

HANNIBAL TAVARES
Mayor



CHRISTOPHER L. HART
Planning Director
RALPH N. MASUDA
Deputy Planning Director

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

RECEIVED

'90 JUL 11 P1:19

July 2, 1990

Dr. Marvin Miura, Ph.D., Director
Office of Environmental Quality Control
465 South King Street
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Environmental Impact Statement (E.I.S.) Assessment
Determination for an SMA Permit on properties
within the Lahaina National Historic Landmark
District Boundary at TMK: 4-6-9: 36 Lahaina, Maui,
Hawaii (90/EA-5).

Pursuant to Chapter 343, Hawaii Revised Statutes, and the
Environmental Impact Statement (E.I.S.) Rules of the Department
of Health; the Maui Planning Commission at its regular meeting
of June 26, 1990 voted to adopt the attached Environmental
Assessment/Determination. Said determination states, in part,
that "an environmental impact statement should not be required."

Pursuant to SS 11-200-11 (e) of the Environmental Impact
Statement Rules, we hereby submit the attached Environmental
Assessment/Determination as the Negative Declaration for the
above request. Please also find attached the Environmental
Assessment application and comments from the Department of Land
& Natural Resources which were not available at the preparation
of the Director's Report.

If additional clarification is required, please contact Ms.
Ann Cua of the Planning Department at 243-7735.

Very truly yours,

CHRISTOPHER L. HART
Planning Director

AC/ec

cc: LUCA

Jim Patterson-Plantation Inn
Steve Heller-Architect
Ann Cua

152

1990-07-23-MA-TEA

Plantation Inn Phase SMA

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

FILE COPY

In the matter of the Application of)

Mr. JAMES PATTERSON on behalf of)
PLANTATION INN, INC.)

requesting an Environmental)
Assessment Determination for the)
Plantation Inn Phase III,)
TMK 4-6-9:36, Lahaina, Maui.)

Docket No. 90/EA-005

Mr. James Patterson
on behalf of
Plantation Inn, Inc.

ENVIRONMENTAL ASSESSMENT DETERMINATION

June 26, 1990

Department of Planning
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In the matter of the Application of)
Mr. JAMES PATTERSON on behalf of) Docket No. 90/EA-005
PLANTATION INN, INC.) Mr. James Patterson
) on behalf of
requesting an Environmental) Plantation Inn, Inc.
Assessment Determination for the)
Plantation Inn Phase III,)
TMK 4-6-9:36, Lahaina, Maui.)

ENVIRONMENTAL ASSESSMENT/DETERMINATION

Mr. James Patterson -- Plantation Inn, Inc.
Phase III
Tax Map Key: 4-6-9:36, Lahaina, Maui

I. AUTHORITY

This Environmental Assessment/Determination is being prepared pursuant to the requirements of Chapter 343, Hawaii Revised Statutes and Sub-Part D Section 1:30(b) of the State of Hawaii Environmental Impact Statement (E.I.S.) Rules and Regulations.

II. APPLICANT

Mr. James Patterson , President
Plantation Inn, Inc.
174 Lahainaluna Road
Lahaina, Hawaii 96761

III. ACCEPTING AGENCY

Maui Planning Commission
County of Maui
200 S. High Street
Wailuku, Hawaii 96793
Phone: (808) 243-7735

IV. PROPOSED APPLICANT ACTION

The applicant is proposing to apply to the Maui Planning Commission for a Special Management Area Permit in order to construct a two-story 14-unit building with a 21 car underground parking garage. The proposed project is located within the Lahaina National Historic Landmark Boundary.

V. DESCRIPTION OF THE AFFECTED ENVIRONMENT

1. Location -- The 8,102 sq. ft. parcel is located on the south side of Lahainaluna Road between Wainee Street and Luakini Street at TMK 4-6-9:36, Lahaina, Maui. (Exhibit 1)
2. Land Use Designation --
 - a. State Land Use Classification - Urban
 - b. Lahaina Community Plan - Business/Commercial
 - c. Zoning - B-2 Community Business District
 - d. Special Management Area boundary - The entire parcel is within the Special Management Area boundary.
 - e. Historic Landmark Designation - The site is within the Lahaina National Historic Landmark District. The site is not located within the Lahaina Historic District.

3. Surrounding Land Uses --

Makai - Business Use
North - Lahainaluna Road, Single Family Residences and office building.
Mauka - Plantation Inn Phase I
South - Plantation Inn Phase II

4. Site Description --

The project site contains a single story wood building, a garage and a detached shed in the rear. The entire lot is bound by either a retaining wall or a fence wall. Approximately 75% of the lot is covered by parking or buildings and the remaining 25% of the lot is grassy area and planting.

The majority of surface runoff flows under the house into a planting area.

Primary vehicle access to the site is from Lahainaluna Road.

The site ranges between 14 and 17 feet above mean sea level and is within Zone C of the Federal Flood Insurance Rate Maps. Zone C is the area of minimal flooding during a 550 year storm.

5. Existing Services --

- a. Water - The subject property is serviced by an 8-inch line on Lahainaluna Road. There is also a 4-inch line on Luakini Street and an 8-inch line on Wainee Street.
- b. Sewer - The property is serviced by an 8-inch line.

- c. Electric and Telephone -- Overhead electrical and telephone lines are available along Lahainaluna Road.
- d. Roads, Curbs, Gutters, and Sidewalks - Lahainaluna Road has a 25 ft. width. The road is improved with curbs, gutters, and sidewalks.

VI. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Plantation Inn, Inc. is requesting approval to construct the third phase of their development on the adjacent Lahainaluna Road lot, makai of the first phase. The existing building on the property will be demolished.

A new two-story building will be constructed with similar historic architecture to the first two phases of The Plantation Inn. The building will conform to all set back requirements and provide 12 rooms and 2 suites. An underground parking garage will be constructed that will accommodate 21 vehicles. (Exhibits 2 and 3).

The building will be constructed in a turn-of-the-century plantation style. Architectural features include large lanais, divided lite windows, high ceilings, hardwood floors, tiled bathrooms and soundproofing throughout. These will be accented by such finishes such as brass lighting fixtures, wallpaper, wood molding, extensive stained glass, canopy beds and antiques. The objective is to provide a luxurious, but early Hawaiian decor in a country inn alternative to large hotels.

The Plantation Inn is concept is to offer a personal experience in a turn-of-the-century ambiance. The rates for the Inn are \$95 for two including full breakfast (\$85 Kamaaina). Guests also receive a 40% discount on dinner at Gerard's.

The building will be protected by an automatic fire sprinkler system as well as one-hour fire resistive construction throughout.

The current Phase I parking will be moved underground, permitting new landscaping between the buildings. Two loading zones will be provided. The entire project will consist of 31 units, a restaurant of just under 100 seats, swimming pool, clubhouse (gazebo), 35 parking stalls and 2 loading zones.

The project will utilize the public sewer, water and electrical systems located on Lahainaluna Road. Drainage will be handled on-site. Land will be dedicated to accommodate a 56 foot road right-of-way (or as otherwise required) and curb and gutter improvements will be installed.

According to the applicant, traffic implications are minimized as access is divided between Lahainaluna Road and Paneawa Street and only about 50 trips per day will be generated by the entire project over the two streets. A total of four employee housing units will be provided offsite to satisfy the County's employee housing policy for Hotel developments.

VII. AGENCY REVIEW

1. Department of Public Works - Comments dated June 18, 1990 (Exhibit 4).
2. Department of Water Supply - comments dated May 22, 1990 (Exhibit 5).
3. Department of Transportation - Comments dated May 18, 1990 (Exhibit 6).
4. Maui Urban Design Review Board - Comments dated June 14, 1990 (Exhibit 7).
5. Department of Health - Comments dated June 13, 1990 (Exhibit 8).
6. Department of Land and Natural Resources -
7. Maui Fire Department -

VIII. POTENTIAL ENVIRONMENTAL IMPACTS

1. The proposed two-story 14-unit building and related improvements with its turn-of-the-century plantation style architecture will result in a positive enhancement to the nearby Lahaina Historic District as has the Plantation Inn Phase I and II projects.
2. The Department of Public Works has offered the following comments:
 - a. That a road widening lot be provided for the adjoining half of Lahainaluna Road to provide for a future 60' right-of-way and improved to County Standards, to include but not be limited to, pavement widening, construction of curb, gutter and sidewalk, and relocation of utilities underground. Said lot shall be dedicated to the County upon completion of the improvements.

- b. That the existing road does not meet County Standards based on roads located in urban zoning.
- c. That 7 paved parking spaces and 2 loading spaces be provided. In addition, appropriate landscaping and fencing shall be provided per the County's Off-Street Parking and Loading Ordinance.
- d. That a final detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations and scheme for controlling erosion and disposal of runoff water be submitted for review and approval. The plan shall be verification that the grading and all runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties. In addition, the applicant shall contribute his Pro-rata share to drainage improvements to be determined by the County and the drainage master plan. An agreement to the above prepared for filing with the State's Bureau of Conveyances shall be submitted by the applicant.
- e. That a detailed report evaluating the adequacy of the existing wastewater pumping stations and collection system that will service this project be provided. A fee may be imposed to cover costs to expand or improve the Lahaina Wastewater Treatment Plant to accommodate the additional sewage flows. The developer is requested to contact the Wastewater Reclamation Division for additional information.
- f. That the applicant shall contribute his pro-rata share to traffic improvements to be determined by the County and traffic master plans. An agreement to the above prepared for filing with the State's Bureau of Conveyances shall be submitted by the applicant.
- g. That no clearing and grubbing material shall be disposed of at the County sanitary landfill. The developer shall submit a solid waste management plan acceptable to the Department of Public Works. For additional information, the developer is requested to contact the Solid Waste Division.
- h. That the developer be required to fund any necessary off-site improvements to the existing collection system and sewer pump station.
- i. That the lot under Phase III be consolidated with other lots in Phase I & II in compliance with the County's subdivision ordinances.

3. The State Department of Health has commented that the project is below the UIC line. In addition, the drywell design is defined as an injection well and therefore, is required to meet all applicable requirements of Chapter 11-23, Administrative Rules, Department of Health, entitled "Underground Injection Control".
4. The Department of Water Supply has no objections to the subject request and have indicated that water system improvements and source and storage assessments will be required during the building permit process.
5. The State Department of Transportation has commented that the proposed development will not have a significant impact on State facilities.
6. The Maui Urban Design Review Board is recommending approval of the project subject to the following conditions:
 - a. That full compliance with the standard comments of the Board shall be rendered.
7. Short term impacts are anticipated on air and water quality, ambient noise levels, and traffic circulation during the construction phase. However, as appropriate mitigative measures are incorporated into the project it is anticipated that no apparent significant adverse environmental or ecological impacts will result.
8. The entire project site is located within the Special Management Area (SMA) boundary of the County of Maui and is therefore subject to the Special Management Area Rules and Regulations.
9. The proposed project will be subject to a detailed comprehensive review by County and State agencies in the context of required permits before construction can be initiated. During the review process, all potential adverse environmental and ecological impacts will be identified and necessary conditions attached to all approvals to mitigate said impacts.

IX. SUMMARY

1. The proposed demolition of an existing residence, garage and detached shed and construction of a two-story 14-unit building, and 21 additional underground parking stalls in compliance with zoning will have minimal long-term environmental effects provided necessary mitigative measures are incorporated into the project.


Short-term impacts will be construction related, and if adequate mitigative measures are taken to minimize and control temporary inconveniences or problems then no significant adverse impacts will result.

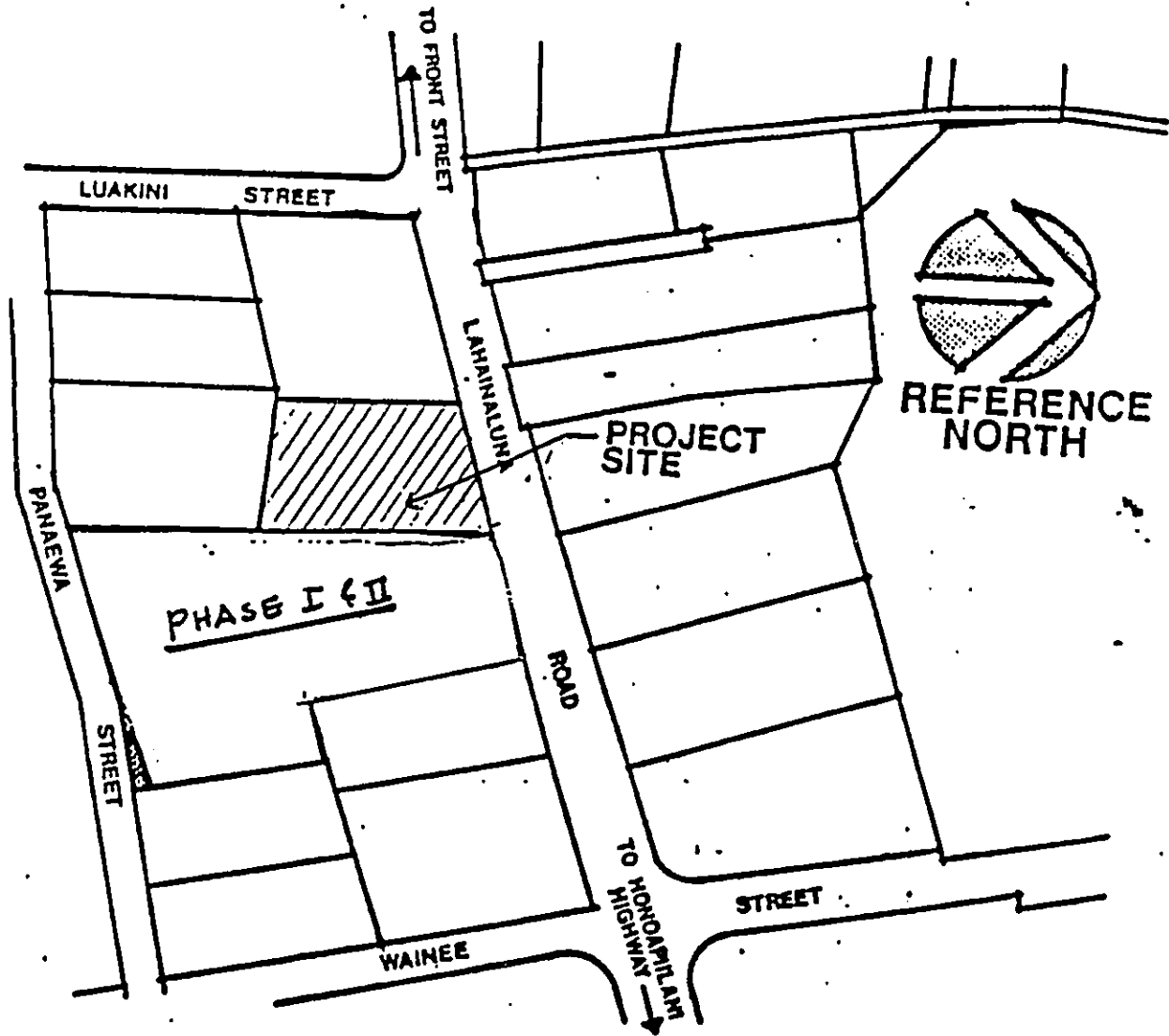
2. Relative to infrastructural services; water, electrical and sanitary sewer systems presently service the subject site, however, improvements will be required. Some of these requirements have been outlined, however further requirements will be specifically documented in the context of the SMA Permit application.
3. The design and aesthetic qualities of the proposed project was reviewed by the Maui Urban Design Review Board on June 14, 1990 in terms of its compatibility to the surrounding neighborhood and the nearby Lahaina Historic District. The Maui Urban Design Review Board recommended approval of the project design subject to their standard conditions.

X. CONCLUSION

It is hereby determined that with the incorporation of necessary mitigative measures during the subsequent review processes the proposed project will not have a significant impact on the environment as defined by Chapter 343, Hawaii Revised Statutes, and Environmental Impact Statement Rules of the Department of Health, State of Hawaii, and that an environmental impact statement for the proposed project shall not be required. Pursuant to SS 11-200-11(c) of the Environmental Impact Statement Rules, the Environmental Assessment/Determination is hereby adopted as the Negative Declaration for the above request.

Dated this 26th day of June, 1990, Wailuku, Maui Hawaii.


Christopher L. Hart
Planning Director

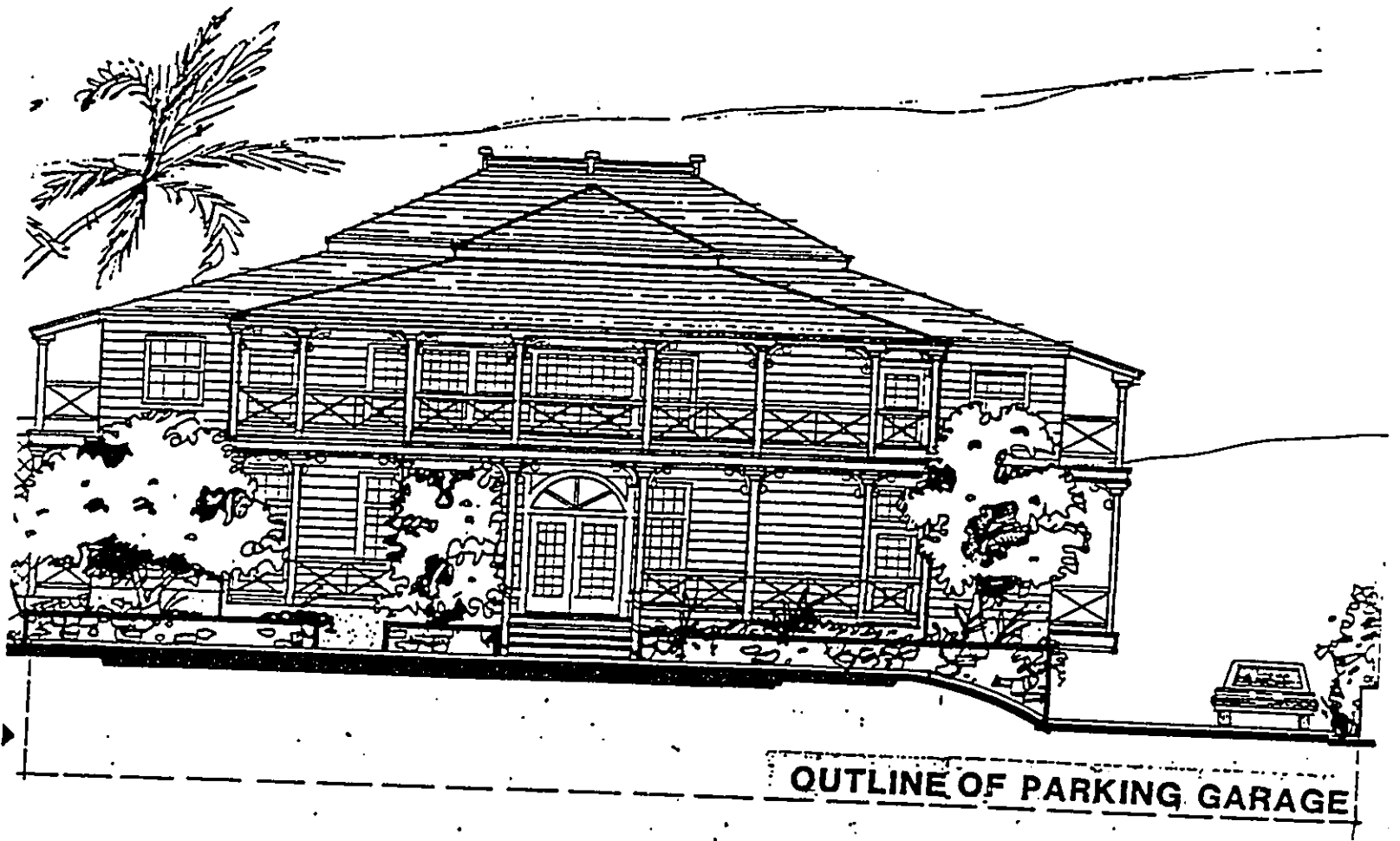


LOCATION MAP
SCALE : 1" = 100'

EXHIBIT 1

JOB NAME: PLANTATION INN PHASE III

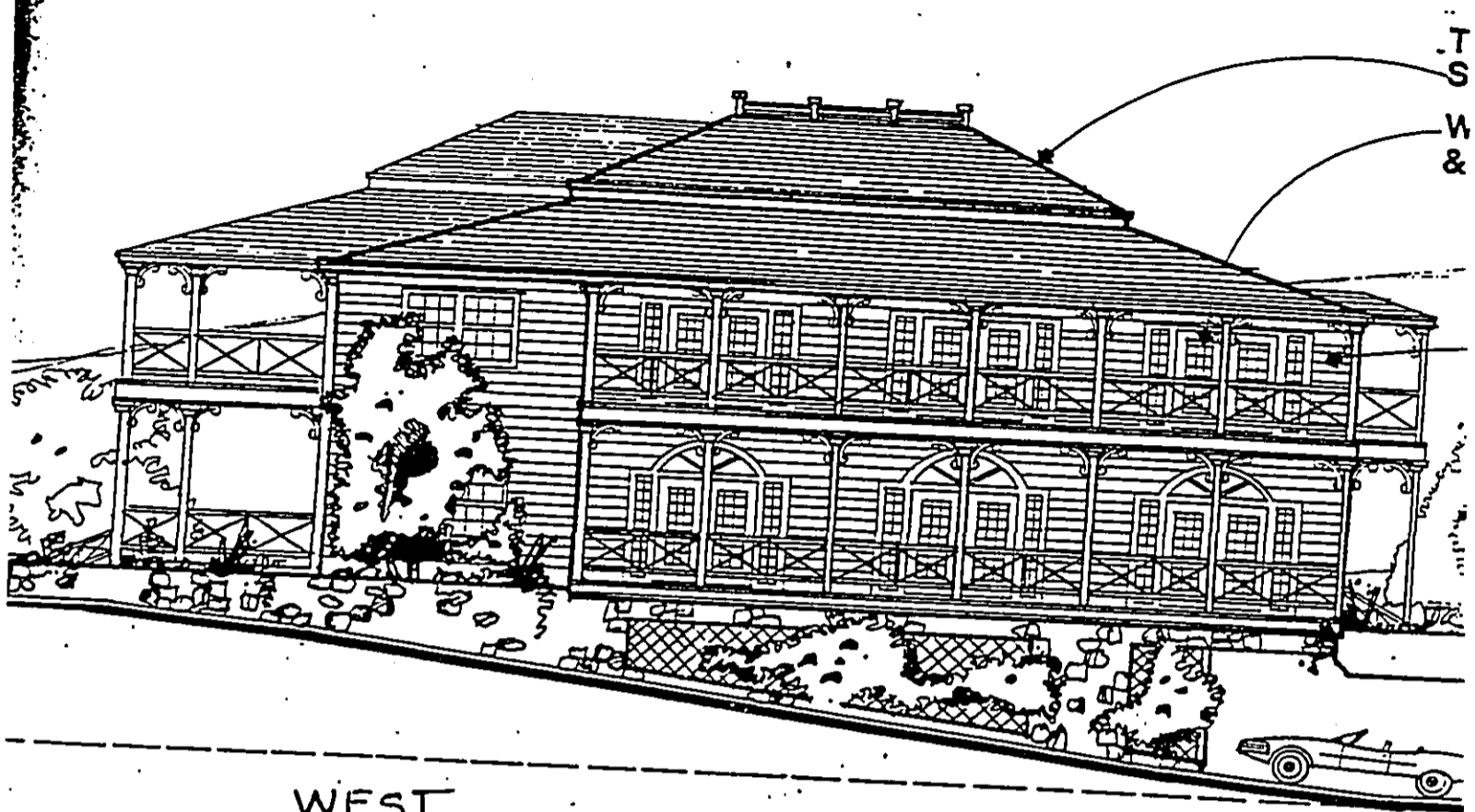
DATE MARCH 1990
PAGE 14



NORTH ELEVATION

1/8"=1'-0"

EXHIBIT 2



WEST
ELEVATION & DRIVEWAY SECTION
1/8":1'-0"

EXHIBIT 3

HANNIBAL TAVARES
Mayor
ALVIN FUKUNAGA
Director
RALPH M. NAGAMINE
Deputy Director
GEORGE KAYA
Highways Division
FRED ARAKI, P. E.
Engineering Division
EASSIE MILLER, P. E.
Waste Management Division
AARON SHINMOTO, P. E.
Land Use and Codes Administration



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

June 18, 1990

MEMO TO: Christopher Hart, Planning Director

F R O M: Alvin K. Fukunaga, Director of Public Works *RMB*

SUBJECT: Mr. Jim Patterson on behalf of the Plantation Inn
requesting Environmental Assessment Review and a
Special Management Area Permit for the Proposed
Plantation Inn Phase III, Lahaina, Maui
TMK: 4-6-09:36

We have reviewed the above request and offer the following
comments:

1. That a road widening lot be provided for the adjoining half of Lahainaluna Road to provide for a future 60' right-of-way and improved to County standards, to include but not be limited to, pavement widening, construction of curb, gutter and sidewalk, and relocation of utilities underground. Said lot shall be dedicated to the County upon completion of the improvements.
2. That the existing road does not meet County standards based on roads located in urban zoning.
3. That 7 paved parking spaces and 2 loading spaces be provided. In addition, appropriate landscaping and fencing shall be provided per the County's Off-Street Parking and Loading Ordinance.
4. That a final detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations and scheme for controlling erosion and disposal of runoff water be submitted for our review and approval. The plan shall provide verification that the grading and all runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties. In addition, the applicant shall contribute his pro-rata share to drainage improvements to be determined by the County and the drainage master plan. An

Christopher Hart, Planning Director
TMK: 4-6-09:36
Page 2
June 18, 1990

agreement to the above prepared for filing with the State's Bureau of Conveyances shall be submitted by the applicant.

5. That a detailed report evaluating the adequacy of the existing wastewater pumping stations and collection system that will service this project be provided. A fee may be imposed to cover costs to expand or improve the Lahaina Wastewater Treatment Plant to accommodate the additional sewage flows. The developer is requested to contact the Wastewater Reclamation Division for additional information.
6. That the applicant shall contribute his pro-rata share to traffic improvements to be determined by the County and traffic master plans. An agreement to the above prepared for filing with the State's Bureau of Conveyances shall be submitted by the applicant.
7. That no clearing and grubbing material shall be disposed of at the County sanitary landfill. The developer shall submit a solid waste management plan acceptable to the Department of Public Works. For additional information, the developer is requested to contact the Solid Waste Division.
8. That the developer be required to fund any necessary off-site improvements to the existing collection system and sewer pump station.
9. That the lot under Phase III be consolidated with other lots in Phase I & II in compliance with the County's subdivision ordinances.

LL:sn

EXHIBIT 4

cc: Engineering Division
Waste Water Reclamation Division
Solid Waste Division



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MAY 22 10 02 AM '90

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109

May 22, 1990

Mr. Christopher L. Hart
Director of Planning
County of Maui
Wailuku, Hawaii 96793

90/EA-005
90/SM1-024

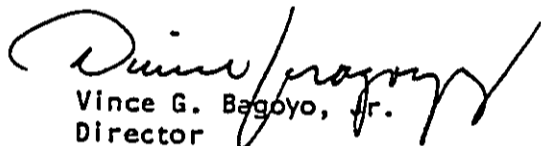
Dear Mr. Hart:

Re: PLANTATION INN, PHASE III - Environmental Assessment
Review and SMA Permit Request
TMK 4-6-9:36, Lahaina (PL 90-049)

Please be advised that we would not have any objections if an SMA Permit is issued to the applicant.

He should be advised that the water system improvements and source and storage assessments will be required during the building permit process.

Sincerely,


Vince G. Bagoyo, Jr.
Director

ab

EXHIBIT 5

"By Water All Things Find Life"

JOHN WAIHEE
GOVERNOR



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

EDWARD Y. HIRATA
DIRECTOR

DEPUTY DIRECTORS
DAN T. KOCHI (PRIMARY)
RONALD N. HIRANO
JEANNE K. SCHULTZ
CALVIN M. TSUDA

IN REPLY REFER TO:

HWY-M 2.535-90

May 18, 1990

Mr. Christopher L. Hart
Director of Planning
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

SUBJECT: ENVIRONMENTAL ASSESSMENT AND SMA PERMIT FOR
PLANTATION INN, PHASE III
90/EA-005, 90/SM1-024

Thank you for the opportunity to review the subject project plans and related materials.

The proposed development will not have a significant impact on our facilities.

Should you have any questions, please contact Ferdinand Cajigal at 877-5061.

Very truly yours,


ROBERT O. SIAROT
District Engineer, Maui

FC:dmf

EXHIBIT 6

June 14, 1990

Mr. Tom Sato, Chairman
and Members of the
Planning Commission
County of Maui
Wailuku, HI 96793

Dear Chairman Sato and Commissioners:

Re: MR. STEVEN HELLER, on behalf of Plantation Inn, Inc.,
requesting review of a Special Management Area Use
Permit Application in order to develop a two-story
building, comprising of 12 rooms and 2 suites, and
related improvements at TMK: 4-6-09:36, Lahaina, Maui.
(90/SM1-024)

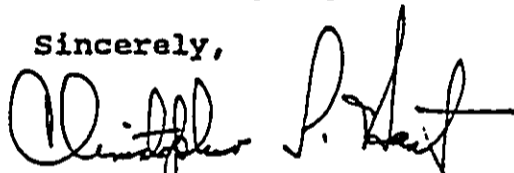
At its regular meeting on June 14, 1990, the Maui Urban
Design Review Board reviewed the design, landscaping and related
aspects of the proposed project referenced above. Based upon
those considerations within the Board's purview, the Board voted
to recommend approval, subject to the following condition:

1. That full compliance with the attached standard comments
of the Board shall be rendered.

We respectfully recommend the Board's decision (and stated
conditions) be incorporated into your deliberations on this
application scheduled for the June 25, 1990 Planning Commission
meeting.

If additional clarification is required, please contact the
undersigned or Ms. Ann Cua of the Planning Department.

Sincerely,



Foa Dorothy Millar, Vice Chairperson
Maui Urban Design Review Board

encl.
cc: S. Heller
A. Cua

EXHIBIT 7

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

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

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

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

JOHN WAIHEE
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

PAUL E. HOFFMAN, M.D., M.P.H.
DISTRICT HEALTH SERVICES ADMINISTRATOR (M.D.)

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

June 13, 1990

Mr. Christopher L. Hart
Director
Department of Planning
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

Subject: Mr. Jim Patterson on Behalf of the Plantation Inn Requesting Environmental Assessment Review and a Special Management Area Permit for the Proposed Plantation Inn Phase III, Lahaina, Maui, HI
90/EA-005, 90/SM1-024, TMK: 4-6-9: 36

We have completed our review of the subject application and our comment is as follows:

The subject property is below the UIC line. The drywell ("see seepage pit detail") design is defined as an injection well and therefore is required to meet all applicable requirements of Chapter 11-23, Administrative Rules, Department of Health, entitled Underground Injection Control.

If you have any questions, please call me at 244-4255.

Sincerely,


DAVID H. NAKAGAWA
Chief Sanitarian

EXHIBIT 8