1998

LAWRENCE MIKE
DIRECTOR OF HEALTH

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

'98 JAN -9 P1:12

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793
January 7, 1998

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

Dear Mr. Blane:

Subject: Maui Park
TMK: (2) 4-4-001: 034
CPA 97005, CIZ 970014, EA 970008

Thank you for the opportunity to 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

c: Art Bauckham



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor
STEPHANIE AVEIRO
Director
MARK PERCELL
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 243-7805 • FAX (808) 243-7829

January 6, 1998

98 JAN -9 AIO:36
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

TO: Mr. David Blane
Director of Planning

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

SUBJECT: Maui Park
Application For Community Plan Amendment
Application For Change In Zoning
I.D. Nos. CPA 97005, CIZ 970014, EA 970008
TMK: 4-4-001:034

We have reviewed DIA Pacific Development Corporation's Application for Community Plan Amendment and Change In Zoning for the subject project, and would like to offer the following comments:

1. A legal opinion from the Corporation Counsel should be obtained to determine if Chapter 2.94 of the Maui County Code (MCC) is applicable to the project.
2. If the Corporation Counsel determines that Chapter 2.94, MCC, is applicable to the project, we request that the applicant inform us of how they propose to comply with the requirements of that chapter.

Please call Wayde Oshiro of our Housing Division at extension 7351 if you have any questions.

WTO:wo

xc: Housing Administrator



January 23, 1998

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

SUBJECT: Community Plan Amendment and Change in Zoning for Maui Park
TMK 4-4-01:34, Honokowai, Maui, Hawaii

Dear Ms. Aveiro:

Thank you for your letter of January 6, 1998, offering comments on the application for the Maui Park. In response to a comment made by the Department of Planning on September 4, 1997, and your letter dated October 6, 1997, commenting on the Early Consultation Letter for the proposed action, we contacted the Department of the Corporation Counsel on September 10, 1997 and November 10, 1997, regarding the applicability of Chapter 2.94 relative to this project.

We were advised that the affordable/employee housing requirements are not applicable since new units are not being constructed, and because the Maui Park project had previously met the County's requirements.

Please do not hesitate to call should you have questions or if you would like our office to arrange a follow-up coordination meeting with the Department of the Corporation Counsel and the Department of Housing and Human Concerns.

Very truly yours,

Michael T. Munekiyo, A.I.C.P.
Project Manager

MTM:to

cc: Julie Higa, Planning Department
Yoshiaki Kubodera, DIA Pacific Development Corporation

diapac/maupark/dh/hc/tr.001

JAN 20 1998



'98 JAN 14 AIO:23

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

January 7, 1998

Mr. David W. Blane
Planning Director
Maui Planning Department
250 S. High Street
Wailuku, HI 96793

Dear Mr. Blane:

Subject: Maui Park
TMK 4-4-01:34

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

Sincerely,

Edward L. Reinhardt
Manager, Engineering

ELR/dt:lh

LINDA CROCKETT LINGLE
MAYOR



RONALD P. DAVIS
CHIEF
HENRY A. LINDO, SR.
DEPUTY CHIEF

'98 JAN 14 AIO:26

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL
200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96731
(808) 243-7561
DEPT. OF PLANNING
COUNTY OF MAUI
RECEIVED

January 8, 1998

Julie Higa, Staff Planner
County of Maui, Department of Planning
250 South High Street
Wailuku, HI 96793

RE: Land Use Amendments for the Maui Park

Dear Ms Higa,

The Department of Fire Control continues to have two major requirements which must be considered. They are :

1. Fire department apparatus access roadways be provided in accordance with the requirements of Section 10.207(a) through (l) of the uniform Fire Code, 1988 Edition as amended.
2. Adequate water supplies for fire fighting be provided.

If you have any questions, contact me at extension 7566

Sincerely,

Leonard F. Niemczyk
LEONARD F. NIEMCZYK
Captain, FPB



January 26, 1998

Leonard F. Niemczyk, Captain
Fire Prevention Bureau
Department of Fire Control
County of Maui
200 Dairy Road
Kahului, Hawaii 96732

**SUBJECT: Community Plan Amendment and Change in Zoning for Maui Park
TMK 4-4-01:34, Honokowai, Maui, Hawaii**

Dear Captain Niemczyk:

Thank you for your letter of January 8, 1998, noting requirements of the Department of Fire Control on the application for the Maui Park. Please note that the proposed land use amendments do not involve any physical improvements to the property.

The Maui Park project was constructed in 1987. A condition of the Special Management Area (SMA) Permit for the project required compliance with all Federal, State and County requirements. The Department of Fire Control requirements were met when the project was developed.

Should you have questions or require additional information, please do not hesitate to call me.

Very truly yours,

Michael T. Munekiyo, A.I.C.P.
Project Manager

MTM:to

cc: Julie Higa, Planning Department (via mail)
Yoshiaki Kubodera, DIA Pacific Development Corporation (via mail)

diapac/maupark/firedept.hr

PHONE (808) 594-1888



FAX (808) 594-1865

STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

'98 JAN 12 P12:15

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

January 6, 1998

Julie Higa
Staff Planner
Maui Planning Department
250 E. High Street
Wailuku, Maui 96793

Subject: Draft Environmental Assessment, Community Plan Amendment, and Change in Zoning Application for The Maui Park Apartment Complex, Island of Maui

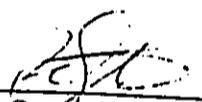
Dear Ms.: Higa

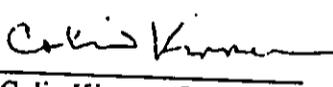
Thank you very much for the opportunity to review the above-referenced documents. The applicant, DIA Pacific Development Corporation is seeking to convert all or a portion of its existing 288 transient vacation rental units to timeshare units at the Maui Park. Project requires a CIZ from (A-2 Apartment to H-M Hotel) and a CPA (Community Plan Amendment) amending parcel designation from "Multi-family" to "Hotel" in the West Maui Community Plan.

The Office of Hawaiian Affairs has no objections to the proposed project at this time as there will be no physical improvements to the property associated with this proposed conversion. Furthermore, the proposed project bears no significant long-term adverse impacts on adjacent areas and the proposed project will not significantly affect scenic resources.

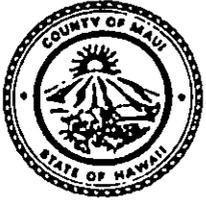
If you have any questions or comments regarding this matter please contact Colin Kippen, Land and Natural Resources Division Officer, or Richard Stook, EIS Planner at 594-1755.

Sincerely yours,


Randall Ogata
Administrator


Colin Kippen, Officer
Land and Natural Resources

cc: DIA Pacific Development Corporation
Michael Munekiyo, Munekiyo & Arakawa, Inc.
Gary Gill, Director, OEQC
Board of Trustees
CAC, Maui Island



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

LINDA LINGLE
Mayor

HENRY OLIVA
Director

ALLEN SHISHIDO
Deputy Director

'98 JAN 21 P2 54 (808) 243-7230
FAX (808) 243-7934

January 16, 1998

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

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

Dear Mr. Blane:

SUBJECT: MAUI PARK

We have reviewed the Application for Community Plan Amendment and Change in Zoning for the above-referenced project and have no comments or objections to the proposed action.

Thank you for the opportunity to review and comment on this. Please feel free to contact Mr. Patrick Matsui, Chief of Parks Planning and Development, at extension 7387 if there are any further questions.

Sincerely,

HENRY OLIVA
Director

HO:PTM:kp

s:\planning\ptm\maui\prk1.wpd

Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 243-7845
Fax: (808) 243-7955



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

98 JAN 27 P 3:00

RECEIVED

January 26, 1998

MEMO TO: DAVID W. BLANE, DIRECTOR OF PLANNING

FROM: *Charles Jencks* CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT

SUBJECT: COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING
MAUI PARK
TMK (2) 4-4-001:034
CPA 97/005 , CIZ 97/014, EA 97/008

We reviewed the subject submittal and have the following comments.

1. Agreement dated August 7, 1989 between JDH & Associates; Hotel Corporation of the Pacific, Inc., dba Aston Hotels & Resorts (Aston); and the County of Maui provided for long-term tenancies and employee housing units.
2. The applicant should provide an explanation as to the status of this agreement. If the agreement or portion of it is still in effect, then an explanation of how the agreement will affect the change in land use is warranted.

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

DG:co/mt
S:\LUCA\CZM\PARK.



February 5, 1998

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

SUBJECT: Community Plan Amendment and Change in Zoning for Maui Park

Dear Mr. Jencks:

Thank you for your letter of January 26, 1998, commenting on the application for the Maui Park.

The August 1989 Agreement between JDH & Associates, Hotel Corporation of the Pacific, Inc. dba Aston Hotels & Resorts and the County of Maui is no longer applicable. An Agreement to release DIA Pacific Development Corporation (purchaser of the project from JDH & Associates) from the terms and conditions of the 1989 Agreement was executed between the State of Hawaii (by its Board of Land and Natural Resources), County of Maui and DIA Pacific Development Corporation in May 1996.

Should you have any questions or require additional information, please do not hesitate to call me.

Very truly yours,

Michael T. Munekiyo, A.I.C.P.
Project Manager

MTM:to
cc: David Blane, Planning Department
diapac/maupark/jencks.tr

BENJAMIN J. CAVIATANO
GOVERNOR OF HAWAII



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

STATE OF HAWAII '98 JAN 29 P12:14

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

January 20, 1998

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

LOG NO: 20841 ✓
DOC NO: 9801BD16

Dear Mr. Blanc:

**SUBJECT: Chapter 6E-42 Historic Preservation Review of an Application for a
Community Plan Amendment and a Change in Zoning for the Maui Park
Time Share Condominiums
Honokawai Ahupua'a, Lahaina District, Island of Maui
TMK 4-4-01: 34**

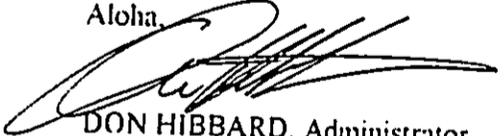
This letter is a Historic Preservation review of an application for a Community Plan Amendment and a Change in Zoning for the proposed Maui Park time share condominiums in Honokawai Ahupua'a. Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field check was conducted of the subject property.

The subject property seems likely to have once been the location of pre-Contact agricultural fields and perhaps scattered housing. Twentieth century agriculture and later residential construction of the Maui Park rental units have since altered the landscape, making it unlikely that any historic sites remain intact on the property.

It is our understanding that the proposed project involves the conversion of rental units to time share condos, and does not entail any physical changes to the structures or the grounds (SHPD DOC NO. 9709CO02). We therefore find the project to have "no effect" on historic sites

If you have any questions please contact Boyd Dixon at 243-5169.

Aloha,


DON HIBBARD, Administrator
State Historic Preservation Division

BD:jen

cc Ralph Nagamine, Maui County Department of Public Works (fax: 243-7972)

BENJAMIN J. CAYETANO
GOVERNOR



KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
BRIAN K. MINAII
GLENN M. OKIMOTO

'98 JAN 23 P 1:09

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

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

January 20, 1998

IN REPLY REFER TO
STP 8.8347

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

Dear Mr. Blane:

Subject: Maui Park
Community Plan Amendment (CPA 97005)
Change in Zoning (CIZ 970014)
Environmental Assessment (EA 970008)
TMK: 4-4-001: 034

Thank you for your transmittal of December 29, 1997.

The proposed amendment will not affect our State highway system.

We appreciate the opportunity to provide comments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA
Director of Transportation

References

References

- Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, January 1994.
- County of Maui, General Plan 1990, April, 1993.
- County of Maui, West Maui Community Plan, February, 1996.
- Telephone conversation with County of Maui, Police Department employee, Greg Takahashi, August 1997.
- Department of Geography, University of Hawaii, Atlas of Hawaii, Second Edition, 1983.
- HS Publishing, Maui Data Book and Newcomers Guide - First Edition, 1995.
- Munekiyo & Arakawa, Inc., Project Assessment Report for Change in Zoning and Special Management Area Applications, ABC Honokowai Store, June 1997.
- University of Hawaii, Land Study Bureau, Detailed Land Classification - Island of Maui, L.S.B. Bulletin No. 7, May 1967.
- U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, 1972.

Appendix A

Traffic 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.

#0-97-104

November 25, 1997

Via Fax [(808) 244-8729] and DHL

Ms. Gwen Ohashi Hiraga
Munekiyo & Arakawa, Inc.
305 High Street • Suite 104
Wailuku, Maui, Hawaii 96793

Dear Ms. Ohashi Hiraga:

Subject: Maui Park, Honokowai, Maui; TMK: 4-4-01:34

This report is in response to the request from the State Highways Division, Maui District Office, for additional information pertaining to the existing and proposed ITE (Institute of Transportation Engineers) Codes and trip rates for the subject development.

Maui Park is located at 3626 Lower Honoapiilani Road in Honokowai, Lahaina, Maui. The 6.75 acre project site is identified as TMK: 4-4-01:34 and it has six (6) buildings containing 48 units each. A seventh building is used for offices and other administrative activities.

As we understand it, the site is presently zoned "A-2 Apartment" and the development was initially constructed as 288 apartment units in 1987. The development was converted to transient vacation units in 1988, with the name changed to "Maui Park" and is presently managed by Castle Resorts & Hotels. The transient accommodations (hotel) use was previously permitted in the Apartment zoning district.

The owner proposes to change the use from transient vacation rentals to time share operations. This change in use will require a change from the existing "A-2 Apartment" to "H-M Hotel" zoning.

In response to the Highways Division's request, the development was examined for traffic generation on the basis of the allowable uses under the existing and the proposed zoning. The land uses considered under the existing zoning were "ITE Code 221, Low Rise Apartment" and "ITE Code 310, Hotel". Under the "Apartment" classification, trip generation is based on the total number of dwelling units; under the "Hotel" classification, trip generation is based on the number of occupied rooms, generally 75%-80% of the total number of rooms. The trip generation data are as follows:

REPLY TO:
501 SUMNER STREET, SUITE 521 • HONOLULU, HAWAII 96817-5031
PHONE (808) 533-3848 • FAX (808) 528-1267

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

Ms. Gwen Ohashi Hiraga
Munekiyo & Arakawa, Inc.

November 25, 1997

Table 1
Trip Generation For
Existing Allowable Land Uses (288 Units)

Land Use	Daily	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
ITE Code 221 Low-Rise Apartment Rate Trips	6.59 1,898	20% 27	80% 108	0.47 135	66% 110	34% 57	0.58 167
ITE Code 310 Hotel Rate Trips*	8.70 2,004	60% 93	40% 62	0.67 154	54% 95	46% 81	0.76 175

*Based on 80% occupancy

There is no present ITE Code and land use for time share operations. However, the time share units operate similar to a hotel in that such operation is geared to tourist and vacation uses. If anything, the trip generation for time share operations may be somewhat lower than for hotel facilities because the users are limited to share owners or other vacationers, as authorized by the owners. Therefore, the "Hotel" land use classification would be a conservative use to determine the trips generated by time share operations.

Table 2
Trip Generation For
Proposed Time Share Land Use (288 Units)

Land Use	Daily	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
ITE Code 310 Hotel Rate Trips*	8.70 2,004	60% 93	40% 62	0.67 154	54% 95	46% 81	0.76 175

Based on 80% occupancy

In summary, in our opinion, the existing and proposed land use classification and trip generation will not change from the existing transient accommodation use to time share operation.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS

Ms. Gwen Ohashi Hiraga
Munekiyo & Arakawa, Inc.

November 25, 1997

If you have any questions, please feel free to contact me.

Sincerely,

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

By

HOWARD H.W. MAU, P.E.
Assistant Vice President and
Principal Transportation Engineer

HHWM:CDG

cdc:\rsta\traf\mau\park.h