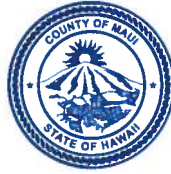


ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

November 21, 2013

FILE COPY

DEC 08 2013

DEC 08 2013

Ms. Genevieve Salmonson, Interim Director
Office of Environmental Quality Control
State of Hawaii, Department of Health
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL
13 NOV 25 PM 12:45
PREGIER

Dear Ms. Salmonson:

SUBJECT: SPECIAL MANAGEMENT AREA (SMA) AND DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED REDEVELOPMENT OF THE PLANTATION INN; PROJECT INCLUDES DEMOLITION OF EXISTING STRUCTURES, CONSOLIDATION OF PARCELS 36, 38, AND 44, CONSTRUCTION OF A TWO (2) STORY GUEST BUILDING WITH FOURTEEN (14) ROOMS, CREATION OF SEPARATE NINE (9) STALL AND FOURTEEN (14) STALL PARKING LOTS WITH DRIVEWAYS, CONSTRUCTION OF ACCESSORY HOTEL IMPROVEMENTS, INSTALLATION OF LANDSCAPING, REQUIRED INFRASTRUCTURE AND UTILITY SYSTEMS, LOCATED AT 174 LAHAINALUNA ROAD, LAHAINA, ISLAND OF MAUI, HAWAII; TMK: (2) 4-6-009:036, 038 AND 044 (SM1 2013/0008) (EA 2013/0002)

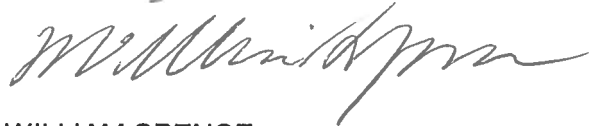
With this letter, the Department of Planning hereby transmits the Draft Environmental Assessment (EA) and Anticipated Finding of No Significant Impact (FONSI) for the proposed Plantation Inn Redevelopment Project situated at Tax Map Key (2) 4-6-009:036, 038, and 044, in the Lahaina District on the island of Maui for publication in the next available edition of the Environmental Notice.

Attached is a completed Office of Environmental Quality Control Publication Form, two (2) copies of the Draft EA and FONSI, an Adobe Acrobat PDF file of the same, and an electronic copy of the publication form in MS Word. Simultaneous with this letter, we have submitted the summary of the action in a text file by electronic mail to your office.

Ms. Genevieve Salmonson, Interim Director
November 21, 2013
Page 2

Thank you for your cooperation. If additional clarification is needed, please contact Staff Planner Candace Thackerson at candace.thackerson@mauicounty.gov or by phone at (808) 270-7180.

Sincerely,



WILLIAM SPENCE
Planning Director

Attachments

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Candace R. Thackerson, Staff Planner (PDF)
Mike White, KBHL, LLC (PDF)
Glenn Tadaki, Chris Hart & Partners (PDF)
Project File
General File

WRS:CRT:nt

K:\WP_DOCS\PLANNING\SM1\2013\0008_PlantationInnRedev\EA\DraftEA PlanningDept.trans to OEQC.doc

**APPLICANT ACTIONS
SECTION 343-5(C), HRS
PUBLICATION FORM (JANUARY 2013 REVISION)**

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

13 NOV 25 PM 2:45

RECEIVED

Project Name Plantation Inn Redevelopment Project
Island: Maui
District: Lahaina
TMK: (2) 4-6-009: 036, 038, and 044
Permits: SMA Use Permit; Demolition, Grubbing, Grading, Driveway, Plumbing, Electrical, and Building Permits; and a Community Noise Permit (as warranted).

Approving Agency: Maui Planning Commission; c/o: Maui Planning Department; 2200 Main Street, Suite 619; Wailuku, HI 96793. Contact: Candace Thackerson, (808) 270-7180

Applicant: KBHL, LLC; 2525 Ka'anapali Parkway; Lahaina, HI 96793. Contact: Dee Coyle, (808) 667-0218.

Consultant: Chris Hart & Partners; 115 N. Market Street; Wailuku, HI 96793. Contact: Glenn Tadaki, (808) 242-1955

Status (check one only):

- DEA-AFNSI** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov; a 30-day comment period ensues upon publication in the periodic bulletin.
- FEA-FONSI** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to oeqchawaii@doh.hawaii.gov; no comment period ensues upon publication in the periodic bulletin.
- FEA-EISPN** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov; a 30-day consultation period ensues upon publication in the periodic bulletin.
- Act 172-12 EISPN** Submit the approving agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to oeqchawaii@doh.hawaii.gov. NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.
- DEIS** The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); a 45-day comment period ensues upon publication in the periodic bulletin.
- FEIS** The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.
- Section 11-200-23 Determination** The approving agency simultaneous transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the applicant. No comment period ensues upon publication in the periodic bulletin.
- Statutory hammer Acceptance** The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it failed to timely make a determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and that the applicant's FEIS is deemed accepted as a matter of law.
- Section 11-200-27 Determination** The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.
- Withdrawal (explain)**

Summary (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

Existing Plantation Inn improvements on Parcel 36 include two 2-story buildings containing 19 guest rooms and Gerard's Restaurant, as well as guest parking and a landscaped courtyard with a pool deck, swimming pool, and spa. As part of the proposed project, all three parcels will be consolidated and resubdivided to create single lot (1.02 acre) and two road-widening lots. The existing structures on Parcel 38 (former office building) and Parcel 44 (former dwelling and barber shop) will be demolished.

The proposed project will involve the construction of a new 2-story building with 14 guest rooms, a new 9-stall parking lot and driveway (along Panaewa Street), a new 11-stall parking lot and driveway (along Lahainaluna Road), and related landscaping, infrastructure, and utility system improvements. The project will also include reconstructing the existing pool deck, swimming pool, and spa; creating exterior lanai and patio space; modifying interior work spaces; and providing entry way, lobby, and reception area improvements.

The proposed project is not expected to have an adverse effect upon the physical environment nor will it have a negative impact upon population, the economy, and housing. Public services and infrastructure are either adequate or will be improved to accommodate the proposed project.

DRAFT ENVIRONMENTAL ASSESSMENT

Prepared in Support of an Application for
Special Management Area Use Permit

PLANTATION INN REDEVELOPMENT PROJECT

TMK: (2) 4-6-009: 036, 038, and 044

Lahaina, Maui, Hawai`i



June 2013

DRAFT ENVIRONMENTAL ASSESSMENT

Prepared in Support of an Application for
Special Management Area Use Permit

PLANTATION INN REDEVELOPMENT PROJECT

TMK: (2) 4-6-009: 036, 038, and 044

Lahaina, Maui, Hawai`i



Prepared for:
KHBHL, LLC
2525 Ka`anapali Parkway
Lahaina, Hawai`i 96761

June 2013

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Appendix N	Early Consultation Letters

LIST OF ACRONYMS

AIS	Archaeological Inventory Survey
AMP	Archaeological Monitoring Plan
AMSL	Above mean sea level
BMPs	Best Management Practices
CATV	Cable Television
CF	Cubic Feet
CFS	Cubic feet per Second
CIA	Cultural Impact Assessment
CIZ	Change in Zoning
CPP	Countywide Policy Plan
CPA	Community Plan Amendment
CZMP	Coastal Zone Management Program
DEM	Department of Environmental Management
DOH	Department of Health
DOT	Department of Transportation
DPW	Department of Public Works
DWS	Department of Water Supply
EA	Environmental Assessment
FONSI	Finding of No Significant Impact
GPD	Gallons per Day
GPM	Gallons per Minute
HAR	Hawai'i Administrative Rules
HC&S	Hawaiian Commercial & Sugar
HRS	Hawai'i Revised Statutes
ITE	Institute of Transportation Engineers
KBHL	Ka'anapali Beach Hotel, Ltd.
MCC	Maui County Code
MECO	Maui Electric Co.
MFD	Maui Fire Department
MGD	Million Gallons per Day
MIP	Maui Island Plan
ML&P	Maui Land & Pine Company
MPC	Maui Planning Commission
MPD	Maui Police Department
PER	Preliminary Engineering Report
PMCo	Pioneer Mill Company
ROW	Right-of-Way
SCS	Scientific Consultant Services
SF	Square Feet
SHPD	State Historic Preservation Division



SLUC	State Land Use Commission
SMA	Special Management Area
ST	Stratigraphic Trench
TIA	Traffic Impact Assessment
TMK	Tax Map Key
WMCP	West Maui Community Plan

I. PROJECT INFORMATION

A. Overview of the Request

Chris Hart & Partners has prepared an Environmental Assessment (EA) and an application for a Special Management Area Use Permit for the proposed redevelopment of the Plantation Inn, a bed & breakfast-type, hotel establishment in Lahaina, Maui. The proposed project is being undertaken by the Applicant – Ka`anapali Beach Hotel, Ltd., LLC – which is also referred to herein as KBHL or KBHL, LLC.

The proposed action will involve the following Tax Map Key (TMK) parcels: (2) 4-6-09: 036(28,833 SF), 038 (6,512 SF), and 044 (8,919 SF), which are owned by KBHL and are referred to herein as the Subject Property or Project Site. The combined land area of these three (3) parcels is 44,264 square feet (SF) or 1.02 acre. Existing Plantation Inn improvements on Parcel 36 include a couple of 2-story buildings containing 19 guest rooms and Gerard's Restaurant, guest parking, and a landscaped courtyard with a pool deck, swimming pool, and spa.

As part of the proposed project, Parcels 36, 38, and 44 will be consolidated and resubdivided to create a single lot and two (2) road-widening lots. The existing structures on Parcel 38 (former office building) and 44 (former dwelling and barber shop) will be demolished.

The proposed project will involve the construction of a new 2-story building with 14 guest rooms, a new 9-stall parking lot and driveway (along Panaewa Street), a new 11-stall parking lot and driveway (along Lahainaluna Road), and related landscaping, infrastructure, and utility system improvements. The project will also include reconstructing the existing pool deck, swimming pool, and spa; creating exterior *lanai*



and patio space; modifying interior work spaces; and providing entry way, lobby, and reception area improvements.

Since the proposed action will occur within the Lahaina National Historic Landmark District, an EA has been prepared in accordance with Hawai`i environmental review requirements pursuant to Chapter 343, Hawai`i Revised Statutes (HRS) and Title 11, Chapter 200 of the Hawai`i Administrative Rules (HAR) for the State Department of Health pertaining to Environmental Impact Statements.

B. Project Profile

District:	Lahaina District, Island of Maui
TMK Parcels:	(2) 4-6-009: 036,038, and 044
Project Name:	Plantation Inn Redevelopment Project
Street Address:	174 Lahainaluna Road
Location:	Situated on the block bordered by Lahainaluna Road, Waine`e Street, Panaewa Street, and Luakini Street
Land Area:	Parcel 36 28,833 SF Parcel 38 6,512 SF Parcel 44 <u>8,919 SF</u> Total 44,264 SF (1.02 acre)
Applicant/Land Owner:	KBHL, LLC 2525 Ka`anapali Parkway Lahaina, HI 96761 Contact: Mike White Phone: (808) 667-0211 E-mail: mwhite@KBHMAUI.com
Project Manager	KBHL, LLC 2525 Ka`anapali Parkway Lahaina, HI 96761 Contact: Dee Coyle

Phone: (808) 667-0218
E-mail: dcoyle@KBHMAUI.com

Planning Consultant: Chris Hart & Partners, Inc.
115 N. Market Street
Wailuku, HI 96793
Contact: Glenn Tadaki
Phone: (808) 270-1557
E-mail: gtadaki@chpmaui.com

State Land Use District: Parcels 36, 38, and 44 (*Urban*)

West Maui Community Plan: Parcels 36 and 44 (*Hotel*)
Parcel 38 (*Business/Commercial*)

Maui County Zoning: Parcel 36 and 44 (*H-M, Hotel*)
Parcel 38 (*B-2, Community Business*)

Flood Insurance Rate Map: Zone "X" (*Areas determined to be outside the 0.2% annual chance floodplain*)

Other Designations: Special Management Area

Lahaina National Historic Landmark District

Existing Land Use: Parcel 36 – Plantation Inn, Gerard's Restaurant, parking lot

Parcel 38 – Security monitoring station and plant/flower nursery for the Plantation Inn

Parcel 44 – Single-family dwelling and storage purposes

Proposed Land Use/Action: Demolish the existing structures on Parcels 36 and 44; consolidate Parcels 36, 38 and 44; construct a 2-story, 14-room guest building; create separate 9-stall and 14-stall parking lots with driveways; construct accessory hotel improvements;

install new landscaping and required
infrastructure and utility systems

Existing Access:

Lahainaluna Road and Panaewa Street

C. Chapter 343, HRS Accepting Agency

Since the Subject Property is located in the Lahaina National Historic Landmark District, an Environmental Assessment (EA) must be prepared in accordance with Chapter 343, HRS and Chapter 11-200, HAR. The EA must be approved by the Maui Planning Commission who will then issue a Finding of No Significant Impact (FONSI).

Approving Agency:

Maui Planning Commission
c/o: Maui Planning Department
250 S. High Street
Wailuku, HI 96793

D. Required Permits and Approvals

1. Prior to the development of the proposed project, the Special Management Area Use Permit must be approved by the Maui Planning Commission.
2. Permits to demolish the existing structures on Parcels 38 and 44 must be obtained from the Maui Department of Public Works (DPW).
3. An application to consolidate Parcels 36, 38, and 44 must be approved by the DPW.
4. Before any construction can commence, Grading/Grubbing, Driveway, Plumbing, and Electrical Permits must be obtained from the DPW, as well as authorization to Perform Work in the County Right-of-Way (Lahainaluna Road and Panaewa Street).
5. A Community Noise Permit must be obtained from the State Department of Health if noise from construction activities exceeds acceptable sound levels that have been established by the State.

-
6. A Certificate of Occupancy for occupied structures must be obtained from the DPW.

E. Early Consultation

As part of the early consultation process for the preparation of the Draft EA, letters requesting comments on the proposed project were mailed to the following parties on March 1, 2013. In addition, letters requesting comments were mailed to land owners and lessees of parcels adjacent to and across the street from the Subject Property. A typical early consultation letter, comment letters, and responses to substantive comments are included in Appendix N, Early Consultation Letters.

CONSULTED PARTIES:

State of Hawai'i (5)

1. Dept. of Health - Maui District Health Office
2. Dept. of Health - Environmental Health Office (Oahu)
3. Dept. of Land & Natural Resources - Land Division (Oahu)
4. Office of Hawaiian Affairs (Oahu)
5. State Historic Preservation Division (Oahu)

County of Maui (10)

1. Dept. of Environmental Management
2. Dept. of Fire & Public Safety
3. Dept. of Housing & Human Concerns
4. Dept. of Parks & Recreation
5. Dept. of Planning
6. Dept. of Planning - Zoning Administration & Enforcement Division
7. Maui Police Department
8. Dept. of Public Works
9. Dept. of Transportation
10. Dept. of Water Supply

Utility Companies (2)

1. Hawaiian Telcom, Inc. - Network Engineering & Planning
2. Maui Electric Company, Ltd. - Engineering Division

Organizations (2)

1. Lahaina Restoration Foundation
2. LahainaTown Action Committee

Owners/Lesseees of Parcels Adjacent to & Across the Street from the Subject
Property (12)

1. TMK (2) 4-5-001: 029
2. TMK (2) 4-5-001: 033
3. TMK (2) 4-5-001: 036
4. TMK (2) 4-5-001: 037
5. TMK (2) 4-6-009: 026
6. TMK (2) 4-6-009: 039
7. TMK (2) 4-6-009: 041
8. TMK (2) 4-6-009: 045
9. TMK (2) 4-6-009: 049
10. TMK (2) 4-6-009: 050
11. TMK (2) 4-6-009: 051
12. TMK (2) 4-6-009: 052

II. DESCRIPTION OF THE PROPERTY AND PROPOSED PROJECT

A. PROPERTY LOCATION

The Subject Property, which is also referred to herein as the Project Site, is located in the town of Lahaina and is identified by TMKs (2) 4-6-009: 036, 038, and 044. The Project Site lies between Lahainaluna Road and Panaewa Street, and is located one block west of Honoapi`ilani Highway. This area of Lahaina is characterized by businesses that support the visitor industry interspersed with areas of single- and multi-family residential development.

Roadways in the vicinity of the Subject Property include Waine`e Street to the east, Panaewa Street to the south, Luakini Street to the west, and Lahainaluna Road to the north. See Figure 1, Regional Location Map, Figure 2, Parcel Location Map, and Figure 3, Topographic Survey Map.

The Project Site lies in the "State Urban District" and is designated for "Hotel" use (Parcels 36 and 44) and "Business/Commercial" use (Parcel 38) by the West Maui Community Plan. The Subject Property is zoned for "H-M, Hotel" use (Parcels 36 and 44) and "B-2, Community Business" (Parcel 38) use by the County of Maui. The standards for "H-M, Hotel" zoning are set forth in Chapter 19.14 of the Maui County Code (MCC), while the regulations for "B-2, Community Business" zoning are contained in Chapter 19.18, MCC. See Appendix A, Zoning and Flood Confirmation, Appendix B, H-M, Hotel Zoning and Appendix C, B-2, Community Business Zoning.

The Subject Property falls within the limits of the Lahaina National Historic Landmark District but is not situated within Lahaina Historic Districts 1 and 2 which are regulated by the County of Maui. The Project Site also lies within the Special

Management Area for the island of Maui. See Appendix B, Lahaina Historic Districts Map, and Figure 14, Special Management Area.

B. EXISTING SITE CONDITIONS

The Plantation Inn is a bed & breakfast-type, hotel establishment located in Lahaina, Maui. The Plantation Inn and its sister property, the 432-room Ka`anapali Beach Hotel in the Ka`anapali Beach Resort, are owned and operated by KBHL, LLC.

The existing Plantation Inn campus (Parcel 36) contains a couple of 2-story buildings which were built during the hotel's first two (2) development phases. The building fronting Lahainaluna Road was constructed in 1987 during the initial phase of development (Phase I Building), while the building along Panaewa Street was constructed in 1990 during the second phase (Phase II Building). The Phase I Building houses one guest room and Gerard's Restaurant on the first floor and six (6) guest rooms on the second floor. Gerard's is open daily from 6:00 to 8:30 PM and leases its restaurant space from the Plantation Inn. The Phase II Building contains 12 guest rooms that are laid out over two (2) floors. The hotel grounds also contain a landscaped courtyard with a swimming pool and spa, 17 paved parking stalls, and a gravel parking lot on the west side of the Phase I Building. Additional parking for the hotel is provided by an 11-stall, paved parking lot on Parcel 46 (5,395 SF). This offsite parking area is located at the southwest corner of Panaewa and Luakini Streets and received an offsite parking approval in May 2005 (OSP 2002/0003). See Figure 4, Site Photographs.

The Plantation Inn office is open from 8:00 a.m. to 9:00 p.m., seven (7) days a week. The hotel currently employs nine (9) workers. Room rates range from \$158–\$272 for visitors and \$139–206 for *kama`aina*.

According to County real property tax data, Parcel 38 contains a former dwelling and garage which were constructed in 1940 and altered through the years. The wood frame structures were later converted to commercial use and until recently housed the sales and administrative offices of Trilogy Excursions. The structures are currently being used as a security monitoring station and a plant/flower nursery for the Plantation Inn.

Based on real property tax information, Parcel 44 contains a single-family dwelling built in 1932 and a barber shop which was constructed in 1975. The dwelling is presently being use for housing, while the former barber shop is now being used for storage purposes. Both structures appear to have been modified over the years.

C. DESCRIPTION OF THE PROPOSED ACTION

Background Information

The long-term, strategic plan for the development of the Plantation Inn envisioned three (3) phases of growth and expansion. The initial stage of development involved the construction of the Phase I Building containing seven (7) guest rooms and Gerard's Restaurant, as well as a parking area and a pavilion which serves as a lobby for the hotel. The second development phase resulted in the construction of the Phase II Building containing 12 guest rooms, a landscaped courtyard with pool deck, swimming pool, and spa, as well as ancillary improvements such as landscaping and a parking area.

The Applicant's Phase III development plan has been embodied in a site plan which was initially approved by the Maui Planning Commission in 1990. Since then, the Phase III site plan has been modified twice and approved by the Commission in June 1998 and May 2005. For purposes of this document, these plans will be referred to herein as the approved 1998 Site Plan and the approved 2005 Site Plan. See Exhibit E, Prior Plantation Inn Approvals and Figure 5, Approved 1998 and 2005 Site Plans.

Based on economic considerations in the years following the approved 2005 Site Plan, the Plantation Inn decided not to implement the plan and its SMA Permit was allowed to lapse.

Proposed Improvements

Existing improvements on Parcel 36 (28,833 sq. ft.) include two, 2-story buildings containing 19 guest rooms and a restaurant (Gerard's), as well as a swimming pool and spa, a landscaped courtyard, and 17 parking stalls: three spaces next to the Phase I Building which are accessed from Lahainaluna Road and 14 stalls next to the Phase II Building which are accessed from Panaewa Street. In addition to Parcel 36, the Applicant also owns Parcel 38 (6,512 sq. ft.) and Parcel 44 (8,919 sq. ft.) and plans to consolidate and resubdivide these three (3) parcels to create a single lot and two (2) road-widening lots. The existing structures on Parcel 38 (former office building) and 44 (former dwelling and barber shop) will be demolished.

The Applicant has decided to use the approved 2005 Site Plan as a framework for redeveloping the Plantation Inn's grounds and amenities. The approved 2005 Site Plan shares some similarities with the site plan that is currently being proposed such as the new 2-story guest building (with 14 rooms) and the 9-stall parking lot. By proposing to consolidate Parcels 36, 38, and 44 into a single lot, the Applicant will be able to provide additional onsite parking for the Plantation Inn and reconfigure the hotel grounds to make the best use of the combined land area.

The proposed project will involve the construction of a new 2-story building with 14 guest rooms (new Phase III Building) on Parcels 36 and 44, and a new 9-stall parking lot and driveway onto Panaewa Street on Parcel 44, as well as related landscaping, utility line connections or modifications, and road-widening and curb, gutter, and sidewalk improvements along the Plantation Inn's Lahainaluna Road and Panaewa Street frontage. See Figure 6, Preliminary Development Plans. A new 11-stall parking lot with a one-way (entry only) driveway from Lahainaluna Road will be

constructed on Parcel 38 (a parking lot is a permitted use in the *B-2, Community Business District*). After completion of the project, the total number of Plantation Inn guest rooms will be increased from 19 to 32, while the total number of onsite parking stalls will be increased from 17 to 29.

In addition to the preceding improvements, the existing swimming pool and spa and a portion of the surrounding pool deck will be demolished to make way for a new pool and spa. Interior improvements to the ground floor of the existing Hotel building along Lahainaluna Road are also proposed and include converting the pavilion area to accommodate new entry, lobby, and reception areas, as well as adding new storage and utility space and new covered *lanais* along the south side of the building. The interior improvements will decrease the total room count for the Hotel by one (1) guest room (32 rooms instead of 33) since one (1) room will be eliminated and converted into an office. Complementary landscaping and fencing are also proposed, as are any necessary utility line connections or modifications. Exterior lighting, as well as landscape lights, will comply with Chapter 20.35, MCC (Outdoor Lighting). In addition, exterior lighting will be appropriately shielded or downward directed to minimize impacts to any migratory seabirds that may become disoriented when traversing the project area.

Energy conservation measures are being examined for the proposed project. Examples of such measures include, but are not limited to: energy-efficient lighting, appliances, and air conditioning; low-flow plumbing fixtures; fiberglass wall and ceiling insulation, double-glazed windows, and extended roof eaves (to minimize heat gain through windows). To minimize potable water use for landscape irrigation, the proposed project will utilize native Hawaiian plants and other drought-tolerant species, as well as appropriate shade trees and selected tropical ornamental accent plants. Water conservation measures such as the use of drip irrigation, rainfall sensing devices, low-flow emitters, and evening watering schedules shall be incorporated into irrigation protocols. Organic mulch will be installed in planter

beds to retain ground moisture and reduce evaporation. The Plantation Inn's maintenance staff will periodically inspect the irrigation system to repair any leaks and resupply the planter beds with mulch.

The Subject Property lies in the Lahaina National Historic Landmark District but is not located in Lahaina Historic District 1 or 2. All new buildings, structures, signs, and lighting for the proposed project will continue to maintain the architectural theme and historic character of the Plantation Inn. The architectural elements of the proposed project have been designed to be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). By doing so, the architectural style and character which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public's benefit and enjoyment.

The estimated construction cost for the project is approximately \$4.6 million. Construction will commence after all required land use and construction-related permits and approvals have been obtained, a process which could take up to 18 months. Construction will be undertaken in three (3) distinct phases.

The first phase of construction is expected to take five (5) months and will include the demolition of the structures on Parcels 38 and 44 and the construction of offsite and adjacent area improvements such as curbs, gutters, sidewalks, and road widening for Parcel 38. In addition to the connection, installation or realignment of utility lines (as needed), the construction of the 11-stall, paved parking lot and driveway on Parcel 38 are planned during this phase. Landscaping will be planted around the new driveway and parking areas and the entry way to Gerard's Restaurant will be improved. A new entry way, lobby, and reception area for the Plantation Inn will also be constructed during the initial phase.

The second stage of work would involve the construction of a new *lanai* on the west side of the existing Phase I Building. The existing pool area (pool, spa, and pool deck) will be realigned and rebuilt. In addition, landscaping will be planted around the new pool area and the existing Phase I and Phase II Buildings. The second phase of construction is projected to last three (3) months.

The third phase of work will include the construction of offsite and adjacent area improvements for Parcel 44 (curbs, gutters, sidewalks, and road widening), as well as the connection, installation or realignment of utility lines (as needed). The final stage of work will also involve the construction of the 2-story Phase III Building (14 guest rooms) on Parcel 36 and 44, as well as the construction of the 9-stall, paved parking lot and driveway on Parcel 44. Landscaping will be installed in the parking lot, common areas, and around the new Phase III Building. Perimeter (security) fencing is also planned. The last phase of construction will take about 12 months.

Parking for construction workers and their equipment will be provided on Parcel 44 after the existing structures have been demolished, while employee parking will be accommodated by the gravel parking lot on the west side of the Phase I Building. Guest parking will be provided by eight (8) stalls near the Phase II Building and three stalls by the Phase I Building, while overflow parking will be accommodated by the 11-stall parking lot on Parcel 46 and the gravel parking lot near the Phase I Building. If additional parking is needed, space is available at the commercial (paid) parking lot across the street (Lahainaluna Road) from the Plantation Inn.

The proposed project will improve the Plantation Inn's facilities, and enhance the level of accommodations, services, and amenities that it provides for its guests. The proposed improvements will also allow the Plantation Inn to continue its efforts to successfully compete with other bed & breakfast-type, hotel properties in the U.S. and abroad.

The proposed project is consistent and compatible with existing and surrounding development in the surrounding area.

D. ALTERNATIVES

1. No Action

Analysis. Under the “No Action” alternative, the present physical condition and land uses of the Subject Property would be maintained. As such, Parcel 36 would continue to be used for hotel purposes, Parcel 38 for business use, and Parcel 44 for single-family housing. By maintaining the existing status of Parcels 38 and 44, the highest and best use of the subject property (for hotel operations) would not be realized. As such, the “No Action” alternative is not viable and was dropped from consideration.

2. Deferred Action

Analysis. Deferring development until some point in the future is a variation of the “No Action” alternative as existing conditions would be temporarily maintained. However, future market conditions (poor economy, high interest rates, increased labor and material costs) could affect the feasibility and timing of proceeding with the project and is therefore not practicable. Accordingly, the “Deferred Action” alternative was deemed unfeasible.

3. Design Alternatives

Analysis: The proposed project maintains the intimate architecture and turn-of-the-century charm that makes the Plantation Inn a unique and preferred hotel property.

The site planning and building design process examined existing physical conditions (e.g., topography, soils, drainage) and infrastructure (e.g., water, sewer, roadways) Construction costs, zoning performance standards, and building code requirements

were examined during this process as well. While other plans could be examined, the preliminary development plans for the proposed project are considered the most viable in terms of meeting the Applicant's long-term plans for the growth and development of the Plantation Inn.

4. Other Permissible Land Uses

Analysis. Although residential and apartment uses are allowed by *H-M, Hotel* zoning, these uses are not compatible with the Plantation Inn's objective of providing its visitors and guests with an intimate, enjoyable experience set in a tranquil, refined environment in the heart of Lahaina.

III. DESCRIPTION OF THE EXISTING ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

Existing Conditions. The Subject Property is located in the historic town of Lahaina. Best known for its plantation past and whaling heritage, the town's compact scale is conducive to bicycle and pedestrian traffic. Lahaina is the civic and commercial core of West Maui and is host to various business, hotel, and light industrial-zoned activities, as well as public/quasi-public and single- and multi-family residential uses. From 505 Front Street, a shopping complex (by Shaw Street) in the southern part of Lahaina, the town's commercial district follows Front Street and extends northward to the Lahaina Cannery Mall (by Kapunakea Street) and Lahaina Gateway Center (by Keawe Street). Other shopping facilities in the town of Lahaina include The Wharf Cinema Center, Dickenson Square, Lahaina Marketplace, Lahaina Shopping Center, Lahaina Square Shopping Center, Anchor Square, and Lahaina Center. In addition to serving residents, many of the town's businesses attract and serve a large segment of visitors.

Potential Impacts and Mitigation Measures. The Project Site is located within a built-up urban environment and will not adversely affect adjacent properties and surrounding land uses. The proposed project is consistent with hotel uses that are occurring on the Subject Property and is compatible with commercial and residential uses in the surrounding area.

As shown in the Maui Island Plan, the Project Site lies within the Urban Growth Boundaries for the town of Lahaina. See Figure 11, Directed Growth Map. The Subject Property is also designated for *Hotel* use (Parcels 36 and 44) and

Business/Commercial use (Parcel 38) by the West Maui Community Plan. See Figure 12, West Maui Community Plan.

The proposed project does not involve a change in land use nor will it alter land use patterns in the vicinity. From a long-term perspective, the proposed project is not expected to result in any adverse impacts to surrounding land uses. The proposed project is an *infill* development and is compatible with existing land uses and activities in the surrounding area.

2. Topography and Soils

Existing Conditions. The Subject Property ranges in elevation from 13 to 17 feet above mean sea level (AMSL). The ground slopes downward toward the southeast at an average slope of about 1.2 percent. See Appendix J, Preliminary Engineering Report.

According to the Soil Survey of the Islands of Kauai, Oahu, Maui, Moloka'i, and Lana'i, State of Hawai'i, April 1972, the soil associated with the Subject Property is *Ewa* silty clay loam (EaA), 0 to 3 percent slopes. See Figure 7, Soil Classifications. This soil is from the *Ewa* Series which consists of well-drained soils in basins and on alluvial fans on the islands of Maui and Oahu. *Ewa* silty clay loam is a dark reddish-brown silty clay that has been weathered from basic igneous rock. Runoff is very slow, and the erosion hazard is no more than slight. This soil is used for sugar cane and home sites.

According to a 1992 re-evaluation by the United States Geological Service, the seismic hazard for Maui County is classified as Zone 2B, indicating that in any given year within a 50-year period (average building life span), there is a 10 percent chance that 1/5 the force of gravity (ground acceleration) during an earthquake will be exceeded.

Potential Impacts and Mitigation Measures. Modifications to the existing landform will unavoidably occur due to the demolition of the existing structures on Parcels 38 and 44 and the construction of the new buildings and improvements on the Subject Property. To the extent possible, earthwork will be kept to a minimum and cut and fill quantities will be balanced to reduce site work costs and maintain existing drainage patterns.

Grading for the proposed project will essentially involve site work for the construction of the new Phase III Building and the two (2) new parking lots. Grading will also be required for the development of two (2) new subsurface drainage basins, the construction of footings for CMU retaining walls (with a 6-foot high solid fence) along the northwest and southeast sides of the Subject Property, and the installation of landscaping at various locations within the Project Site. See Appendix J, Preliminary Engineering Report.

Grading for the proposed project will comply with the applicable provisions of Chapter 20.08, MCC (*Soil Erosion and Sedimentation Control*). Best Management Practices (BMPs) will be implemented during construction to minimize soil loss and sedimentation during construction activities.

Prior to the commencement of ground-altering activities, an application for a grading and grubbing permit, including a plot plan and grading plan, BMPs, an erosion control plan, and a drainage plan and report, will be submitted to the County's Development Services Administration (DSA) for review and approval.

No direct impacts to the coastal or marine environment are anticipated as the Project Site is located within a built urban environment and is situated approximately 500 feet from the shoreline. The proposed project is not expected to result in any adverse long-term impacts which would affect topography and drainage.

3. Flood and Tsunami Hazards

Existing Conditions. The Subject Property is located approximately 500 feet from the shoreline. The flood insurance rate map (Panel Number . 150003/0361F, September 19, 2012) prepared by the Federal Emergency Management Agency reveals that the Project Site is located in Zone "X", an area determined to be outside the 0.2 percent annual chance flood plain (*i.e.*, a low risk flood hazard area). See Figure 8, Flood Zone Maps.

The tsunami evacuation maps for Maui County were updated in May 2013. The tsunami evacuation zone in project area extends from the shoreline to Honoapi'ilani Highway. See Figure 9, Tsunami Evacuation Map.

Potential Impacts and Mitigation Measures. The Subject Property is located in Zone "X", an area of minimal flooding. As such, no adverse flood-related impacts are anticipated.

As noted earlier, the Project Site lies within a tsunami evacuation zone. When a tsunami warning is issued, emergency sirens will sound and individuals in an evacuation zone must be prepared to move inland to higher ground. Persons may also choose to seek refuge at a Public Emergency Shelter in the area. In West Maui, these shelters are located at the Lahaina Civic Center, Princess Nahi'ena'ena Elementary School, Lahaina Intermediate School, or Lahainaluna High School. If a concrete and steel-reinforced building at least six (6) stories or more in height is accessible, a person can evacuate vertically by moving to a location on the third floor or higher. To avoid traffic gridlock, an individual may walk out of the evacuation zone and await further instructions from government officials. Persons that are outside the evacuation zone when the warning sounds should avoid non-essential travel. To keep the lines of communication open, all individuals should refrain from using telephones or cell phones except for emergencies. Provisions such as the foregoing are included in the tsunami evacuation plan for the Plantation Inn.

The proposed project will not alter any parameters for defining flood hazard areas or tsunami evacuation zones nor will it contribute toward inland or coastal flooding or impact adjacent and downstream properties.

4. Flora and Fauna

Existing Conditions. Due to its developed urban environment, the Subject Property does not provide a natural habitat for any rare, threatened or endangered species of flora and fauna. There are no critical wildlife habitats such as ponds, streams or wetlands located on the Project Site or in the surrounding area.

The grounds of the Plantation Inn (Parcel 36) contain irrigated sections of turf and landscape planting. Onsite trees and shrubs include coconut and areca palms, mango, *kukui*, snow bushes, plumeria, and dwarf *lauae* fern. Parcel 38 contains a plum tree in the front yard and a mango tree in the backyard, while Parcel 44 includes a plumeria tree, some crotons, and various other landscape plantings.

Avifauna that is typically found in the area include the common myna, several species of dove, cardinal, house finch, and house sparrow. Mammals common to this area include cats, dogs, rats, mice, and mongoose.

Potential Impacts and Mitigation Measures. There are no known rare, threatened, or endangered species of flora or fauna on the Subject Property nor are there any candidates for Federal listing or any important wildlife habitats such as ponds, streams, or wetlands. Exterior lighting will be shielded or downward directed to minimize impacts to any migratory seabirds (Newell shearwater, dark-rumped petrel) that may become disoriented when traversing the project area. In the long-term, the proposed project is not expected to have an adverse impact upon plant and animal life.

For new landscape plantings, pesticides will be used minimally for treatment purposes and not as a preventative measure. In addition to aesthetics, the selection of landscape plantings will be based upon aesthetics, hardiness, drought tolerance, and resistance to pests. Fertilizers with a mixture of nitrogen, phosphorus, and potash would be applied to grassed areas, ground cover, and flowering shrubbery. By employing appropriate irrigation techniques, any leaching of fertilizers is expected to be negligible.

5. Noise Characteristics

Existing Conditions. The level of ambient noise is an important indicator of environmental quality. In an urban setting, industrial and construction activities, as well as aircraft and automotive traffic can result in adverse noise impacts. In a rural environment, traffic noise, surrounding land uses, and construction activities can impact noise levels based on their proximity to noise-sensitive receptors. Chronically high noise levels can impact personal health and the ambience and aesthetic appeal of an area. Noise in the project area is attributable to traffic on surrounding roads.

Potential Impacts and Mitigation Measures. During the short-term, ambient noise levels will temporarily increase during construction of the project. Noise from construction vehicles and equipment, such as tractor-trailers, front-end loaders, excavators, bulldozers, dump trucks, graders, generators, jackhammers, and power tools would be the dominant source of noise during the construction phase. Impacts from these sources can be minimized by using appropriate sound-dampening devices (e.g., baffles, mufflers) and by properly maintaining all equipment, vehicles, and machinery.

To minimize noise impacts during the construction of the project, the Applicant will limit construction to normal daylight hours. According to Chapter 11-46, HAR (*Community Noise Control*), the maximum permissible sound level for construction activities in areas zoned for multi-family, apartment, business, commercial, hotel,

resort, or similar type uses is (60 dBA). Should construction noise exceed this threshold, a Community Noise Permit will be obtained from the State Department of Health in accordance with the applicable provisions of Chapter 11-46, HAR.

From a long-term perspective, the proposed project is not expected to result in any adverse traffic-related noise impacts. In addition, since the Project Site is surrounded by land uses and activities with similar levels of urban noise, no long-term adverse impacts to ambient noise conditions are anticipated.

6. Air Quality

Existing Conditions. Air quality refers to the presence or absence of pollutants in the atmosphere. It is the combined result of natural conditions (*e.g.*, dust from wind erosion) and emissions from a variety of pollution sources (*e.g.*, automobiles, power-generating plants). Generally, the impact of a development upon air quality depends upon the type of project (*e.g.*, residential, commercial, industrial) and its stage of progress (*e.g.*, site preparation, infrastructure development, building construction).

The air quality in the West Maui is relatively good. Non-point source vehicle emissions do not generate a significant or high concentration of pollutants, as prevailing winds help to disperse emissions quickly. The West Maui region is currently in attainment of all Federal and State air quality standards.

Potential Impacts and Mitigation Measures. Minimal grading will be required for the project. As necessary, dust control measures that comply with the provisions of Chapter 11-60.1, HAR (*Pollution Control*) and Section 11-60.1-33, HAR (*Fugitive Dust*), will be implemented during construction to minimize the effects of fugitive dust.

Examples of such measures include but are not limited to the following:

- Ensure that an adequate source of water is available for dust control before the start of construction.

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- Use dust fences, water sprinklers, and water wagons to prevent airborne dust from leaving the site.
 - Temporarily cover exposed areas with plastic sheeting material.
 - Phase site work to limit the exposure of bare areas and leave existing vegetation in place for as long as possible prior to clearing.
 - Place soil stockpiles away from adjacent properties and cover the stockpiles with plastic sheeting or similar material when not in use.
 - Limit the areas of disturbance and hydromulch or grass finished areas on a timely basis.
 - Water loose soil until damp and spray water during grading to control airborne dust.
 - Control dust from shoulders, project entrances and other access roads by temporarily covering these areas with crushed rock.
 - Use dust control measures during weekends, after hours and prior to daily start-up of construction activities.
 - After completion of site work, replant exposed areas with grass or ground cover as soon as possible.

If feasible, non-potable water will be used for dust control purposes during construction activities.

From a long-term perspective, the proposed project will not generate adverse air quality impacts after build out. Vehicle exhaust attributable to hotel-related traffic is not expected to have an adverse effect upon air quality.

7. Archaeological/Historical Resources

Existing Conditions. Although the Subject Property is located in the Lahaina National Historic Landmark District (LNHLD), it does not lie within the limits of Lahaina Historic Districts 1 and 2. Generally speaking, the LNHLD includes old Lahaina Town, while Historic Districts 1 and 2, which are regulated by the County of

Maui, encompass smaller areas within the Town. See Appendix A, Zoning and Flood Confirmation and Appendix D, Lahaina Historic Districts Map.

In February 2013, Scientific Consultant Services, Inc. (SCS) prepared a report documenting the findings of Archaeological Inventory Survey (AIS) field work for the proposed project. The field work for the AIS was undertaken in December 2012 and involved a systematic pedestrian survey of Parcels 36, 38, and 44, as well as representative subsurface excavation (testing) on Parcel 36 using. Testing was not conducted on Parcels 38 and 44 due to their completely built environments and active business and residential uses.

Since no surface features or deposits were identified during the pedestrian survey, emphasis was placed on subsurface investigations. A total of five (5) Stratigraphic Trenches (ST) were excavated at various locations on Parcel 36 to provide representative coverage and test areas with the potential to yield archaeological data. The test trenches were excavated using a mini excavator and backhoe. A total of 46.4 square meters were excavated to a depth of 2.39 meters below surface. ST-4, at the northern extent of the survey area, and ST-5, at the western most end, were selected as representative samples of the typical stratigraphy encountered in the excavated trenches. No traditional or historic-type artifacts or cultural materials were identified in either ST-4 or ST-5.

Since the AIS-level investigation did not lead to the identification of any surface or subsurface archaeological or cultural findings, the AIS work has been classified an Archaeological Assessment.

Potential Impacts and Mitigation Measures. The pedestrian survey of Parcels 36, 38, and 44, and the subsurface testing on Parcel 36 did not reveal any evidence of Traditional or Historic-era subsurface features, artifacts, or burials in either surface or subsurface contexts. See Appendix F, Archaeological Assessment. The primary

reason for the absence of any significant cultural materials may be related to modern landscape modifications (*i.e.*, built environment) which may have removed or severely displaced any former cultural materials up to one (1) meter below the surface. The lands in the project area may have been primarily used for agricultural purposes in the past which coincides with early historical accounts of Lahaina. Several abandoned water and sewer lines were encountered at shallow subsurface depths suggesting that structures were present on the Subject Property at one time. Undisturbed surface deposits showed that any past activity that occurred on the site did not affect any sediment below one meter from the surface.

The archaeological investigation for the proposed project did not result in the documentation of any significant cultural materials or burials during the pedestrian survey of Parcels 36, 38, and 44 and subsurface testing on Parcel 36. Subsurface excavations on Parcels 38 and 44 were not conducted as these parcels have completely built environments and are actively used for commercial and residential purposes. As previously note, because the AIS-level investigation did not lead to the identification of any surface or subsurface archaeological or cultural findings, the AIS-level work has been classified an Archaeological Assessment.

Based on several factors such as prior archaeological research in the area, the known cultural sensitivity of the greater Lahaina coastal region, and its location in the Lahaina Historic District (State Site No. 50-50-03-3001), the Archaeological Assessment recommends a program of archaeological monitoring during all construction-related, ground disturbing activities on the Subject Property such as site work and demolition. In addition, monitoring is highly recommended as Parcels 38 and 44 were not accessible for subsurface testing. During monitoring, inventory-level documentation should be required if significant cultural deposits are identified of these parcels.

Since its completion, a draft of the Archaeological Assessment was submitted to the

State Historic Preservation Division (SHPD) for review in February 2013. A copy of the SHPD letter accepting the Assessment will be included in the Final EA for the proposed project.

An Archaeological Monitoring Plan (AMP) for the proposed project was prepared by SCS in February 2013. See Appendix G, Archaeological Monitoring Plan.

Given existing development on the Subject Property, no significant features or sites occur on the ground surface. Although representative testing of Parcel 36 did not lead to the identification of significant subsurface cultural deposits, there is the possibility that subsurface deposits reflecting both pre-Contact and historical site occupation would still be present, although these may be in partially truncated or disturbed form. Based on previous archaeological work in the Lahaina area, both traditional and historical features and deposits may be identified during archaeological monitoring. Traditional deposits dating from circa 1400 AD (or even earlier) could include habitation features (*e.g.*, hearths, living floors, postholes, subterranean stone alignments) and associated artifacts (*e.g.*, food preparation tools, debitage of tool manufacture, and fishing tool kits) and midden (*e.g.*, fish bones, shell, pig bones, etc.). It is also possible that human burials could be identified within pre-Contact strata. Historic use of the Subject Property could be indicated by burning episodes, historic artifacts (*e.g.*, metals and glass), and/or historic burials. In total, there appears to be a reasonably good chance that archaeological monitoring may identify and document both continuous occupation and use of the Subject Property from traditional through historic times.

The AMP was prepared in accordance with Chapter 13-279, HAR (*Rules Governing Standards for Archaeological Monitoring Studies and Reports*). Key provisions set forth in the AMP include the following:

1. A qualified archaeologist familiar with the project area and the results of previous archaeological work conducted in the area will monitor subsurface

construction activities on the Subject Property. If significant deposits or features are identified and additional field personnel are required, the archaeologist will notify the contractor or representatives before additional personnel are brought to the site. One (1) monitor is required for each piece of ground-altering machinery during this project.

2. If features or cultural deposits are identified during archaeological monitoring, the onsite archaeologist will have the authority to temporarily suspend construction activities at the significant location so that the cultural feature(s) or deposit(s) may be fully evaluated and appropriate treatment of the cultural deposit(s) is conducted. These actions are needed to fulfill the reporting requirements specified in Section 13-279-5(5) through (6). SHPD archaeologists will be consulted to establish feature significance and potential mitigation procedures. Treatment activities primarily include documenting the feature/deposit through plotting its location on an overall site map, illustrating a plan view map of the feature/deposit, profiling the deposit in three dimensions, photographing the finds (with the exception of human burials), artifact and soil sample collection, and triangulation of the finds. Construction work will only continue at the location of the significant find(s) when all documentation has been completed
3. Stratigraphy in association with subsurface cultural deposits will be noted and photographed, particularly from deposits containing significant cultural materials. If deemed significant by SHPD and the Archaeological Consultant firm conducting the Archaeological Monitoring, these deposits will be sampled.
4. In the event that human remains are inadvertently encountered, all work in the immediate area of the find will cease; the area will be secured from further activity until compliance with Section E-43.6, HRS, and Section 13-300-40, HAR, has occurred. The SHPD's Maui Island Archaeologist and Cultural Historian will both be immediately notified about the inadvertent discovery of human remains on the Subject Property. Notification of the inadvertent discovery will also be made to the Maui/Lana`i Islands Burial Council by either SHPD or the consulting archaeologist. Procedures to determine the minimum number of individuals, age of the site, and ethnicity of the individual(s) will conform to the relevant procedures established in Section 13-300, HAR, as directed by the SHPD. Profiles, plan view maps, and illustrative documentation of skeletal parts will be recorded to document the burial(s). The burial location will be identified and marked. If a burial is disturbed, materials excavated from the vicinity of the burial(s) will be manually screened through 1/8-inch wire mesh screens in order to recover any displaced skeletal material. Only SHPD has the authority to approve the

removal of human remains, which is typically conducted in consultation with the appropriate burial council members.

5. To ensure that contractors and the construction crew are aware of this AMP and the possible types of archaeological sites that may be encountered in the project area, a brief coordination meeting will be held between the construction personnel and monitoring archaeologist prior to the start of construction for the project. The construction crew will also be informed as to the possibility that human burials could be encountered and how they should proceed if they observe such remains.
6. The contracted archaeologist will provide all coordination with the contractor, SHPD, and any other group involved in the project. The archaeologist will coordinate all monitoring and sampling activities with the safety officers for the contractors to ensure that proper safety regulations and protective measures meet compliance. Close coordination will also be maintained with construction representatives in order to adequately inform personnel of the possibility that open archaeological units or trenches may occur in the project area.
7. As necessary, verbal reports will be made to SHPD and any other agencies as requested.

Following its completion, a draft of the Archaeological Monitoring Plan was submitted to the SHPD for review in February 2013. A copy of the SHPD letter accepting the AMP will be included in the Final EA for the proposed project.

A report documenting all aspects of the archaeological monitoring work will be submitted to the SHPD within 180 days of the completion of fieldwork, in accordance with Section 13-279-5, HAR. This time line is requested to account for any radiocarbon age determinations (typically 45 days), if necessary. If cultural features or deposits are identified during fieldwork, the sites will be evaluated for historic significance according to criteria established in Section 13-275-6(b), HAR.

In light of the foregoing, the proposed project is not expected to have an adverse effect on archaeological or historic resources.

8. Cultural Resources

Existing Conditions. Act 50, which was enacted by the State Legislature in 2000, requires that an assessment of cultural practices be included in environmental review documents (e.g., EA, EIS), and that any potential impacts that a proposed action may have upon an area where cultural activities are or have been practiced, be considered during the planning of a project. The purpose of the Cultural Impact Assessment (CIA) is to identify any areas where cultural activities are currently, or were previously conducted within a project site or project area, and evaluate the effect that a proposed project may have on cultural resources, practices or beliefs. The CIA was prepared in accordance with the suggested methodology and content protocol set forth in Office of Environmental Quality Control's Guidelines for Assessing Cultural Impacts (1997).

In accordance with Act 50, a CIA for the proposed project was prepared by Jill Engledow and Laurel Murphy in December 2012. See Appendix H, Cultural Impact Assessment.

The preparation of the CIA involved archival and documentary research, as well as consultation with agencies, organizations, and individuals with knowledge of native Hawaiian cultural resources, practices, and beliefs about the project area. Individuals with knowledge of the project area were sought for consultation and/or interviews.

Due to its location in a neighborhood that has been urbanized and focused on tourism for decades, it would appear that there are few, if any, cultural resources affected by the proposed project. This view was also shared by individuals that were interviewed for the CIA.

Archival research reveals that the Subject Property is located at the outside edge of one of the most important areas in the islands, Kalua`ehu, home of West Maui's

highest chiefs. Mokuhinia fish pond, located to the south of the Project Site. Moku`ula, an island within Mokuhinia, was home to generations of Maui chiefs.

Among the famous chiefs who lived in Lahaina was Pi`ilani, renown for unifying Maui and for creating the King's Highway which circled the island of Maui. While the most sacred chiefs, who descended from the Pi`ilani line, lived on Moku`ula and in the immediate area, the entire of Lua`ehu was an elite neighborhood populated by chiefs. The boundaries of status and power began at Moku`ula, and radiated outward in rings from Moku`ula, with government and court members living in Kalua o Kiha, chiefs and extended family residing in Kalua`ehu, and traders and commoners occupying the rest of Lahaina. Archival data indicates that the Subject Property is probably on the edge of Kalua`ehu and was perhaps the home of lesser chiefs in pre-contact and early monarchy times.

The Plantation Inn property falls within what is today considered the *ahupua`a* of Pana`ewa, although at the time of the Mahele, when the lands of the kingdom were divided and made available for sale, it belonged to the *ahupua`a* of Paunau, fabled for its association with the high chiefs and its cultural significance. Paunau included the point of Lahaina, now the Old Lahaina Courthouse, the Banyan Tree, and Pioneer Inn), with its rich past as a place where Hawaiian royalty lived, and the landmark Hauola Stone, a sacred place for healing and birthing. During the Mahele of the 1850's, Paunau was given to Victoria Kamamalu, sister of two (2) kings, Alexander Liholiho (Kamemehameha V) and Lot Kapuaiwa (Kamehameha V). The two kuleana comprising the Plantation Inn would have fallen within this grant.

In the early 20th century, with Pioneer Mill Company (PMCo) producing sugar and operating various "camps" for its worker, a small plantation camp called "Sugar Village" was established. Six (6) houses from this plantation camp still remain today and are located on Panaewa Street, behind the Plantation Inn.

Although plantation life dominated Lahaina for much of the 20th century, a new industry aimed at attracting visitors began in the 1960s. About that time, the Ka'anapali Beach Resort was under development, with the Ka'anapali Beach Hotel (KBH) opening its doors in 1964. The KBH was purchased by Sir Run Run Shaw in the early 1970s. In 1999, the KBH purchased the Plantation Inn, which had been built by a group of Canadians in 1986-1987.

Potential Impacts and Mitigation Measures. Members of the Agena family, whose former home on Parcel 44 will be demolished in connection with the development of the proposed project. See Appendix H, Cultural Impact Assessment. Clarence S. Agena and his wife Patricia lived in a house on the property and also operated a barbershop from a separate building on the site. Clarence S. Agena (age 68), the couple's oldest son and a retired Brigadier General from the Hawai'i National Guard, and his aunt, Nancy Agena (age 87) were interviewed for the CIA.

According to General Agena, the family moved from nearby Kilauea Village after purchasing Parcel 44 from PMCo around 1947.

The house was one of six (6) homes in "Lahaina Store Camp" which was built around 1931 for the employees and families of the nearby plantation store on Front Street. Clarence Agena, worked in the Lahaina Store's warehouse. He slowly became blind due to glaucoma but that did not prevent him from writing a long-running weekly column called the "West Side Bird" for the Maui News. In 1962, he ran for an at-large seat on the County Board of Supervisors. Although he lost, Clarence garnered so many votes that Mayor Eddie Tam nicknamed him the "Honorary Mayor of Lahaina", a name which stayed with him.

Between Waine'e and Luakini Streets, there were six (6) houses at the *makai* end of Panaewa Street. All six (6) structures were identical and contained three (3) bedrooms, a bathroom, and a raised front porch.

The Agena home was across the street from the Ah Sing family, while the Ideoka family next door was across the street from the Nishihara family, and the Imamoto family on the corner was across from the Garcia family. As recalled by General Agena, "There was nothing but haole koa bushes." The vacant land followed Panaewa Street up to Waine'e Street. From there, plantation homes, including a baseball field and a basketball court, extended all the way to Maria Lanakila Church.

Patricia Agena worked for the Nakasone Barbershop on Front Street until she bought the shop in 1949. The Agena family lived in their Panaewa Street home until the early 1950s at which time they moved to a rental property behind the barbershop for convenience. Clarence Agena's father (Kama) and mother (Kana) moved into the Panaewa Street house during which time other homes were being built along the *mauka* part of the street. Nancy Agena, who also worked at the Lahaina Store, lived in the home from 1952 to 1970. She described her life then as "Walk to work. Walk home." She also said that "In those days no crimes around. The doors were all open." General Agena added that "Lahaina was a simple, quiet town..

Clarence and Patricia Agena moved back to the house in the early 1960s. In the late 1970s, Patricia received conditional zoning for the property which allowed her to build a barbershop on the site. Nancy Agena's brother Masaru purchased Parcel 38 which is one of the three parcels that comprise the Subject Property.

Neither General Agena nor Nancy Agena recall any Hawaiian cultural practices occurring on the Subject Property, which was part of PMCo's plantation system. They both feel that the proposed project will not result in any adverse cultural impacts since "there was nothing there before, just scrub growth" as stated by General Agena.

The Subject Property, which has been utilized for commercial purposes for many years, is located on one of Lahaina's busiest streets and is not a shoreline fronting

property. Therefore, it seems unlikely that the development of the proposed project would have any effect on modern-day cultural practices such as gathering or access to fishing sites. Since the ancient spiritual center of Lahaina is farther south at Moku`ula, it is unlikely that the Project Site was used for any sort of religious purposes. In addition, there are no known traditional beach and mountain access trails on the Subject Property nor did the CIA locate or identify such features.

As previously noted, an Archaeological Monitoring Plan (AMP) has been prepared for the proposed project and was submitted to the State Historic Preservation Division (SHPD) for review in February 2013. A copy of the SHPD letter accepting the AMP will be included in the Final EA for the proposed project. In addition to establishing a protocol for archaeological monitoring during ground -altering construction activities, the AMP includes procedures to address inadvertent finds should any human remains or cultural deposits be found during land alterations for the project.

In light of the foregoing, the proposed project is not expected to have an adverse impact upon cultural beliefs, practices, resources or gathering rights within the project area.

9. Scenic Resources

Existing Conditions. In the area around Lahaina, the West Maui Mountains, the Pacific Ocean, and the islands of Moloka`i and Lana`i can be seen from various points along Honoapi`ilani Highway. The Project Site is located approximately 500 feet from the shoreline and does not provide any views of the ocean or shoreline. Because of its location and surrounding structures, the Subject Property does not provide any scenic *mauka* or *makai* views nor does it contain any significant natural features or resources.

Potential Impacts and Mitigation Measures. The Project Site is not located within a scenic view corridor nor does it possess any natural features or resources. While the existing streetscape will be modified by the proposed project, the project will not have an adverse or significant impact upon *mauka* and *makai* facing views from Honoapi`ilani Highway. In addition, the proposed project will not alter public views to and along the shoreline.

Although the Subject Property is not located in Lahaina Historic District 1 or 2, the proposed project is designed to be consistent with the existing architectural theme of Plantation Inn and the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). In doing so, the architectural style and character which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public's benefit and enjoyment.

After maturing, landscape plantings will help integrate the new building with its surroundings.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

Existing Conditions. The island of Maui experienced relatively strong population growth during the past decade with the 2000 resident population reaching 117,644, a 29 percent increase over the 1990 population of 91,361. Population growth is expected to continue as the resident population for the year 2030 is projected to reach 186,254, a 58 percent increase over the 2000 population (County of Maui, Department of Planning, June 2006).

From 1990 to 2000, the West Maui region experienced a similar growth rate as evidenced by a 23 percent increase in its resident population. During this period, the population increased from 14,574 in 1990 to 17,967 in 2000. For the year 2030, the

resident population in the region is projected to increase to 28,903, a 61 percent gain over the 2000 population (County of Maui, Department of Planning, June 2006).

Potential Impacts and Mitigation Measures. The proposed project will not alter population and demographic characteristics nor is it expected to result in inconsistent population growth or have any disproportionate impacts upon housing and employment markets. Since the project does not include a housing component, it will not generate a new or secondary demand for housing and the associated increase in population. It is anticipated that any additional employees that may have to be hired already reside on Maui and will come from the local work force.

2. Economy

Existing Conditions. With the possible exception of Kauai, Maui County is more dependent on tourism than any of the State's four Counties. Hotel occupancy rates for Maui typically exceed other areas in the State with the exception of Waikiki. When compared to other counties, Maui has a larger visitor industry relative to the size of its economy. Local government and businesses have worked very hard at cultivating Maui's worldwide image as a premier vacation destination. In fact, Maui County is the only County that spends money to promote and support tourism.

In 1966, there were 834,732 domestic and international travelers who arrived in Hawai'i and stayed overnight or longer. Since then, the total number of visitor arrivals in the State had grown to 7,174,397 by the end of 2011. For the island of Maui, the total number of visitors who stayed overnight or longer in 2011 came out to 2,168,487. In 2011, the average daily visitor census of domestic and international travelers staying overnight or longer in the State was 185,824, while the total for the island of Maui was 48,054. The total number of days spent by domestic and international visitors staying overnight or longer in Hawai'i increased from 53,836,622 in 1993 to 67,825,871 in 2011. For 2010, 72.5 percent of U.S. travelers who stayed overnight or longer in the State rated their visitor experience on Maui

“excellent” compared to 61.9 percent for Oahu, 52.2 percent for Moloka`i, 59.4 percent for Lana`i, 67.6 percent for the Big Island, and 74.9 percent for Kauai. In 2011, the average daily expenditure for visitors who stayed overnight or longer in the State was \$157.81 for U.S. travelers and \$289.10 for Japanese travelers. In 1985, the average daily rate for a hotel room in Hawai`i was \$68.84. Since then, the average daily room rate in the State had grown to \$189.62 in 2011. (State of Hawai`i Data Book 2011).

More recently, the Statewide hotel occupancy rate for the week ending April 6, 2013, was 75 percent, while the Statewide average daily room rate for the week was \$245.72, a 10.7 percent increase over the same period in 2012. Maui hotels had the highest occupancy and average daily room rate of the four major islands with occupancy at 79.8 percent and room rates at \$313.92.

The visitor industry is the dominant economic force in the West Maui region. Visitor accommodations and facilities are situated in the town of Lahaina and the outlying areas of Ka`anapali, Honokowai, Kahana, Napili, and Kapalua. The Ka`anapali and Kapalua Resorts are popular visitor destinations in West Maui, while the historic town of Lahaina is the visitor, service, commercial, and residential center of the region. According to a 2010 Visitor Plant Inventory by the Hawai`i Tourism Authority, the West Maui region includes 193 visitor properties (*e.g.*, Apartment/Hotel, Bed & Breakfast, Condo Hotel, Hotel, Individual Unit, and Timeshare) containing 10,909 units (Maui County Data Book 2011).

Agriculture on Maui has been dominated by large operations like Maui Land & Pineapple Company (ML&P) and Alexander & Baldwin’s Hawaiian Commercial & Sugar Company (*aka*, HC&S). In 2007, ML&P shut down the canning portion of its pineapple operations to rely solely on the more profitable fresh fruit segment. Further downsizing occurred in 2008, which resulted in a work force reduction of over 200 employees. In December 2009, ML&P announced the shut down of its agricultural arm, citing continued annual losses. However, a new company,

Hali`imaile Pineapple Company, was formed shortly thereafter and immediately took over ML&P's pineapple operations. HC&S survives as Hawaii's only remaining sugar operation due in part to its economies of scale, its land configuration (a relatively compact and contiguous area in the isthmus of the Valley Isle), and its commitment and ability over the years to reinvest and upgrade plant and equipment.

The following table identifies unemployment rates (not seasonally adjusted) for the U.S., Hawai'i, Maui County, and the island of Maui for the month ending May 2013.

Table A			
<i>Unemployment Rates – Not Seasonally Adjusted</i>			
	May 2013	Apr. 2013	Gain/Loss
U.S.	7.3%	7.1%	+0.2%
Hawai'i	4.5%	4.4%	+0.1%
Maui County	4.8%	4.8%	0.0%
Maui Island	4.7%	4.7%	0.0%
Source: State Dept. of Labor and Industrial Relations, June 2013			

Potential Impacts and Mitigation Measures. The proposed project will improve the Plantation Inn's facilities, and enhance the level of accommodations, services, and amenities that it provides for its guests. The proposed improvements will also allow the Plantation Inn to continue its efforts to successfully compete with other bed & breakfast-type, hotel properties in the U.S. and abroad.

On a short-term basis, the construction of the proposed project will support the economy through direct and indirect construction-related employment, as well as through the purchase of construction materials and building-related services.

In the long term, the Plantation Inn will continue to bolster the local economy by providing guest services that support the visitor industry. In addition, Plantation Inn operations and employees will contribute to the economy through the payment of income, sales, and property taxes and the purchase and sale of goods and services.

In light of the foregoing, the proposed project is expected to have a positive effect on the State and local economy and will not adversely affect market conditions in the State of Hawai'i and the County of Maui.

3. Housing

Existing Conditions. For the month ending May 31, 2013, the median price of a single-family home on the island of Maui was \$540,000 compared to \$382,000 a year ago for the same month. For the same month, the median price of a home in the Lahaina area was \$542,250 compared to \$440,000 a year ago.

For the period from January 1, 2013 through May 31, 2013, the year-to-date median sales price for a home on Maui was \$530,000, a 22 percent increase when compared to the year-to-date median of \$435,000 for the same period a year ago. (Realtors Association of Maui, May 2013).

The median family income for the island of Maui (except for Hana) for 2013 is \$78,600 as established by the U.S. Department of Housing and Urban Development and adjusted by the County of Maui.

Potential Impacts and Mitigation Measures. In 2005, KBHL received approvals for a Change in Zoning and an Special Management Area (SMA) Use Permit Amendment (SM1 90/0024) for Parcels 36 and 44. These approvals were granted in conjunction with site plan changes to the Plantation Inn's Phase III development plan which included 14 additional (new) hotel rooms.

Ordinance No. 3245, which went into effect on February 21, 2005, established *H-M, Hotel District* zoning for Parcels 36 and 44. The Ordinance also included the following conditions of zoning: (1) that building heights shall be limited to 35 feet, and (2) that Chapter 2.94 shall apply. Condition No. 14 of the 2005 SMA Use Permit Amendment also called for compliance with Chapter 2.94.

Chapter 2.94 of the Maui County Code (MCC) pertaining to Affordable Housing Policies for Hotel-Related Developments was in effect at the time the Change in Zoning and SMA Use Permit Amendment were granted. Section 2.94.030, MCC called for an applicant to provide one (1) affordable housing unit for every four (4) hotel, motel, or apartment-hotel rooms or fraction thereof.

Based on the 14 new hotel rooms included in the Plantation Inn's Phase III development plan, KBHL was required to provide four (4) affordable housing units (14 units ÷ 4 units = 3.5 units, rounded to 4 units). KBHL satisfied this affordable housing requirement by entering into an Agreement with Lokahi Pacific and contributing \$100,000 toward the development of the Lokahi Kuhua Subdivision, a 12-lot affordable housing project in Lahaina. See Appendix I, Affordable Housing Agreement.

Maui County's affordable housing requirements are currently set forth in Chapter 2.96, MCC (*Residential Workforce Housing Policy*) which went into effect on December 5, 2006 and includes measures that address the provision of affordable workforce housing units as well as exemptions for developments which fall into any one of the following categories.

1. A development that is subject to an affordable housing requirement, evidenced by an executed affordable housing agreement with the County, currently in effect and approved prior to the effective date of this chapter.
2. A development subject to a Change in Zoning condition that requires affordable or residential workforce housing, unless the condition expressly allows for the application of the affordable housing or residential workforce housing policy set forth herein.
3. A subdivision granted preliminary subdivision approval prior to the effective date of this chapter.
4. A building permit application submitted prior to the effective date of this chapter.

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5. A family subdivision, for immediate family members as described in Section 18.20.280.B.1 and B.2, MCC (*Family Subdivisions*).
 6. A development by a government entity; a project pursuant to Section 201H-H, HRS; a community land trust, or an affordable housing project with more than the housing units, in-lieu of fees, or in-lieu of land as required by this chapter and as approved by the County of Maui, Director of Housing and Human Concerns.

Because the Applicant was subject to a Change in Zoning condition for affordable housing, which has since been addressed, the proposed project is deemed to be exempt from the provisions of Chapter 2.96 (see Item 2 above).

C. PUBLIC SERVICES AND FACILITIES

1. Recreation

Existing Conditions. The Maui Department of Parks and Recreation operates and maintains a total of 19 parks in the West Maui region, as well as several community recreational facilities such as the Lahaina Civic Center, Lahaina Aquatic Center, and the Lahaina Recreation Center. In addition, privately-owned golf courses and tennis courts in the Ka'anapali and Kapalua Resorts are open to the public.

Potential Impacts and Mitigation Measures. The proposed project does not trigger any of the following County requirements for park dedication pursuant to Section 18.16.320, MCC (*Parks and Playgrounds*): 1) a resubdivision of land; and when appropriate to the context, shall relate to the land subdivided; 2) a building or group of buildings, other than a hotel, containing or divided into three (3) or more dwelling or lodging units; 3) a building or group of buildings converted from hotel to residential use; 4) dwelling units or lodging units added to a building or group of buildings, other than a hotel, where the total number of units is three (3) or more; 5) subdivisions within project districts; and 6) dwelling units and apartments within, resulting from, or in any way relating to condominium property regimes.

The proposed project will not have a significant impact upon recreational facilities nor will it trigger any County requirements for park dedication pursuant to Section 18.16.320, MCC.

2. Police and Fire Protection

Existing Conditions. The Maui Police Department (MPD) is responsible for the preservation of the public peace, prevention of crime, and protection of life and property. Headquartered at the Lahaina Civic Center, the MPD's Lahaina Patrol District is one of the six (6) such districts in Maui County. In addition to regular patrol duties, the Lahaina Patrol District has programs for a bike detail, citizen's patrol, parks patrol officer, school resource officer, parking enforcement officer, and visitor- and community-oriented policing. The district also has its own criminal investigation division.

The mandate of the Maui Department of Fire and Public Safety (*aka*, Maui Fire Department or MFD) is to protect life, property, and the environment from fires, hazardous material releases and other life-threatening emergencies. The MFD has 14 stations throughout the County including 10 stations on the island of Maui. In West Maui, the department has two (2) stations, a station in Napili and another at the Lahaina Civic Center. A fire hydrant (#316) is located near the southeast corner of the Plantation Inn building along Panaewa Street.

Potential Impacts and Mitigation Measures. Appropriate security and safety measures will be utilized during construction of the project for crime prevention and deterrence and to ensure safe vehicular and pedestrian movement.

The proposed project shall comply with applicable County fire code standards for fire flow and hydrant spacing. Fire flow calculations will be submitted for MFD review and approval during the processing of building permit applications for the proposed project.

The proposed project will not have an adverse effect upon the service capabilities of police, fire, and emergency medical operations nor will it extend the existing service area limits for emergency service.

3. Schools

Existing Conditions. The State Department of Education is responsible for several public schools in the West Maui area. Located in the town of Lahaina, these schools include King Kamehameha III Elementary School (K thru 5), Princess Nahi'ena'ena Elementary School (K thru 5), Lahaina Intermediate School (6 thru 8), and Lahainaluna High School (9 thru 12). Privately operated schools in the region include Sacred Hearts Elementary School (Pre-K thru 8) in Lahaina and Maui Preparatory Academy (Pre-K thru 12) in Napili.

Potential Impacts and Mitigation Measures. The proposed project does not include a residential housing component nor will not contribute to a long-term increase in population. As such, the proposed project will not have an adverse effect upon existing educational facilities, programs, and services.

4. Health Care

Existing Conditions. Located in Wailuku, the approximately 200-bed Maui Memorial Medical Center provides acute and emergency health care services for the County of Maui. Various private care physicians and clinics in the West Maui region also provide medical care and out patient services. In addition, American Medical Response provides 24-hour emergency medical service through ten ambulance facilities stationed throughout the County, including eight (8) facilities on the island of Maui. Of the two (2) ambulance facilities located in West Maui, one of the facilities is situated in Lahaina, while the other facility is located in Napili.

Potential Impacts and Mitigation Measures. The proposed project is not expected to generate a demand for new or additional health care facilities nor will it have an

adverse impact upon existing medical services. In addition, the proposed action will not adversely impact the ability of ambulances to respond to medical emergencies.

5. Solid Waste

Existing Conditions. The Solid Waste Division of the Maui Department of Environmental Management is responsible for the collection and disposal of single-family residential refuse on the island of Maui. County landfills located in Hana, Central Maui, Lana`i, and Moloka`i accepts residential and commercial solid waste for disposal. In addition to the disposal of solid waste, the Central Maui Landfill, which is located near Pu`unene, contains recycling, and composting facilities and also accepts green waste and used motor oil.

In the Lahaina area, a solid waste transfer station at Olowalu receives self-hauled residential refuse for transfer to the Central Maui Landfill. The Maui Demolition and Construction Landfill, a commercial facility near Ma`alaea, accepts construction and demolition waste for disposal.

Potential Impacts and Mitigation Measures. Procedures for the management, disposal, and recycling of solid waste resulting from construction activities include, but are not limited to, the following.

- Minimize material loss (due to waste from errors) through efficient supervision.
- To prevent waste, control the amount of materials that are stored on the site.
- Separate, retain, and use any left over materials that are in salvageable condition.
- Utilize excavated material for fill if possible.
- The contractor shall be responsible for the timely removal of all waste material and shall not allow the waste to accumulate where it becomes detrimental.

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- Scrap construction materials, including remnants from the demolished structures on Parcels 38 and 44, will be transported to the Maui Demolition and Construction Landfill.
 - Any green waste requiring disposal will be re-purposed for mulch or transported to the green waste recycling facility at the Central Maui Landfill.

After completion, a private waste disposal service will handle general refuse collection and disposal. From a long-range perspective, waste generated by the proposed project is not expected to have an adverse effect upon solid waste collection and disposal. As such, no significant impacts to solid waste services and facilities are anticipated.

D. INFRASTRUCTURE

1. Water

Existing Conditions. The Maui Department of Water Supply (DWS) provides public water service for the West Maui region. In addition to a well near Lahainaluna High School, potable water for Lahaina is provided by the Alaeloa System which conveys water into town via a 16-inch transmission line. Private water utilities such as the Kapalua Water Company and the Hawai'i Water Service Company provide domestic water service for the Kapalua Resort and the Ka'anapali Beach Resort, respectively.

A Preliminary Engineering Report (PER) for the proposed project was prepared by Tanaka Engineers in May 2013.

Water lines serving the Subject Property and surrounding vicinity include an 8-inch water main within the Lahainaluna Road ROW and 3-inch and 8-inch water mains in the Panaewa Street ROW. A fire hydrant (#316) is located near the southeast corner of the Phase II Building along Panaewa Street. See Appendix J, Preliminary Engineering Report and Figure 8 in the PER.

Potential Impacts and Mitigation Measures. The average daily domestic and irrigation demand for the proposed project is estimated to be 39.53 gallons per minute (GPM) while the fire flow requirement is estimated to be 1,500 GPM.

The size of the required water line is usually governed by the fire flow requirements. The needed fire flow of 1,500 GPM is used to size the main distribution line. As such, the existing 8-inch waterline, which can deliver about 1,565 gpm at a velocity of 10 feet per second, is sufficient to provide the needed fire flow. Presently, there are six (6) water meters, one (1) fire hydrant (#316) along Panaewa Street, and a single detector check meter off Lahainaluna Road that serve the Project Site.

The proposed water system improvements include the installation of a new fire hydrant within the Plantation Inn's street frontage along Lahainaluna Road, as well as the relocation/upgrade of existing water laterals to meet current DWS standards. In addition, the single detector check meter serving the Plantation Inn's fire protection system will be upgraded to a double detector check assembly as would be required by the DWS. See Appendix J, Preliminary Engineering Report and Figure 9 in the PER.

To help minimize potable water use, landscaping for the proposed project will utilize native Hawaiian plants and other drought-tolerant species, as well as appropriate shade trees and selected tropical ornamental accent plants. Other water conservation measures such as the use of drip irrigation, rainfall sensing devices, low-flow emitters, and evening watering schedules shall be incorporated into irrigation protocols. In addition, organic mulch will be installed in planter beds to retain ground moisture and reduce evaporation. The Plantation Inn's maintenance staff will periodically inspect the irrigation system to repair any leaks and resupply the planter beds with mulch.

Domestic, irrigation, and fire flow calculations will be submitted to the DWS and the Maui Fire Department for review and approval in connection with the processing of building permit applications for the proposed project.

The proposed project is not expected to have an adverse effect upon the County water system.

2. Wastewater

Existing Conditions. The Maui Department of Environmental Management (DEM) operates and maintains a public sewer system that serves the Subject Property and the developed areas of West Maui. The collection, treatment, and disposal of sewage falls under the jurisdiction of the department's Wastewater Reclamation Division (WWRD).

The WWRD operates a network of sewer lines and pump stations that conveys sewage to the Lahaina Wastewater Reclamation Facility (LWRF) at Honokowai for treatment and disposal. R-1 effluent, a by-product of the facility's treatment process, is used for golf course irrigation at the Ka'anapali Resort.

The buildings on the Subject Property are presently served by an 8-inch sewer line in the Lahainaluna Road right-of-way (ROW) and a 6-inch sewer line in the Panaewa Street ROW. This sewer system also serves adjacent and nearby development in the area and is part of the County's Lahaina Sewerage System. The wastewater collected by this system is transmitted by a series of force mains and gravity sewer lines to the LWRF which is located about 5 miles to the north of the Project Site. See Appendix J, Preliminary Engineering Report and Figure 6 in the PER.

Potential Impacts and Mitigation Measures. Based on the County of Maui's Wastewater Flow Standards, the average wastewater flow generated by the new Phase III Building is estimated to be 4,200 gallons per day (GPD).

In order to accommodate this additional flow, the proposed onsite sewer system will consist of 6-inch PVC sewer pipe, and a property sewer service manhole. The proposed wastewater system will be served by a single service lateral in compliance with WWRD requirements. This lateral will connect to the existing 8-inch sewer line in the Lahainaluna Road ROW. See Appendix J, Preliminary Engineering Report and Figure 7 in the PER.

The Applicant will provide their *pro-rata* contribution toward the funding of any necessary project-related, offsite improvements to the County's wastewater collection system and pump stations as required by the DEM. Wastewater calculations will be submitted to the WWRD for review and approval in conjunction with the processing of building permit applications for the proposed project.

The proposed project is not expected to have a negative impact upon the County wastewater system.

3. Drainage

Existing Conditions. The Subject Property is located within a built-up urban environment approximately 500 feet from the shoreline. The existing onsite drainage pattern is characterized by sheet flow across the Project Site in a southwesterly direction. Existing drainage runoff is currently collected by grated drain inlets and conveyed by 12-inch drain lines to a subsurface retention basin in the courtyard and two (2) subsurface basins by the Phase II Building. See Appendix J, Preliminary Engineering Report and Figure 5 of the PER.

The Rules for the Design of Storm Drainage Facilities in the County of Maui is the criterion used for hydrologic calculations. Based on these standards, the 10-year, 1-hour storm is used to design surface drainage facilities (*e.g.*, roadway gutters), while the 50-year, 1-hour storm is used for the design of drainage culverts and retention

basins. The rate of runoff is measured in cubic feet per second (CFS), while the volume of runoff is measured in terms of cubic feet (CF).


Based on preliminary drainage calculations for the proposed project, stormwater runoff and volume are anticipated to change by the following amounts:

<u>Design Storm</u>	<u>Existing</u>	<u>Post-Development</u>	<u>Increase</u>
10-year, 1-hour	2.33 CFS	2.60 CFS	0.27 CFS
50-year, 1-hour	2.91 CFS	3.25 CFS	0.34 CFS
50-year, 1-hour	3,625 CF	4,640 CF	1,015 CF

Potential Impacts and Mitigation Measures. The drainage scheme for the proposed project will consist of several components. The main feature of this onsite drainage system are (2) subsurface retention basins that will be sized, at a minimum, to store the increase in runoff volume that is generated by the project. By capturing the incremental increase, the volume of runoff leaving the Project Site is expected to be at or below pre-development level. The proposed drainage system will also include grated drain inlets to collect runoff and non-perforated pipes to convey runoff to the subsurface basins. It will also include the possible rerouting of the existing 12" drain lines within the Project Site. See Appendix J, Preliminary Engineering Report and Figure 10 of the PER

Measures for controlling soil erosion and dust during construction activities will be included in the construction drawings for the proposed project and include, but are not limited to the following:

1. Install a silt fence, gravel bag berms, or other approved sediment-trapping devices on the downstream side of the grading area and sediment pits.
2. Install dust control fence surrounding the Project Site.
3. Control dust by using water trucks and/or by installing temporary sprinkler systems.

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4. Water graded areas thoroughly after construction activity has ceased for the day and during weekends and holidays.
 5. Pave, grass, or permanently landscape all exposed areas as soon as finish grading has been completed.
 6. Divert stormwater runoff from graded areas to natural drainageways by using sand bag berms or lined (temporary) swales.
 7. Minimize the time of construction.
 8. Only clear the areas that are needed for construction.
 9. Construct drainage control features as early as possible.
 10. Construct pits for use as drainage basins prior to mass grading of the Project Site. The pits will be temporarily utilized for sediment catchment during construction.
 11. Temporary erosion control measures shall be in place and functional prior to the commencement of construction and shall remain operational throughout the construction period or until permanent controls are in place.

Since the grading area is expected to be less than 1.0 acre; a requirement for a National Pollutant Discharge Elimination System (NPDES) Permit for general coverage (for stormwater discharge associated with construction activities) is not anticipated.

The drainage system for the proposed project will be designed in accordance with the Rules for the Design of Storm Drainage Facilities in the County of Maui, Construction Best Management Practices for the County of Maui, and Rules for the Design of Stormwater Treatment Best Management Practices. In accordance with Chapter 20.08, Maui County Code (*Soil Erosion and Sedimentation Control*), an erosion control plan and a drainage plan and report will be submitted to the Maui Department of Public Works for review and approval.

The Applicant will be responsible for the operation and maintenance of the onsite drainage system. Guidelines for the operation and maintenance of the drainage system include, but are not limited to, the following.

- Inspect the drainage system on an annual basis and after major storms. Repair any damage and remove debris from grated drain inlets to allow unimpeded flow.
- Periodically inspect the drainage system. Remove debris and sediment build up as necessary especially inside grated drain inlets upstream of the subsurface retention basins.
- Prevent grass and landscape cuttings from entering the drainage system as they could cause blockages.
- Clean all parking areas as often as possible in order to keep debris and sediments from entering the drainage system.
- Keep lawns and landscaping in healthy condition to prevent soil erosion and reduce the possibility of sediments entering the drainage system.

The proposed project will increase existing stormwater runoff due to the addition of impervious surfaces such as roofs, pavement, and concrete walkways. The proposed drainage improvements will impound the incremental increase in runoff volume based on the 50-year, 1-hour storm. The onsite subsurface drainage basins will contribute no runoff to downstream properties and will also have the effect of reducing the potential for sediments contained in the runoff from entering the ocean. BMPs to control soil erosion and dust will be utilized during construction of the proposed project.

The development of the proposed project is not expected to result in any adverse drainage impacts to downstream and adjacent properties.

4. Roadways

Existing Conditions. Honoapi`ilani Highway falls under the jurisdiction of the State Department of Transportation (SDOT) and is the only arterial roadway linking West

and Central Maui. In West Maui, the highway generally follows a coastal alignment and is configured as a two-lane facility except for a four-lane segment between Honokowai and Aholo Road in Lahaina. In the project area, Honoapi`ilani Highway has a posted speed limit of 35 miles per hour (mph).

Work on a new State highway that will bypass the town of Lahaina (Lahaina Bypass) began in early 2009. The first phase of this project involved the construction of a 0.8 mile, two-lane segment (mini Bypass) which begins at Lahainaluna Road, crosses Kahoma Stream, and connects to the Keawe Street extension. The mini Bypass opened to traffic on March 27, 2013 and cost \$77 million to build using Federal (80%) and State (20%) funds.

Until the mini Bypass was completed, Lahainaluna Road provided the only access to Princess Nahi`ena`ena Elementary School, Lahaina Intermediate School, Lahainaluna High School, and the homes *mauka* of Honoapi`ilani Highway. In addition to providing an alternate/emergency travel route for these schools and homes, the mini Bypass will reduce traffic congestion and improve traffic circulation in the town of Lahaina. The recent widening of Honoapi`ilani Highway (between Aholo Road and Lahainaluna Road) has also helped to improve traffic conditions in the area.

The Subject Property has street frontage along Lahainaluna Road and Panaewa Street which are under the jurisdiction of the Maui Department of Public Works (DPW). Lahainaluna Road is a collector street with an ultimate right-of-way of 56 feet, while Panaewa Street is a minor street with an ultimate ROW of 44 feet. In the project area, Lahainaluna Road has a paved width of about 30 feet, while Panaewa Street has a pavement width of approximately 20 feet. In the vicinity of the Subject Property, Lahainaluna Road and Panaewa Street have a posted speed limit of 20 mph. Road-widening lots along the Plantation Inn's (Parcel 36) adjoining half of Lahainaluna Road and Panaewa Street were previously improved with pavement, curbs, gutters, and sidewalks and dedicated to the County of Maui.

Lahaina is a pedestrian-friendly town and most activities within its central business core are within convenient walking distance of one another. On-street parking and commercial (*pay-for-space*) off-street parking lots along Lahainaluna Road (*makai* of Waine'e Street) serve the public and are in close proximity to the Subject Property. In addition, persons parked at nearby shopping centers (Lahaina Shopping Center, Lahaina Square Shopping Center, Anchor Square, and Lahaina Center) are within convenient walking distance of the Plantation Inn.

The Maui Department of Transportation (MDOT) provides public bus service to most areas of the island. In West Maui, MDOT operates four bus routes to serve the region: the Lahaina Islander #20, the Lahaina Villager #23, the Ka'anapali Islander #25, and the Napili Islander #30. The nearest bus stop in the project area is located along Papalaua Street by the Lahaina Shopping Center.

Chapter 14.68 of the Maui County Code pertaining to Impact Fees for Traffic and Roadway Improvements in West Maui implements a system of financing regional roadway improvements on a *pro-rata*, fair share basis in order to upgrade or expand roadway facilities required by new development. Chapter 14.68 states that "Impact fees shall be charged and assessed for all new land development activities which create a need for additional roadway capacities. Impact fees shall be assessed in accordance with Section 14.68.070 (*Cost Recovery*), and shall be paid to the County upon issuance of any building permit or final subdivision approval, whichever comes first."

In November 2006, the Maui County Council approved on first reading, proposed traffic impact fees for West and South Maui. The proposed impact fee for new hotel development projects in West Maui would be \$4,303 per room (Maui News, November 18, 2006). Based on this amount, the traffic impact fee for the proposed project would be \$55,939 and is calculated as follows.

14 new guest rooms
- 1 existing guest room (to be eliminated)
13 net guest rooms
x \$4,303 per room
\$55,939 traffic impact fee

In December 2006, the County Council approved enabling legislation to establish traffic impact fees for districts from Wailuku to Hana. The Council also decided not to take a final vote on the proposed traffic impact fees for West and South Maui. Deferring the final vote would give the County time to address comments about how the fees were calculated and would also allow the Council to pass traffic impact fees for all of the island's districts at one time instead of a piece meal basis (Maui News, December 20, 2006).

In January 2007, the County Council approved legislation which allows the County to create traffic impact fees for Hana, Paia-Haiku, Upcountry, and Central Maui. The passage of these bills paved the way for the Council to accept independent consultant studies on how the impact fees should be structured in each district although the fees would eventually be set by the Council. The final vote on bills to establish traffic impact fees for West and South Maui was put on hold pending the establishment of fees for the other districts (Maui News, January 20, 2007).

Based on a recent discussion with the analyst for the Council Planning Committee, deliberations on the proposed traffic impact fees (PC-47) could resume by the end of the year (Gina Gormley, March 27, 2013)

Potential Impacts and Mitigation Measures. A Traffic Impact Assessment (TIA) for the proposed project was prepared by Phillip Rowell and Associates in February 2013. See Appendix K, Traffic Impact Assessment.

Access to the existing Plantation Inn campus is provided by a driveway along Lahainaluna Road and two (2) driveways along Panaewa Street. A separate

driveway onto Lahainaluna Road provides access to the adjacent, gravel parking lot on Parcel 36. The proposed project will eliminate the two(2) existing driveways along Lahainaluna Road and replace them with a new driveway which would provide access for the new 11-stall parking lot as well as the Plantation Inn. The project will also provide a new driveway onto Panaewa Street which would access the new 9-stall parking lot.

Surrounding Roadways

Roadways in close proximity to the Subject Property include Lahainaluna Road to the north, Waine`e Street to the east, Panaewa Street to the south, and Luakini Street to the west.

Lahainaluna Road is a two-lane, two-way roadway with an east-west alignment. In the project area, Lahainaluna Road intersects Waine`e Street to the east and Luakini Street to the west. The junction of Lahainaluna Road and Waine`e Street operates as a four-way, STOP sign-controlled intersection.

Waine`e Street is a two-lane, two-way roadway with a north-south orientation. In the project area, Waine`e Street intersects Lahainaluna Road to the north and Panaewa Street to the south. The junction of Waine`e Street and Lahainaluna Road operates as a four-way, STOP sign-controlled intersection. Along Waine`e Street, the north- and southbound approaches to its intersection with Panaewa Street operate at free flow conditions (*i.e.*, no traffic controls).

Panaewa Street has an east-west alignment and is parallel to, and one block south of Lahainaluna Road. In the project area, it intersects Waine`e Street to the east and Luakini Street to the south. On the *mauka* side of Waine`e Street, Panaewa Street is a two-lane, two-way roadway which is STOP sign-controlled for westbound traffic. Panaewa Street operates as a one-way, westbound roadway on the *makai* side of Waine`e Street.

Luakini Street is a one-way, northbound roadway with a north-south orientation. In the project area, Luakini Street intersects Panaewa Street to the east and Lahainaluna Road to the north. Its intersections with Panaewa Street and Lahainaluna Road are unsignalized and controlled by STOP signs.

Trip Generation

Future project-generated traffic volumes were estimated using procedures contained in the Trip Generation Handbook and data provided in Trip Generation, which are both published by the Institute of Transportation Engineers (ITE). This method uses trip generation rates to estimate the number of peak hour trips that a project will generate during the morning and afternoon (PM) peak hours. For trip generation purposes, the morning peak hour extends from 8:30 to 9:30 AM, while the afternoon peak hour extends from 3:30 to 4:30 pm.

The following assumptions were utilized for the trip generation analysis.

1. The proposed project will provide 14 new guest rooms.
2. The additional guest rooms will possess traffic characteristics that are comparable to those of a motel as defined by the ITE. Trip generation rates for hotels were not used since the ITE definition of a hotel includes convention and large meeting facilities.
3. The proposed project will provide 20 new parking spaces on the (consolidated) Plantation Inn site.
4. All of the new guest rooms are occupied.
5. Six (6) of the eleven stalls in the offsite parking lot will be used by restaurant patrons. The remaining five (5) stalls will be utilized by Plantation Inn guests.
6. The turnover rate for restaurant patrons is 90 minutes which results in a trip generation rate of 0.67 trips per space. 50 percent of the patrons arrive or depart during the afternoon (PM) peak hour.
7. Gerard's Restaurant is not open during the morning peak hour and, therefore, will not generate any trips during the morning (AM) peak hour.

Based on the above assumptions, the proposed project will generate six (6) trips [two (2) inbound, four (4)outbound] during the AM peak hour and 12 trips [six (6) inbound , six (6) outbound] during the PM peak hour.

The ITE recommends that a traffic impact study should be performed if, in lieu of another locally preferred criterion, a project generates an additional 100 vehicle trips

in the peak direction (inbound or outbound) during the site's peak hour. Based on this criterion, a traffic impact study is not warranted. To date, the County of Maui has not established criteria for projects within its jurisdiction.

The project-generated traffic was distributed and assigned to traffic movements at the adjacent intersections. The additional traffic for any traffic movement is minimal. The largest increase of any traffic movement is four (4) vehicles per hour. This amount of traffic would have a negligible impact on the intersection levels-of-service.

Summary and Conclusions

1. The proposed project will involve the redevelopment of the Plantation Inn. After completion of the project, the total number of guest rooms will be increased from 19 to 32 and the total number of onsite parking stalls will be increased from 17 to 27.
2. The proposed project will generate an additional six (6) trips during the AM peak hour and 12 trips during the PM peak hour. The TIA assumes that these trips will be new traffic. It does not consider that some, or all, of the restaurant traffic may be redistributed from the existing offsite parking lot across the street (Lahainaluna Road) from Plantation Inn.
3. The ITE recommends that a traffic impact study should be performed if, in lieu of another locally preferred criterion, a development project generates an additional 100 vehicle trips in the peak direction (inbound or outbound) during the site's peak hour. Based on this criterion, a traffic impact study is not warranted because the proposed project would generate only 12 trips [six (6) inbound plus six (6) outbound] during the PM peak hour. To date, the County of Maui has not established criteria for projects within its jurisdiction.
4. Since the proposed project will generate only six(6) trips in the peak direction during the PM peak hour, a traffic impact analysis would not result in a noticeable change in the volume-to-capacity ratio or the average vehicle delay at the adjacent intersections. Since there would be no noticeable change, the project's impact upon traffic would be insignificant.

In terms of regional traffic, the proposed project will have a minimal impact on the regional transportation system as project-generated traffic will have a negligible

affect upon traffic conditions at the intersection of Honoapi`ilani Highway and Lahainaluna Road.

Project-related construction activities could temporarily disrupt traffic on the roadways surrounding the Project Site. To minimize impacts during peak hour traffic, the contractor will be responsible for implementing a Traffic Management Plan (TMP) which would control the delivery of construction materials and the arrival and departure of construction workers.

The contractor would also be responsible for ensuring that construction vehicles do not interfere with the flow of traffic along Lahainaluna Road, Waine`e Street, Panaewa Street, and Luakini Street. The TMP would be included in the construction drawings that are submitted with the building permit applications for the proposed project. All required traffic control plans/devices shall conform to the Manual on Uniform Traffic Control Devices for Streets and Highways as applicable.

As previously noted, the proposed project includes an 11-stall parking lot on Parcel 38 and a 9-stall parking lot on Parcel 44. During construction of the project, parking for construction workers and their equipment will be provided on Parcel 44 after the existing structures have been demolished, while employee parking will be accommodated by the gravel parking lot on the west side of the Phase I Building. Guest parking will be provided by eight (8) stalls near the Phase II Building and three (3) stalls by the Phase I Building, while overflow parking will be accommodated by the 11-stall parking lot on Parcel 46 and the gravel parking lot near the Phase I Building. If additional parking is needed, space is available at the commercial (paid) parking lot across the street (Lahainaluna Road) from the Plantation Inn.

The Subject Property is accessible from Lahainaluna Road on the northwest and Panaewa Street on the southeast. Based on County ROW requirements, road-widening lots will be provided along the Lahainaluna Road frontage for Parcel 38

and along the Panaewa Street frontage for Parcel 44. The road-widening lots must be improved with pavement, concrete curbs, gutters, and sidewalks and dedicated to the County after completion. In conjunction with the proposed project, the existing concrete sidewalk, curb, and gutter along the property's street frontage will be extended and the existing roadway pavement will be widened up to the new curb and gutter. See Appendix J, Preliminary Engineering Report and Figure 11 in the PER. Parallel parking stalls will be provided along Lahainaluna Road where space is available.

The Applicant will provide his fair share contribution toward regional roadway improvements if legislation adopting the traffic impact fees for the West Maui region (Chapter 14.62, MCC) is in place prior to the issuance of building permits for the proposed project.

5. LPG, Electrical, and Communication Systems

Existing Conditions. A 2-inch liquid propane gas (LPG) line is located within the Panaewa Street ROW. See Appendix J, Preliminary Engineering Report. Electricity for the island of Maui is provided by Maui Electric Company (MECO), while communication systems are handled by Hawaiian Telcom and Oceanic Time Warner Cable. Hawaiian Telcom provides local and long-distance telephone service, as well as high-speed internet and online cable television (CATV) service, while Oceanic provides CATV service for the State of Hawai'i, including West Maui. Electrical, phone, and CATV lines in the project area are placed on utility poles along the south side of Lahainaluna Road and Panaewa Street (except for single utility pole near the southwest corner of Parcel 36) and are extended overhead to provide service to properties in the surrounding area.

Potential Impacts and Mitigation Measures. The Applicant will examine the possibility of connecting to the existing 2-inch LPG line to address any needs they may have. See Appendix J, Preliminary Engineering Report.

Existing overhead lines and/or onsite utility connections will be tapped to provide additional electrical, telephone, and CATV service for the proposed project. Onsite service lines will be placed underground as necessary based on consultation with MECO, Hawaiian Telcom, Oceanic, and the County of Maui.

Any project-related upgrades or adjustments to existing power and communication systems will be coordinated with the various utility companies to ensure that all applicable design and operational criteria are addressed. The plans for the project's power, phone, and CATV systems will be included in the construction drawings that are submitted with the building permit applications for the proposed project.

Energy conservation measures that are being examined for the proposed project include, but are not limited to: energy-efficient lighting, appliances, and air conditioning; low-flow plumbing fixtures; fiberglass wall and ceiling insulation, double-glazed windows, and extended roof eaves (to minimize heat gain through windows).

The design of the building's exterior light fixtures will be consistent with the architectural style and historic character of Lahaina. Exterior lighting will be shielded or downward directed to minimize impacts to any migratory seabirds (Newell shearwater, dark-rumped petrel) that may become disoriented when traversing the project area.

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS

A. STATE LAND USE LAW

The rules of the State Land Use Commission (SLUC) are set forth in Chapter 205, HRS. These rules establish four (4) land use districts in the State of Hawai'i into which all lands in the State are placed: *Urban, Rural, Agricultural, and Conservation*. The Subject Property is located in the *State Urban District*. See Figure 10, State Land Use Districts and Appendix A, Zoning and Flood Confirmation.

Pursuant to Chapter 15-15, HAR, any and all uses permitted by local (County) government, either by ordinances or rules, may be allowed in the *State Urban District*, subject to any conditions imposed by the SLUC.

The use of the Subject Property for hotel and business purposes is permissible within the *State Urban District*.

B. MAUI COUNTY GENERAL PLAN 2030

The Maui County General Plan 2030 is a term which is collectively used to describe several documents which are intended to direct future growth and policy creation in the County of Maui. The Countywide Policy Plan acts as an overarching statement of values and serves as a policy document to guide the Maui Island Plan and the nine (9) regional Community Plans. The various Community Plans reflect the special attributes of their region and provide area residents within an opportunity to address specific regional challenges.

Countywide Policy Plan

The Countywide Policy Plan (CPP) was adopted on March 19, 2010 in conjunction with the processing of the Maui Island Plan (General Plan 2030), the decennial update

of the Maui County General Plan (1990). The CPP is the keystone of the Maui Island Plan (MIP) and establishes an over-arching statement of values while providing policy support for the MIP and the regional Community Plans.

Key components of the CPP include the following.

1. A vision statement and core values for the County to the year 2030.
2. An explanation of the plan-making process.
3. A description and background information of Maui County today.
4. Identification of guiding principles.
5. A list of Countywide goals, objectives, policies, and implementing actions relating to various core themes.

The following core principles are also contained in the CPP.

1. Excellence in the stewardship of the natural environment and cultural resources.
2. Compassion for and understanding of others.
3. Respect for diversity.
4. Engagement and empowerment of Maui County residents.
5. Honor for all cultural traditions and histories.
6. Consideration of the contributions of past generations as well as the needs of future generations.
7. Commitment to self-sufficiency.
8. Wisdom and balance in decision making.
9. Thoughtful, island-appropriate innovation.
10. Nurturance of the health and well-being of our families and our communities.

The CPP sets forth broad themes and goals, with each supported by specific objectives, policies, and implementing actions that reflect the desired direction of future growth in the County. In terms of context, the themes, goals, objectives, and policies that best relate to the proposed project are listed below:

A. Protect the Natural Environment

Goal: Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.

Objective: 3. Improve the stewardship of the natural environment.

Policies: 3c. Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.

3f. Reduce air, noise, light, land, and water pollution, and reduce Maui County's contribution to global climate change.

Analysis: Potential short and long-term impacts to the natural environment have been evaluated in the Environmental Assessment (EA) and appropriate Best Management Practices (BMPs) and mitigation measures will be implemented as necessary in accordance with applicable regulatory requirements and practices.

B. Preserve Local Cultures and Traditions

Goal: Maui County will foster a spirit of *pono* and protect, perpetuate, and reinvigorate its residents' multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage.

Objective: 4. Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.

Policy: 4f. Perpetuate the authentic character and historic integrity of rural communities and small towns.

Analysis: The archaeological investigation for the proposed project did not locate any surface or subsurface archaeological or cultural findings. The Archaeological

Assessment and Archaeological Monitoring Plan (AMP) that have been prepared for the proposed project were submitted to the State Historic Preservation Division (SHPD) for review in February 2013. Copies of the SHPD letters accepting the Assessment and AMP will be included in the Final EA for the proposed project. Based on previous archaeological work and findings in the Lahaina area, archaeological monitoring will be undertaken during all construction-related, ground disturbing activities on the Subject Property such as site work and demolition. Should any cultural deposits or human remains be located, measures for the treatment of the deposits or remains will be implemented in accordance with Chapter 6E-43, HRS (*Historic Preservation*). The Cultural Impact Assessment for the proposed project notes that the project will not have any effect on modern-day cultural practices such as gathering or access to fishing sites. In addition, since the ancient spiritual center of Lahaina is at Moku`ula, it is unlikely that the Subject Property was used for any sort of religious purposes. The proposed project has been designed to be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). In doing so, the architectural style and historic character which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public's benefit and enjoyment.

E. Expand Housing Opportunities for Residents

- Goal: Quality, island-appropriate housing will be available to all residents.
- Objective: 3 Increase and maintain the affordable housing inventory.
- Policy: 3e. Develop public-private and nonprofit partnerships that facilitate the construction of quality affordable housing.

Analysis: In 2005, KBHL received a Change in Zoning (to the H-M, Hotel District) for the existing Plantation Inn grounds (Parcels 36 and 44). As a condition of zoning, KBHL had to comply with Chapter 2.94 of the Maui County Code (*Affordable Housing*

Policies for Hotel-Related Developments) which was in effect at the time the Change in Zoning was granted. KBHL satisfied this affordable housing requirement by entering into an Agreement with Lokahi Pacific, a 501(c)(3) non-profit corporation, and contributing \$100,000 toward the development of the Lokahi Kuhua Subdivision, a 12-lot affordable housing project in Lahaina.

F. Strengthen the Local Economy

Goal: Maui County's economy will be diverse, sustainable, and supportive of community values.

Objectives: 1. Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of growth.

3. Support a visitor industry that respects the resident culture and the environment.

3c. Encourage a spirit of welcome for residents at visitor facilities, such as by offering *kama`aina* incentives and discount programs.

3d. Support the renovation and enhancement of existing visitor facilities.

Policies: 1a. Support economic decisions that create long-term benefits.

1b. Promote lifelong education, career development, and technical training for existing and emerging industries.

1f. Encourage work environments that are safe, rewarding, and fulfilling to employees.

1j. Support efforts to improve conditions that foster economic vitality in our historic small towns.

3n. Recognize the important contributions that the visitor industry makes to the County's economy, and support a healthy and vibrant visitor industry.

Analysis: The proposed project will expand the County's economic base and contribute to its long-term economic growth. Plantation Inn employees work in a

secure, self-satisfying environment which provides them with opportunities for job training, career development, and professional advancement in the visitor and service sectors. From the services they provide to the *Aloha* spirit of its staff, the Plantation Inn directly supports the host culture and the visitor. To welcome local travelers, the Plantation Inn offers *kama'aina* room rates to Hawai'i residents. The proposed action is an *infill* development and will improve the Plantation Inn's facilities, and enhance the level of accommodations, services, and amenities that it provides for its guests. The proposed improvements will also allow the Plantation Inn to continue its efforts to successfully compete with other bed & breakfast-type, hotel properties in the U.S. and abroad.

I. Improve Physical Infrastructure

Goal: Maui County's physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.

- Objectives:**
1. Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water.
 3. Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.
 4. Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.
 5. Improve the planning and management of infrastructure systems.

- Policies:**
- 1a. Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.
 - 3i. Promote the retrofitting of existing buildings and new development to incorporate energy-saving design concepts and devices.
 - 4a. Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.

4d. Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.

5b. Require new developments to contribute their *pro-rata* share of local and regional infrastructure costs.

Analysis: Public water, sewer, drainage, and roadway systems presently serve the Subject Property and surrounding area. Required infrastructure improvements for the proposed project will comply with applicable regulatory requirements. Energy and water conservation measures are being examined for the proposed project in order to make more efficient use of these resources. Examples of these measures include: energy-efficient lighting, appliances, and air conditioning; low-flow plumbing fixtures; fiberglass wall and ceiling insulation, double-glazed windows, and extended (roof) eaves to minimize heat gain through windows. The Subject Property is located within an area of existing urban development which contains the infrastructure and public services to support new and existing development. The Applicant will provide its *pro-rata* contribution toward local and regional infrastructure costs as applicable.

J. Promote Sustainable Land Use and Growth Management

Goal: Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.

Objectives: 1. Improve land use management and implement a directed-growth strategy.

3. Design all developments to be in harmony with the environment and to protect each community's sense of place.

4. Improve and increase efficiency in land use planning and management.

Policies: 1b. Direct urban and rural growth to designated areas.

1e. Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open space resources.

1h. Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.

3c. Protect and enhance the unique architectural and landscape characteristics of each community plan area, small town, and neighborhood.

3j. Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.

3k. Support small town revitalization and preservation.

4b. Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide an analysis of impacts.

Analysis: As indicated in the Maui Island Plan, the Subject Property lies within the Urban Growth Boundaries for the town of Lahaina. See Figure 11, Directed Growth Map. The proposed project is an *infill* development located in a built-up urban area with sufficient infrastructure and service capacity. The redevelopment of the Plantation Inn is not expected to have an adverse effect upon natural, scenic, shoreline, and cultural resources. The architectural theme of the project has been designed to be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). In doing so, the original character, historic integrity, and architectural style which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public's benefit and enjoyment. The proposed project is part of the long-term, strategic plan for the development of the Plantation Inn and will allow it to continue its efforts to successfully compete with other bed & breakfast-type, hotel properties in the U.S.

and abroad. The Subject Property has the appropriate land use designations for the proposed project. An assessment of potential impacts and appropriate mitigation measures are included in the EA.

Maui Island Plan

The Maui Island Plan (MIP) went into effect on December 21, 2012. The primary purpose of the MIP is to manage and direct future development (through 2030) to accommodate population and employment growth in a fiscally prudent manner while protecting the island's natural and cultural resources, enhancing the built environment, and preserving land use opportunities for future generations.

The MIP consists of the following components: 1) Population; 2) Heritage Resources; 3) Natural Hazards; 4) Economic Development; 5) Housing; 6) Infrastructure and Public Facilities; 7) Land Use; 8) Directed Growth Plan; 9) Long Range Implementation Plan; and 10) Monitoring and Evaluation. Each element contains goals, objectives, policies and implementing actions.

The Directed Growth Plan identifies appropriate areas for future urbanization and revitalization through 2030. As reflected by the Directed Growth Map for Lahaina Town, the Subject Property lies within the area's Urban Growth Boundaries. See Figure 11, Directed Growth Map.

The MIP is intended to be used by the County Council, the Maui Planning Commission, County staff, and the community as a policy document for making decisions with regard to:

- Developing, implementing and applying policies and regulations (*e.g.*, zoning and other ordinances, including Community Plans that describe the kind of development that is allowed).
- Determining the appropriateness of discretionary development proposals.

-
- Assigning resources for capital investments and programmatic initiatives.

(Note: It is not intended that ministerial permits be reviewed for consistency with all of the MIP goals, objectives, policies, diagrams, and maps.)

The goals, objectives, and policies that best relate to the proposed project are listed below.

2. Heritage Resources

Cultural, Historical, and Archaeological Resources

Goal: 2.1 Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions.

Objectives: 2.1.1 An island culture and lifestyle that is healthy and vibrant as measured by the ability of residents to live on Maui, access and enjoy the natural environment, and practice Hawaiian custom and traditions in accordance with Article XII, Section 7 of the Hawai'i State Constitution and Section 7-1, HRS.

2.3 Enhance the island's historic, archaeological, and cultural resources.

Policies: 2.1.1.a Perpetuate the spirit of *aloha* and celebrate the host Hawaiian culture and other ethnic cultures.

2.1.1.d Support the education of visitors and new residents about the customs and etiquette of the Hawaiian culture, as well as other cultures.

Analysis: The archaeological investigation for the proposed project did not locate any surface or subsurface archaeological or cultural findings. The Archaeological Assessment and Archaeological Monitoring Plan (AMP) that have been prepared for the proposed project were submitted to the State Historic Preservation Division (SHPD) review in February 2013. Copies of the SHPD letters accepting the Assessment and AMP will be included in the Final EA for the proposed project. Based on previous archaeological work and findings in the Lahaina area,

archaeological monitoring will be undertaken during all construction-related, ground disturbing activities on the Subject Property such as site work and demolition. Should any cultural deposits or human remains be located, measures for the treatment of the deposits or remains will be implemented in accordance with Chapter 6E-43, HRS (*Historic Preservation*). The Cultural Impact Assessment for the proposed project notes that the project will not have any effect on modern-day cultural practices such as gathering or access to fishing sites. In addition, since the ancient spiritual center of Lahaina is at Moku`ula, it is unlikely that the Subject Property was used for any sort of religious purposes. The proposed project has been designed to be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). In doing so, the architectural style and historic character which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public's benefit and enjoyment.

4. Economic Development

Economic Diversification

Goal: 4.1 Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.

Objective: 4.1.2 Increase activities that support principles of sustainability.

Policies: 4.1.2.b Encourage and support local businesses.

4.1.2.e Encourage all businesses to save energy, water, and other resources.

Tourism

Goal: 4.2 A healthy visitor industry that provides economic well-being with stable and diverse employment opportunities.

Objective: 4.2.1 Increase the economic contribution of the visitor industry to the island's environmental well-being for the island's resident's quality of life.

Policies: 4.2.1.d Provide a rich visitor experience, while protecting the island's natural beauty, culture, lifestyles, and *aloha* spirit.

4.2.1.f Recognize the important economic contributions that the visitor industry makes and support a healthy and vibrant visitor industry.

4.2.1.g Support the increased availability of *kama`aina* discount programs.

Analysis: The proposed project will expand the County's economic base and contribute to its long-term economic growth. Plantation Inn employees work in a secure, self-satisfying environment which provides them with opportunities for job training, career development, and professional advancement in the visitor and service sectors. From the services they provide to the *Aloha* spirit of its staff, the Plantation Inn directly supports the host culture and the visitor. To welcome local travelers, the Plantation Inn offers *kama`aina* room rates to Hawai'i residents. The proposed action is an *infill* development and will improve the Plantation Inn's facilities, and enhance the level of accommodations, services, and amenities that it provides for its guests. The proposed improvements will also allow the Plantation Inn to continue its efforts to successfully compete with other bed & breakfast-type, hotel properties in the U.S. and abroad.

5. Housing

Goal: 5.1 Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.

Objective: 5.1.3 Provide affordable housing, rental or in fee, to the broad spectrum of our island community.

Analysis: In 2005, KBHL received a Change in Zoning (to the *H-M, Hotel District*) for the existing Plantation Inn grounds (Parcels 36 and 44). As a condition of zoning,

KBHL had to comply with Chapter 2.94 of the Maui County Code (*Affordable Housing Policies for Hotel-Related Developments*) which was in effect at the time the Change in Zoning was granted. KBHL satisfied this affordable housing requirement by entering into an Agreement with Lokahi Pacific, a 501(c)(3) non-profit corporation, and contributing \$100,000 toward the development of the Lokahi Kuhua Subdivision, a 12-lot affordable housing project in Lahaina.

6. Infrastructure and Public Facilities

Wastewater

Goal: 6.2 Maui will have wastewater systems that comply with or exceed State and Federal regulations; meet levels-of-service needs; provide adequate capacity to accommodate projected demand; ensure efficient, effective, and environmentally sensitive operation; and maximize wastewater reuse where feasible.

Objective: 6.2.2 Adequate levels of wastewater service with minimal environmental impacts.

Policy: 6.2.2.e Require all new developments to fund system improvements in proportion to the development impact and in accordance with the County's wastewater functional plan.

Analysis: The Applicant will provide their *pro-rata* contribution toward the funding of any necessary project-related, offsite improvements to the County's wastewater collection system and pump stations as required by the Department of Environmental Management.

Water

Goal: 6.3 Maui will have an environmentally sustainable, reliable, safe, and efficient water system.

Objective: 6.3.2 Increase the efficiency and capacity of water systems in striving to meet the needs and balances of the island's water needs.

Policy: 6.3.2.e Ensure water conservation through education, incentives, and regulations.

Analysis: In addition to low-flow plumbing fixtures, the use of native Hawaiian plants and other drought-tolerant plant species will help minimize water use for the proposed project. Other water conservation measures such as the use of drip irrigation, rainfall sensing devices, low-flow emitters, and evening watering schedules shall be incorporated into irrigation protocols.

Transportation

Goal: 6.4 An interconnected, efficient, and well-maintained, multimodal transportation system.

Objective: 6.4.2 Safe interconnected transit, roadway, bicycle, equestrian, and pedestrian network.

Policy: 6.4.2.d Identify and improve hazardous and substandard sections of roadways, drainage infrastructure, and bridges, provided that the historical integrity of the roads and bridges are protected.

Analysis: Road-widening lots along the Plantation Inn's (Parcel 36) adjoining half of Lahainaluna Road and Panaewa Street were previously improved with pavement, curbs, gutters, and sidewalks and dedicated to the County of Maui. Based on County ROW requirements, road-widening lots will be provided along the Lahainaluna Road frontage for Parcel 38 and along the Panaewa Street frontage for Parcel 44. The road-widening lots will be improved with pavement, concrete curbs, gutters, and sidewalks and dedicated to the County after completion.

Energy

Goal: 6.10 Maui will meet its energy needs through local sources of clean, renewable energy, and through conservation.

Objective: 6.10.1 Reduce fossil fuel consumption. Using 2005 electricity consumption as a baseline, reduce use by 15 percent in 2015, 20 percent by 2020, and 30 percent by 2030.

Policy: 6.10.1.a Support energy efficient systems, processes, and methods in public and private operations, buildings, and facilities.

Analysis: Energy conservation measures that are being examined for the proposed project include, but are not limited to: energy-efficient lighting, appliances, and air conditioning; fiberglass wall and ceiling insulation, double-glazed windows, and extended roof eaves (to minimize heat gain through windows).

7. Land Use

Urban Areas

Goal: 7.3 Maui will have livable, human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.

Objective: 7.3.3 Strengthen the island's sense of place..

Policy: 6.3.3.a Protect and enhance the unique architectural and landscape characteristics of each community.

Analysis: All new buildings, structures, signs, and lighting for the proposed project will continue to maintain the architectural theme and historic character of the Plantation Inn. The architectural elements of the proposed project have been designed to be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). In doing so, the architectural style and character which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public's benefit and enjoyment.

C. WEST MAUI COMMUNITY PLAN

Maui County has adopted nine (9) community plans. Each community plan examines the conditions and needs of the planning region and outlines objectives, policies, planning standards and implementing actions to guide future growth and

development in accordance with the Maui County General Plan. Each community plan serves as a relatively detailed agenda for implementing the broad General Plan themes, objectives and policies.

The West Maui Community Plan (WMCP) was adopted by Ordinance No. 2476 and went into effect on February 27, 1996. As with the other community plans, the WMCP reflects current and anticipated conditions in the region and sets forth goals, objectives, policies, and implementing actions to guide growth and development in the region.

Ordinance No. 3244, which went into effect on February 21, 2005, changed the Community Plan designation for Parcels 36 and 44 from "*Business/Commercial*" to "*Hotel*". See Appendix M, Ordinance 3245.

Since then, the Subject Property has been designated for "*Hotel*" use (Parcels 36 and 44) and "*Business/Commercial*" use (Parcel 38) by the WMCP. See Figure 12, West Maui Community Plan and Appendix A, Zoning and Flood Confirmation.

The County of Maui has begun the process of updating the regional Community Plans. Presently, the Lana`i Community Plan (effective December 21, 1998) is in the process of being updated. Work to update the Moloka`i Community Plan (effective December 19, 2001) will start thereafter after which the process of updating the WMCP is expected to commence.

The following Community Plan goals, objectives, and policies are most applicable to the proposed project:

Land Use

Goal

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.

Objectives and Policies for West Maui Region in General

4. Establish an appropriate supply of urban land within the region to meet the needs of the community over the next 20 years. The community plan and its map shall define the urban growth limits for the region and all zoning requests and/or proposed land uses and developments shall be consistent with the West Maui Community Plan and land use map.

Analysis: As indicated in the Maui Island Plan, the Subject Property lies within the Urban Growth Boundaries for the town of Lahaina. See Figure 11, Directed Growth Map. The proposed project is an *infill* development located in a built-up urban area with sufficient infrastructure and service capacity. The redevelopment of the Plantation Inn is not expected to have an adverse effect upon natural, scenic, shoreline, and cultural resources.

Economic Activity

Goal

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.

Objectives and Policies:

1. Promote a diversified economic base which offers long-term employment to West Maui residents, and maintains overall stability in economic activity in the area of:
 - a. Visitor accommodations.
4. Maintain a stable and viable visitor industry.
 - b. Encourage the renovation and improvement of existing visitor facilities without a substantial increase in the room count. Promote activities and industries that compliment and support the use of existing visitor industry facilities, such as sporting events, eco-tourism, and conferences.

Analysis: The proposed project will expand the County's economic base and contribute to its long-term economic growth. The proposed project will improve the Plantation Inn's facilities, and enhance the level of accommodations, services, and amenities that it provides for its guests. The proposed improvements will also allow the Plantation Inn to continue its efforts to successfully compete with other bed & breakfast-type, hotel properties in the U.S. and abroad. The long-term, strategic plan for the development of the Plantation Inn envisioned three (3) stages of growth and expansion. Although the first two (2) phases were constructed, the third phase (for 14 guest rooms), which had been approved for development in 2005, was not built due to economic considerations. The proposed project will not substantially increase the Plantation Inn's room count since the 14 guest rooms that are proposed for development are equal to the same number of hotel rooms that had been approved in 2005 but were never built.

Cultural Resources

Goal

To preserve, protect, and restore those cultural resources and sites that best represent and exemplify the Lahaina region's pre-contact, Hawaiian Monarchy, missionary, and plantation history.

Objectives and Policies:

6. Ensure that new projects or developments address potential impacts on archaeological, historical, and cultural resources and identify all cultural resources located within the project area as part of initial project studies. Further require that all proposed activity adequately mitigate potential adverse impacts on cultural resources.

Analysis: The archaeological investigation for the proposed project did not locate any surface or subsurface archaeological or cultural findings. The Archaeological Assessment and Archaeological Monitoring Plan (AMP) that have been prepared for the proposed project were submitted to the State Historic Preservation Division (SHPD) for review in February 2013. Copies of the SHPD letters accepting the Assessment and AMP will be included in the Final EA for the proposed project.

Based on previous archaeological work and findings in the Lahaina area, archaeological monitoring will be undertaken during all construction-related, ground disturbing activities on the Subject Property such as site work and demolition. Should any cultural deposits or human remains be located, measures for the treatment of the deposits or remains will be implemented in accordance with Chapter 6E-43, HRS (*Historic Preservation*). The Cultural Impact Assessment for the proposed project notes that the project will not have any effect on modern-day cultural practices such as gathering or access to fishing sites. In addition, since the ancient spiritual center of Lahaina is at Moku`ula, it is unlikely that the Subject Property was used for any sort of religious purposes.

Housing

Goal

A sufficient supply and choice of attractive, sanitary, and affordable housing accommodations for a broad cross-section of residents.

Objectives and Policies:

5. Encourage public sector projects, government assistance programs, anti-speculation provisions, joint public-private efforts, and other housing assistance programs to reduce costs and increase housing availability. Such programs should be aimed at expanding housing choices with wide price variety.

Analysis: In 2005, KBHL received a Change in Zoning (to the *H-M, Hotel District*) for the existing Plantation Inn grounds (Parcels 36 and 44). As a condition of zoning, KBHL had to comply with Chapter 2.94 of the Maui County Code (*Affordable Housing Policies for Hotel-Related Developments*) which was in effect at the time the Change in Zoning was granted. KBHL satisfied this affordable housing requirement by entering into an Agreement with Lokahi Pacific, a 501(c)(3) non-profit corporation, and contributing \$100,000 toward the development of the Lokahi Kuhua Subdivision, a 12-lot affordable housing project in Lahaina.

Urban Design

Goal

An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design at the resort destinations of Kaanapali and Kapalua, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses, and at major public facilities, and recognizes the historic importance and traditions of the region.

Objectives and Policies for the West Maui Region in General

10. Incorporate drought-tolerant plant species in future landscape planting.
15. Emphasize contrasting earth-tone color schemes for buildings and void bright or garish colors.

Analysis. To help minimize potable water use, landscaping for the proposed project will utilize native Hawaiian plants and other drought-tolerant species. The color scheme for the project will make use of the earth tones and complementary colors that were previously established and will continue to be used for the Plantation Inn.

Objectives and Policies for Lahaina Town

1. Maintain the scale, building massing, and architectural character of historic Lahaina town.
7. Landscape Character
 - a. Open off-street parking facilities should be landscaped and maintained with canopy trees for shade. Parking facility perimeters should be landscaped and maintained with shrubbery to soften the parking edge when viewed from the street.
8. Building Character
 - a. New building and renovation of existing buildings in Lahaina town should respect the scale, texture, materials, facades of existing structures in the Lahaina Historic District.
 - b. Building heights should reflect the context of existing building heights and massing in the Lahaina Historic District. The maximum building heights shall be two (2) stories or 35 feet with a mixture of one- to two-story building heights encouraged.
 - c. Building design should complement the pedestrian character of Lahaina town. Restraint and harmonious relationships with natural and man-made

surroundings should characterize building form; harsh forms or shapes should be avoided; sloped roofs should be encouraged. Design elements which relate to human scale should be emphasized. Design features should reflect prevalent town themes through traditional or contemporary means. Such themes may include:

- 1) First story awnings or covered walkways.
 - 2) Transom openings above windows and doorways.
 - 3) Multiple panes in storefront windows.
 - 4) Second story balconies.
- e. Emphasize contrasting earth-tone color schemes for buildings.
- f. Design of signs should be restrained and in keeping with requirements of the Lahaina Historic District.
- i. Encourage underground installation of utilities in Lahaina town and in all residential communities to enhance streetscape environments with the possible exception of the commercial section of Front Street to retain the flavor of old Lahaina.

Analysis: All new buildings, structures, signs, and lighting for the proposed project will continue to maintain the architectural theme and historic character of the Plantation Inn. The architectural elements of the proposed project have been designed to be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). By doing so, the architectural style and character which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public's benefit and enjoyment.

Infrastructure

Goal

Timely and environmentally sound planning, development, and maintenance of infrastructure systems which serve to protect and preserve the safety and health of the region's residents, commuters, and visitors through the provision of clean water, effective waste disposal, and efficient transportation systems which meets the needs of the community.

Objectives and Policies for Water and Utilities

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8. Promote water conservation and education programs.

Objectives and Policies for Drainage

3. Insure that new developments will no result in adverse flooding conditions for downstream properties by requiring onsite retention facilities for stormwater runoff generated by the development.

Objectives and Policies for Energy

5. Promote energy conservation and education programs.

Analysis. To help minimize potable water use, landscaping for the proposed project will utilize native Hawaiian plants and other drought-tolerant species. The drainage system for the proposed project will consist of subsurface retention basins to impound the incremental increase in runoff volume that will be generated by the proposed project. Energy conservation measures that are being examined for the proposed project include, but are not limited to: energy-efficient lighting, appliances, and air conditioning; low-flow plumbing fixtures; fiberglass wall and ceiling insulation, double-glazed windows, and extended roof eaves (to minimize heat gain through windows).

C. Planning Standards

1. Land Use Standards

- a. All zoning and land use approvals shall be consistent with the West Maui Community Plan and its land use policies.

3. Building Standards

- a. Insure that new buildings and renovations in areas within or adjacent to the Historic District respect the massing, scale, texture, and appearance of old Lahaina and a maximum building height of 35 feet.

4. Landscape Planting Standards

- c. Incorporate the use of drought-tolerant plant species in future landscape planting.

Analysis. The Subject Property is designated for “Hotel” use (Parcels 36 and 44) and “Business/Commercial” use (Parcel 38) by the West Maui Community Plan. The proposed project does not involve a change in land use nor will it alter land use patterns in the vicinity. The project is an *infill* development and is compatible with existing land uses and activities in the surrounding area. Although the Subject Property is not located in Lahaina Historic District 1 or 2, the proposed project is designed to be consistent with the existing architectural theme of Plantation Inn and the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). In doing so, the architectural style and character which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public’s benefit and enjoyment. Landscaping for the proposed project will utilize native Hawaiian plants and other drought-tolerant species to help minimize potable water use.

D. MAUI COUNTY ZONING

The Subject Property is currently zoned for “H-M, Hotel District” use (Parcels 36 and 44) and “B-2, Community Business District” (Parcel 38) use by the County of Maui. See Figure 13, Maui County Zoning and Appendix A, Zoning and Flood Confirmation. Back on February 21, 2005, the County of Maui adopted Ordinance No. 3245 which established H-M, Hotel zoning for Parcels 36 and 44. See Appendix M, Ordinance 3245. Prior to its adoption, Parcel 36 and Parcel 44 had been zoned for B-2, Community Business and R-1, Residential uses, respectively. Ordinance No. 3245 also included the following conditions of zoning: (1) that building heights shall be limited to 35 feet, and (2) that Chapter 2.94, Maui County Code (*Affordable Housing Policies for Hotel-Related Developments*) shall apply.

The zoning performance standards for H-M, Hotel zoning are set forth in Chapter 19.14, MCC, while the regulations for B-2, Community Business zoning are contained

in Chapter 19.18, MCC. See Appendix B, H-M Hotel Zoning and Appendix C, B-2 Community Business Zoning.

The proposed project will be developed in accordance with the zoning performance standards for the *H-M, Hotel District* and the *B-2, Community Business District*.

Building heights will be limited to 35 feet pursuant to Condition No. 1 (Ordinance No. 3245) and the building height standards set forth by the West Maui Community Plan. The Applicant has also satisfied Condition No. 2 (Ordinance No. 3245) by entering into an Agreement with Lokahi Pacific and contributing \$100,000 toward the development of the Lokahi Kuhua Subdivision, a 12-lot affordable housing project in Lahaina.

The proposed project is consistent and compatible with existing and surrounding development in the surrounding area.

E. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

The Federal Coastal Zone Management Act of 1972 was adopted in response to competing development and preservation interests in U.S. coastal areas. Population growth and development in coastal areas were impacting marine resources, open space, view sheds, wildlife, and other important ecological, cultural, and historic resources. In response to this concern, Congress created a framework for managing and regulating the coastal zone and appropriated funds for State-run coastal zone management programs (CZMP). The State of Hawaii's acceptance of the Federal funds necessitated compliance with federal CZMP standards.

The boundaries of Hawaii's coastal zone management program are defined by coastal waters and adjacent, coastlands that are strongly influenced by each other. Coastal areas which require special consideration due to their unique values or characteristics are called Special Management Areas (SMA) and must be designated by a

management plan. Any development within these areas is subject to a special assessment process. This protocol provides a means to preserve, protect, and when possible, restore the natural resources of the coastal zone by controlling development with shoreline areas in order to avoid the permanent loss of valuable resources.

As required by State law, maps showing the limits of the SMA have been prepared by each County. In the Lahaina area, the SMA generally extends from the shoreline to the *makai* edge of Honoapiʻilani Highway. The Subject Property is located within the SMA for this part of the island. See Figure 14, Special Management Area Limits and Appendix A, Zoning and Flood Confirmation.

The following section discusses the proposed project and its relationship to the objectives and policies of the coastal zone management area pursuant to Chapter 205A, HRS and the SMA Rules and Regulations of the Maui Planning Commission.

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreation planning and management; and
- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring placement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or require reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;

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- (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing;
 - (viii) Encourage reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

Analysis. The Project Site is located approximately 500 feet from the shoreline and will not impact coastal recreational resources. Since the Subject Property does not abut the shoreline, existing public shoreline access and uses will be unaffected.

2. Historical/Cultural Resources

Objective: Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:

- (a) Identify and analyze significant archeological resources;
- (b) Maximize information retention through preservation of remains and artifacts or salvage operations; and

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- (c) Support state goals for protection, restoration, interpretation, and display of historic structures.

Analysis. The archaeological investigation for the proposed project did not locate any surface or subsurface archaeological or cultural findings. The Archaeological Assessment and Archaeological Monitoring Plan (AMP) that have been prepared for the proposed project were submitted to the State Historic Preservation Division (SHPD) for review in February 2013. Copies of the SHPD letters accepting the Assessment and AMP will be included in the Final EA for the proposed project. Based on previous archaeological work and findings in the Lahaina area, archaeological monitoring will be undertaken during all construction-related, ground disturbing activities on the Subject Property such as site work and demolition. Should any cultural deposits or human remains be located, measures for the treatment of the deposits or remains will be implemented in accordance with Chapter 6E-43, HRS (*Historic Preservation*). The Cultural Impact Assessment for the proposed project notes that the project will not have any effect on modern-day cultural practices such as gathering or access to fishing sites. In addition, since the ancient spiritual center of Lahaina is at Moku`ula, The proposed project is not expected to have an adverse impact upon historical and cultural resources or native Hawaiian cultural practices and beliefs. The proposed project is consistent with the SMA objective of protecting and preserving historic and cultural resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

3. Scenic and Open Space Resources

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

Policies:

- (a) Identify valued scenic resources in the coastal zone management area;

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- (b) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
 - (c) Preserve, maintain, and where desirable, improve and restore shoreline open space and scenic resources; and
 - (d) Encourage those developments that are not coastal dependent to locate in inland areas.

Analysis. The Subject Property is not located within a scenic view corridor, does not contain any scenic features, and will not alter public views to and along the shoreline. Building heights for the proposed project will be limited to 35 feet pursuant to Condition No. 1 (Ordinance No. 3245) and the building height standards set forth by the West Maui Community Plan. Although the Project Site is not located in Lahaina Historic District 1 or 2, the design of the project will be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). By doing so, the character and architectural style which make Lahaina unique and contribute to its charm will be maintained and preserved for the public's benefit and enjoyment.

4. Coastal Ecosystems

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

Policies:

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

ecosystems and prohibit land and water uses, which violate state water quality standards.

Analysis. To ensure that non-point pollution sources do not adversely affect the coastal ecosystem, appropriate Best Management Practices (BMPs) and mitigation measures will be implemented as necessary in accordance with applicable regulatory requirements and practices.

5. Economic Uses

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

Policies:

- (a) Concentrate coastal dependent development in appropriate areas;
- (b) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area;
- (c) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - (i) Use of presently designated locations is not feasible;
 - (ii) Adverse environmental impacts are minimized; and
 - (iii) The development is important to the State's economy.

Analysis. As indicated in the Maui Island Plan, the Subject Property lies within the Urban Growth Boundaries for the town of Lahaina. See Figure 11, Directed Growth Map. The proposed project is an *infill* development located in a built-up urban area with sufficient infrastructure and service capacity. In addition to expanding the County's economic base and contributing to its long-term economic growth, the project will improve the Plantation Inn's facilities and enhance the level of its guest

accommodations, services, and amenities. The proposed improvements will also allow the Plantation Inn to continue its efforts to successfully compete with other bed & breakfast-type, hotel properties in the U.S. and abroad.

6. Coastal Hazards

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

Policies:

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

Analysis. The Subject Property is located in Zone "X", an area of minimal flooding. See Figure 8, Flood Zone Maps. As such, no adverse flood-related impacts are anticipated. The Project Site also lies within a tsunami evacuation zone. See Figure 9, Tsunami Evacuation Map. The Plantation Inn has a tsunami evacuation plan which instructs individuals to move inland to higher ground or seek refuge at a public emergency shelter when emergency warning sirens start to sound. The proposed project will not alter any parameters for defining flood hazard areas or tsunami evacuation zones nor will it contribute toward inland or coastal flooding or impact adjacent and downstream properties.

7. Managing Development

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

Policies:

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

Analysis. The proposed development of the Subject Property will be conducted in accordance with applicable State and County requirements, including Chapter 343, HRS and the SMA Rules and Regulations of the Maui Planning Commission.

8. Public Participation

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

Policies:

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

Analysis. As part of the early consultation process for the preparation of the Draft EA, a letter requesting comments on the proposed project was sent to government agencies, utility companies, community organizations, and owners/lessees of properties located adjacent to and across the street from the Subject Property. See Appendix N, Early Consultation Letters. In addition to the early consultation process, the general public will have an opportunity to review and comment on the proposed project during the public comment period for the Draft EA. The Lahaina Public Library will be provided with a hard copy of the Draft EA for public review. In addition, an online copy of the Draft EA will be available on the website of the State Office of Environmental Quality Control at oeqchawaii@doh.hawaii.gov. Further opportunities for public participation will be provided through the SMA application review process which would involve public notification and public hearings before the Maui County Urban Design Review Board, the Maui County Cultural Resources Commission, and the Maui Planning Commission.

9. Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

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

Analysis. The Subject Property is located approximately 500 feet from the shoreline. As such, no adverse impacts to public beach use and recreation are expected to occur.

10. Marine Resources

Objective: Implement the State's ocean resources management plan.

Policies:

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
 - (a) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
 - (b) Assert and articulate the interest of the state as a partner with federal agencies in the sound management of the ocean resources within the United States exclusive economic zone;
 - (c) Promote research, study, and understanding of ocean processes, marine life, and other ocean development activities relate to and impact upon the ocean and coastal resources; and
 - (d) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Analysis. The proposed project does not involve the direct use or development of marine resources. By incorporating site-specific erosion and sedimentation control measures during construction, no adverse impacts to near shore waters from surface runoff and pollution are anticipated. From this standpoint, the proposed project is not expected to have a significant impact on coastal or marine resources

V. CHAPTER 343, HRS SIGNIFICANCE CRITERIA

Since the proposed project involves a (land) use within the Lahaina National Historic Landmark District, an Environmental Assessment (EA) has been prepared in order to describe the proposed project, evaluate the potential impacts the action may have on the environment, public services, and infrastructure, and discuss appropriate measures to minimize impacts to the environment.

A Finding of No Significant Impact (FONSI) is anticipated. As such, the preparation of an Environmental Impact Statement will not be required for the proposed project. The FONSI has been made in accordance with the following significance criteria contained in Title 11, Chapter 200 of the Hawai'i Administrative Rules for the State Department of Health pertaining to Environmental Impact Statements.

- (a) *Involves an irrevocable commitment to loss or destruction of any natural or cultural resource.*

As documented in this report, the proposed project will not result in the loss or destruction of any natural or cultural resources.

- (b) *Curtails the range of beneficial uses of the environment.*

The range of beneficial uses of the environment will not be curtailed by the proposed project. The proposed project is an *infill* development located in a built-up urban area with sufficient infrastructure and service capacity. The Subject Property has the appropriate State land use, community plan, and zoning designations for the development of the proposed project.

- (c) *Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.*

The proposed project is not contrary to the State's long-term environmental policies or goals. As documented in this report, mitigation measures will be implemented to minimize potentially adverse impacts to the environment.

(d) *Substantially affects the economic or social welfare of the community or State.*

On a short-term basis, the construction of the proposed project will support the economy through direct and indirect construction-related employment, as well as through the purchase of construction materials and building-related services. In the long term, the Plantation Inn will continue to bolster the local economy by providing guest services that support the visitor industry. In addition, Plantation Inn operations and employees will contribute to the economy through the payment of income, sales, and property taxes and the purchase and sale of goods and services. In light of the foregoing, the proposed project will have a positive impact on the State and local economy and will not adversely affect market conditions in the State of Hawai'i and the County of Maui.

(e) *Substantially affects public health.*

The proposed project does not involve any circumstances or conditions that will adversely affect public health.

(f) *Involves substantial secondary impacts, such as population changes or effects on public facilities.*

Based on an assessment of the proposed project and socio-economic factors such as population, the economy, housing, and public services, the proposed project will generate beneficial secondary impacts by contributing to the long-term sustainability of the visitor industry.

(g) *Involves a substantial degradation of environmental quality.*

Mitigation measures to minimize degradation of environmental quality will be implemented to minimize short-term construction-related impacts such as soil erosion and sedimentation, non-point source pollution, and fugitive dust. The subsurface drainage system for the proposed project will be designed to effectively manage stormwater runoff and to ensure that runoff will not have an adverse impact upon adjacent and downstream properties.

- (h) *Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions.*

Depending on the type of development, and the extent of population growth, a project could trigger the need to improve or increase service levels or facilities for parks, police and fire protection, schools, health care, and solid waste disposal. Population increases and development can also create additional infrastructure demands for public water, sewer, roadway, and drainage improvements unless they are privately funded, built, and maintained. Major roadway projects also contribute to cumulative impacts by providing access to areas which were previously undeveloped thereby spurring further development. As previously indicated, the proposed project is an *infill* development located in a built-up urban area with sufficient infrastructure and service capacity. As such, the project is not expected to have any cumulative adverse effects upon infrastructure and public services.

- (i) *Substantially affects a rare, threatened, or endangered species, or its habitat.*

There are no ponds, wetlands, streams or important plant or animal habitats on the Subject Property nor are there any rare, threatened or endangered species of flora and fauna on the site or any species that are eligible candidates for Federal listing.

- (j). *Detrimentially affects air or water quality or ambient noise levels.*

Ambient noise levels and air and water quality and will be temporarily affected during the construction of the project. To mitigate these short-term effects, appropriate Best Management Practices (BMPs) and mitigation measures will be implemented as necessary in accordance with applicable regulatory requirements and practices. No adverse long-term impacts to air or water quality or ambient noise levels are anticipated.

- (k) *Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters.*

The Subject Property is located in Zone "X", a low risk flood hazard area (*i.e.*, an area of minimal flooding). As such, no adverse flood-related impacts are anticipated. The Project Site also lies within a tsunami evacuation zone. See Figure 9, Tsunami Evacuation Map. The Plantation Inn has a tsunami evacuation plan which instructs individuals to move inland to higher ground or seek refuge at a public emergency shelter when emergency warning sirens start to sound. The proposed project will not alter any parameters for defining flood hazard areas or tsunami evacuation zones nor will it contribute toward inland or coastal flooding or impact adjacent and downstream properties.

- (l) *Substantially affects scenic vistas and view planes identified in county or state plans or studies.*

The Subject Property is not located within a scenic view corridor nor does it possess any natural features or resources. While the existing streetscape will be modified by the proposed project, the project will not have an adverse or significant impact upon *mauka* and *makai* facing views from Honoapi'ilani Highway. In addition, the proposed project will not alter public views to and along the shoreline.

(m) *Requires substantial energy consumption.*

Based on the Plantation Inn's operating needs, energy consumption is expected to increase compared to current usage levels. However, the incremental increase in energy use is considered insignificant in light of overall energy consumption rates for West Maui and the island of Maui.

VI. CONCLUSIONS

This document has been prepared in accordance with Chapter 343, HRS and Title 11, Chapter 200, HAR for the State Department of Health which sets forth requirements for the preparation of environmental assessments and environmental impact statements.

The proposed project is located in West Maui, a region where most of the land west of Honoapi`ilani Highway (from Lahaina to Kapalua) has already been urbanized and built up.

The Subject Property is comprised of TMKs (2) 4-6-09: 036, 038, and 044. Existing Plantation Inn improvements on Parcel 36 include a couple of 2-story buildings containing 19 guest rooms and Gerard's Restaurant, guest parking, and a landscaped courtyard with a pool deck, swimming pool, and spa. As part of the proposed project, all three (3) parcels will be consolidated and the existing structures on Parcel 38 (former office building) and 44 (former dwelling and barber shop) will be demolished.

The proposed project will involve the construction of a new 2-story building with 14 guest rooms, a new 9-stall parking lot and driveway (along Panaewa Street), a new 11-stall parking lot and driveway (along Lahainaluna Road), related landscaping, infrastructure, and utility system improvements. The project will also include reconstructing the existing pool deck, swimming pool, and spa; creating exterior *lanai* and patio space; modifying interior work spaces; and providing entry way, lobby, and reception area improvements.

The proposed project has been evaluated in relation to the natural and manmade environment. Potential environmental impacts were identified and measures to minimize harm to the environment have been put forth.

Based on the information that has been presented and discussed in Chapters I through V, the proposed project will not have an adverse effect upon surrounding land uses; soils and topography; flood hazard potential; tsunami inundation limits; flora and fauna; noise and air quality; and archaeological, historical, cultural, and scenic resources nor will it have a negative impact upon population, the economy, and housing. Public services and infrastructure are either adequate or will be improved to accommodate the proposed project.

In light of the foregoing, no significant environmental impacts are anticipated and a Finding of No Significant Impact (FONSI) is warranted.

VII. REFERENCES

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FIGURES



FIGURE 1


 Not to Scale

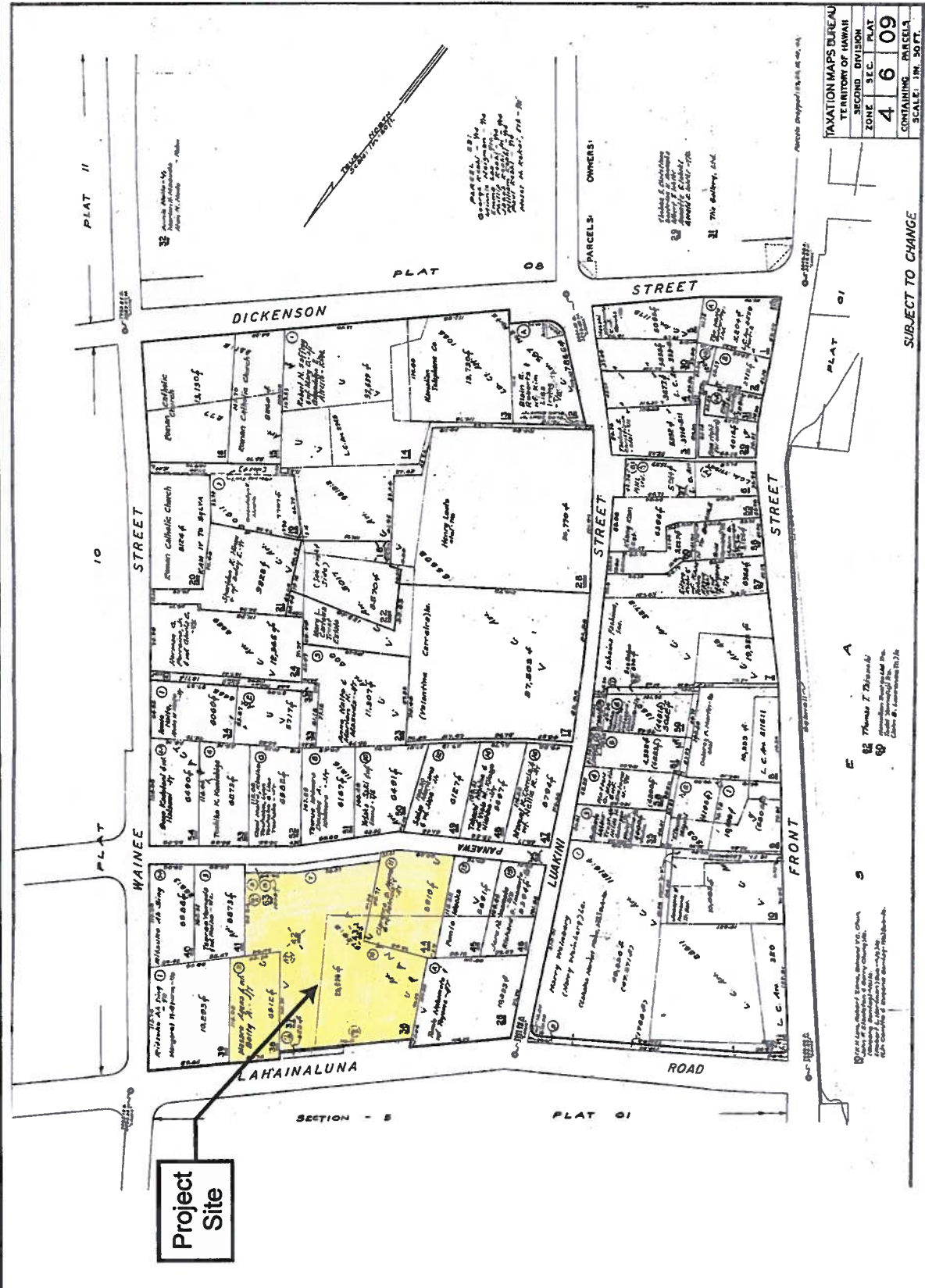
REGIONAL LOCATION MAP
 Plantation Inn Redevelopment Project



Not to Scale

FIGURE 2

PARCEL LOCATION MAP Plantation Inn Redevelopment Project



TAXATION MAPS BUREAU	
TERRITORY OF HAWAII	
SECOND DIVISION	PLAT
ZONE	SIC
4	6
09	

CONTAINING PARCELS
SCALE: 1 IN. = 50 FT.

SUBJECT TO CHANGE

A
E
S
Thomas J. Thibault
Monsieur J. Thibault
Celine B. Thibault (Ms. J.B.)

1/2" = 1' Scale
Mary Lamb
Monsieur J. Thibault
Celine B. Thibault (Ms. J.B.)

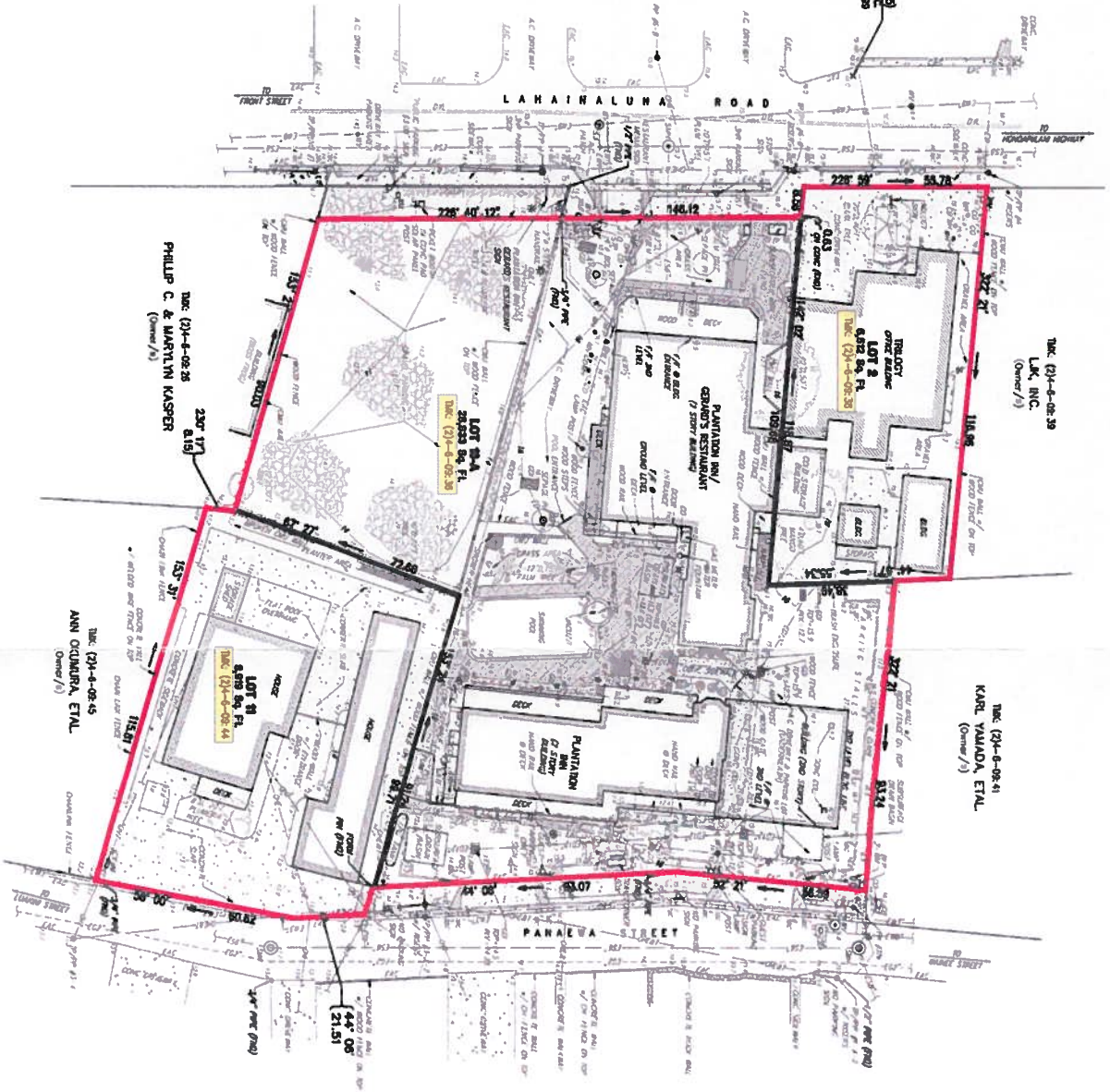
Project Site

Top Map Key (21-4-08, 28, 38 & 44)
 871 KOKU STREET, SUITE 201
 WAILUKU, MAUI, HAWAII 96793

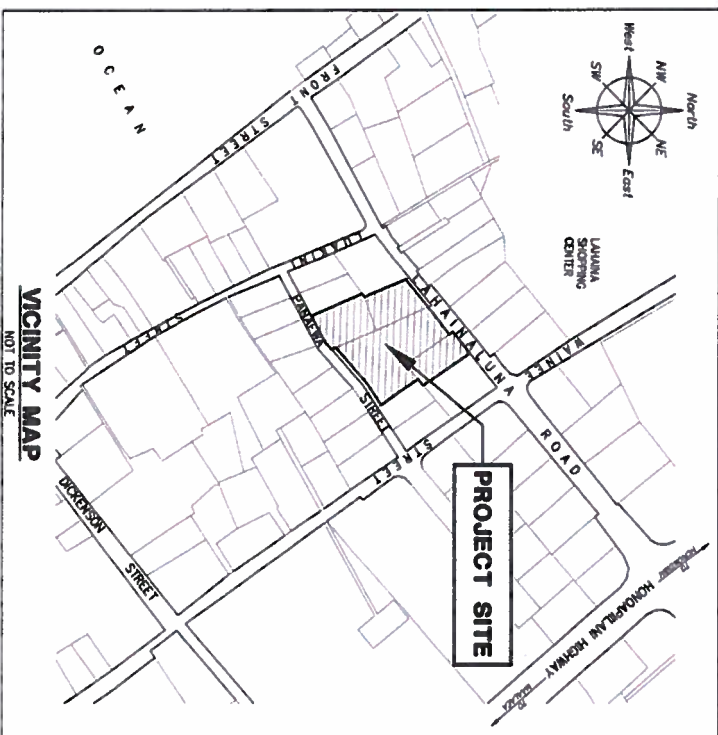
R. T. TANAKA ENGINEERS, INC.
 LAND SURVEYORS & STRUCTURAL ENGINEERS

APPROVED: JAN 2013
 JOB NO. 12-048

- LEGEND AND ABBREVIATIONS.**
- ENC EDGE AC PAVEMENT
 - C&G CURB AND GUTTER
 - S/P STREET LIGHT
 - DMV DRAIN MANHOLE
 - WMV WATERLINE MANHOLE
 - S&V SEWER MANHOLE
 - ICB IRRIGATION CONTROL BOX
 - ACV A/C VALVE
 - EMV ELECTRIC METER BOX
 - CO CLEAN OUT
 - DI DOUBLE YELLOW LINE
 - SD STOP BAR
 - MU MANHOLE
 - EIO ELECTRICAL INLET
 - EBZ ELECTRICAL BOX
 - CDX CABLE BOX
 - R/D ROOF DRAIN
 - PF1 POOL FILTER
 - ACV IRRIGATION CONTROL VALVE
 - TEL TELEPHONE / ELECTRIC POLE WITH GUY WIRE
 - PP POWER POLE
 - SL STREET LIGHT POLE
 - TS TRAFFIC SIGNAL BOX
 - TL TRAFFIC SIGNAL LIGHT POST
 - SLH STREET LIGHT POLE
 - SS CROSSWALK SIGNAL LIGHT
 - TP TOP BANK
 - BT BOTTOM BANK
 - FL FENCE LINE (TYPE)
 - WATERLINE & SIZE (APPROX. LOCATION)
 - SEWERLINE & SIZE (APPROX. LOCATION)
 - DRAINLINE & SIZE (APPROX. LOCATION)
 - CASLINE & SIZE (APPROX. LOCATION)
 - EXISTING SPOT ELEVATION
 - TRAVERSE STATION WITH ELEVATION
 - CONTOUR
 - PAVI INDEX



**TOPOGRAPHIC SURVEY MAP
 OF
 PLANTATION INN PROPERTIES
 AT LAHANA, MAUI, HAWAII**



- NOTES FOR TOPOGRAPHIC FEATURES:**
1. ELEVATION DATUM = MEAN SEA LEVEL.
 2. ALL VISIBLE UTILITIES STRUCTURES HAVE BEEN LOCATED IN THE FIELD. HOWEVER, CONNECTION OF UNDERGROUND UTILITY LINES AS SHOWN ARE SHOWN FOR INFORMATION ONLY. UNDERGROUND UTILITIES ARE NOT SHOWN FOR INFORMATION ONLY. UNDERGROUND UTILITIES FROM THE BEST AVAILABLE SOURCES, BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY THEREFORE NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Kirk T. Tanaka
 KIRK T. TANAKA
 Licensed Professional Land Surveyor
 License No. 7223-15
 State of Hawaii
 01/24/13
 DATE

FIGURE 3

TOPOGRAPHIC SURVEY MAP
 Plantation Inn Redevelopment Project



FIGURE 4
Site Photographs



FIGURE 4

AERIAL PERSPECTIVE NO. 1

Plantation Inn Redevelopment Project





FIGURE 4

AERIAL PERSPECTIVE NO. 2

Plantation Inn Redevelopment Project



Plantation Inn parking area along Lahainalua Road
(camera facing east)



Offsite parking area for the Plantation Inn at the corner of
Panaewa Street and Luakini Street (camera facing north)



Lahainalua Road frontage of the existing structures (beneath the tree) on Parcel 38 (camera facing south)



Panaewa Street frontage of the existing structures on Parcel 44 (camera facing north)

FIGURE 4

SITE PHOTOGRAPHS
Plantation Inn Redevelopment Project



Lahainaluna Road street scene (camera facing east)



Lahainaluna Road street scene (camera facing west)



Panaewa Street (camera facing east)



Panaewa Street (camera facing west)



Luakini Street (camera facing north)



Luakini Street (camera facing south)

FIGURE 4

SITE PHOTOGRAPHS
Plantation Inn Redevelopment Project





Plantation Inn frontage along Lahainaluna Road. Gerard's restaurant is on the first floor (camera facing south)



Plantation Inn frontage along Panaewa Street (camera facing north)



The Plantation Inn's lobby and reception area (camera facing north)



Plantation Inn courtyard (camera facing east)



Plantation Inn courtyard (camera facing west)

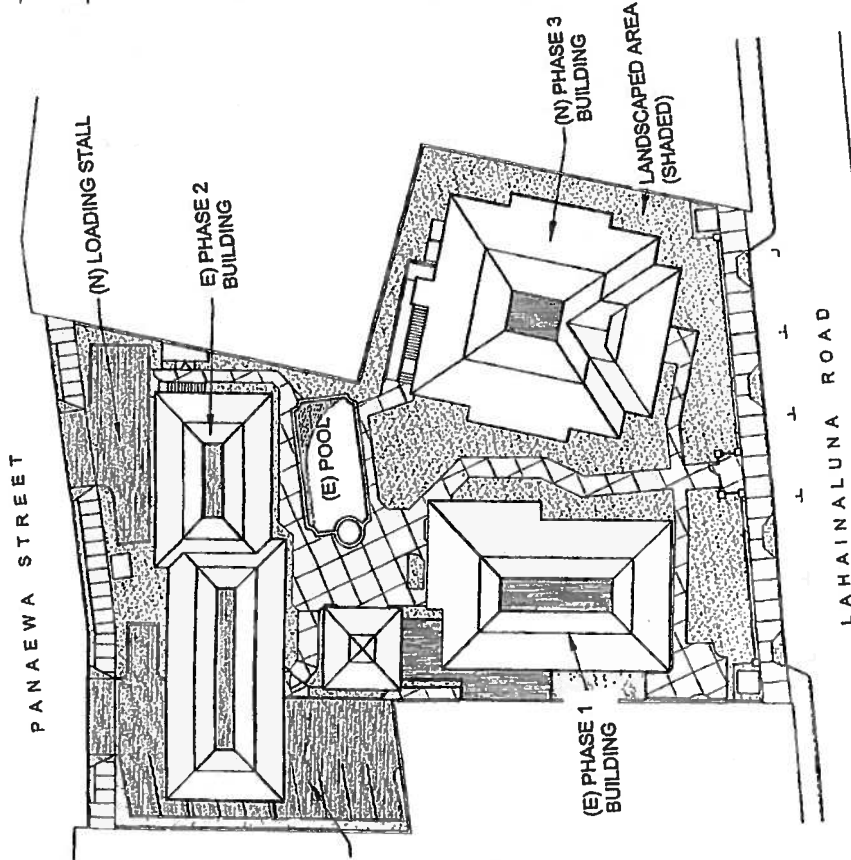


Interior of Gerard's restaurant (camera facing west)

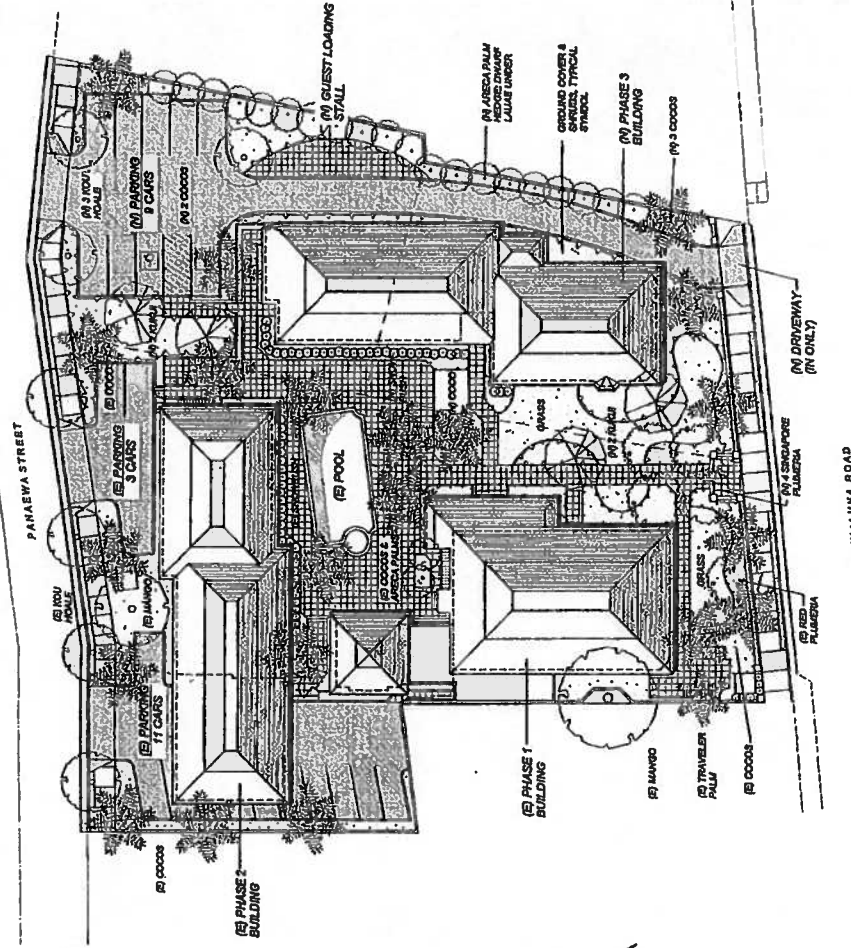
FIGURE 4

SITE PHOTOGRAPHS
Plantation Inn Redevelopment Project

Approved 1998 Site Plan



Approved 2005 Site Plan



Design Drawings for:
Plantation Inn Phase III
 Steven Heller & Associates, Architects
 Wailuku, Maui, Hawaii



Preliminary Site & Landscape Plan

Scale: 1/16" = 1'-0"



Not to Scale

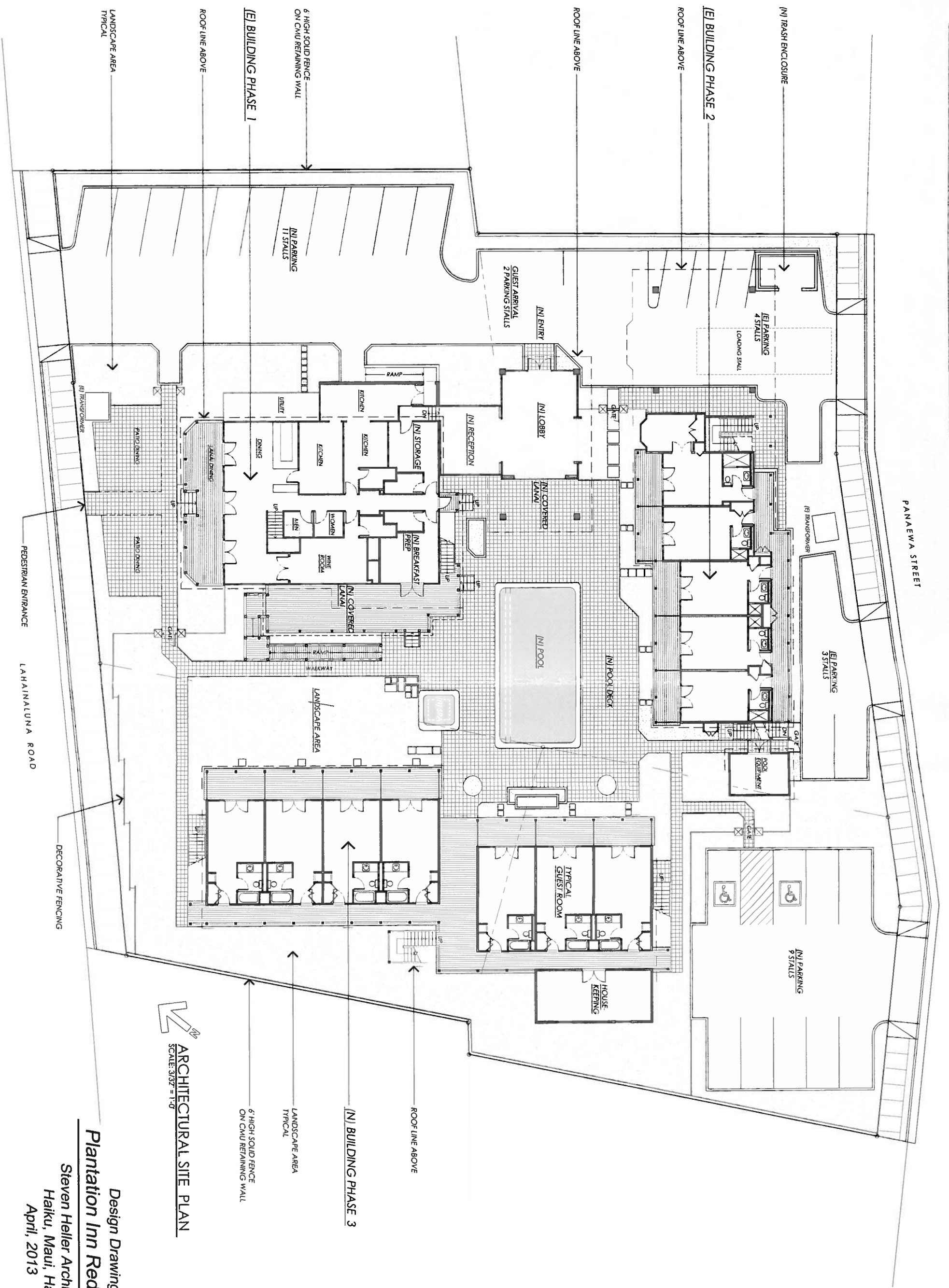
FIGURE 5

APPROVED PHASE III SITE PLANS (1998, 2005)

Plantation Inn Redevelopment Project



FIGURE 6
Preliminary
Development
Plans

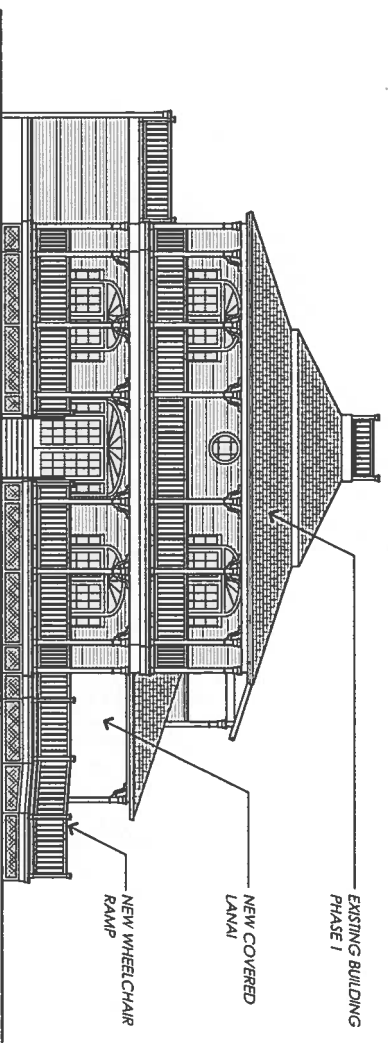




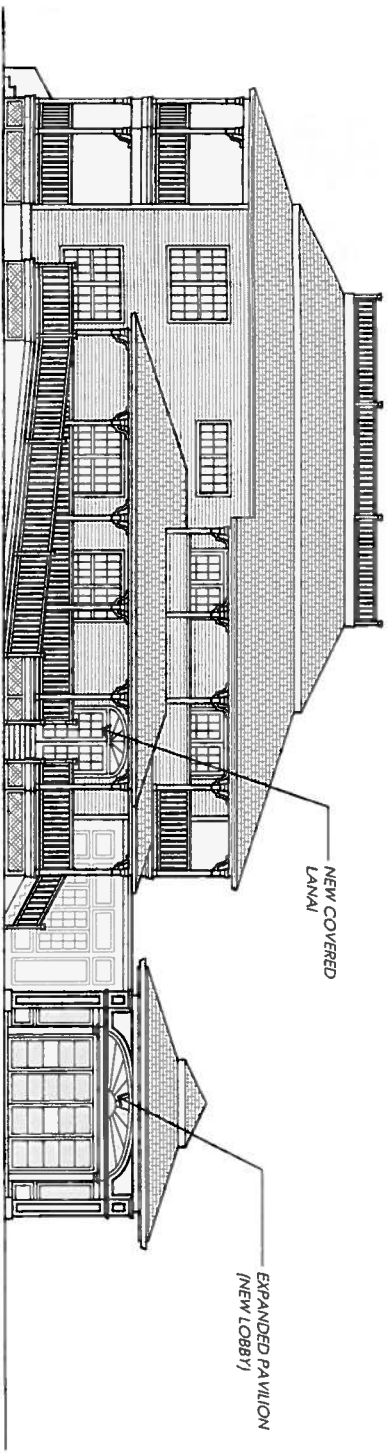
ARCHITECTURAL SITE PLAN
 SCALE: 3/32" = 1'-0"

Design Drawings for:
Plantation Inn Redevelopment

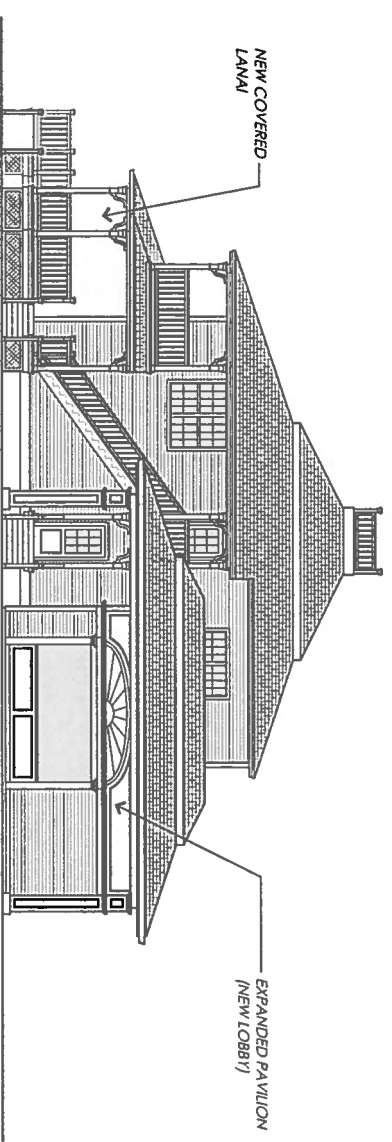
Steven Heller Architect LLC
 Haiku, Maui, Hawaii
 April, 2013



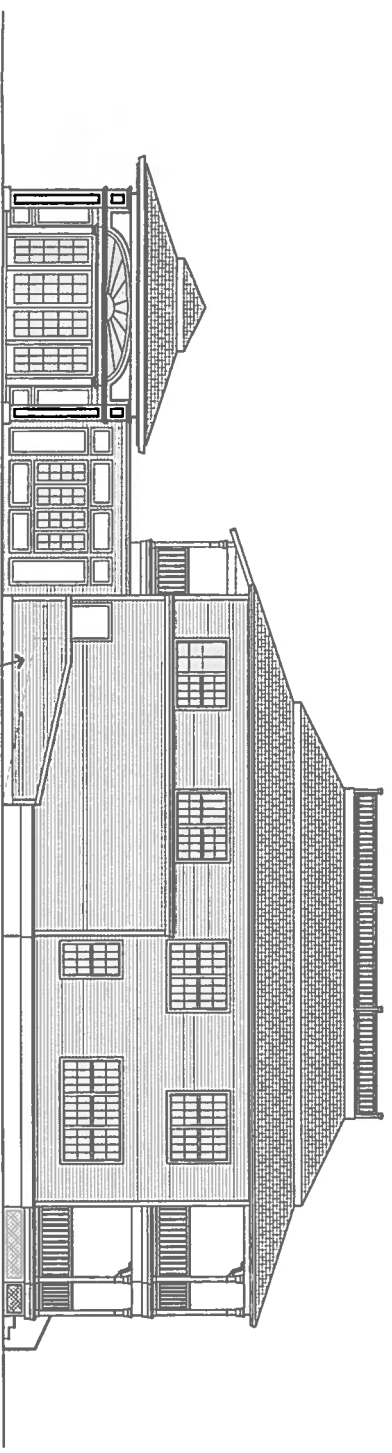
FRONT VIEW



COURTYARD VIEW



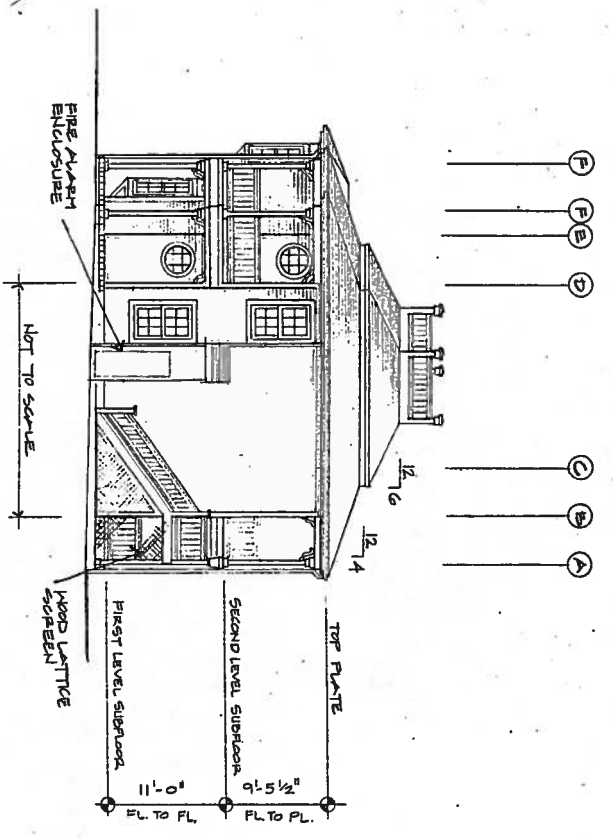
REAR VIEW



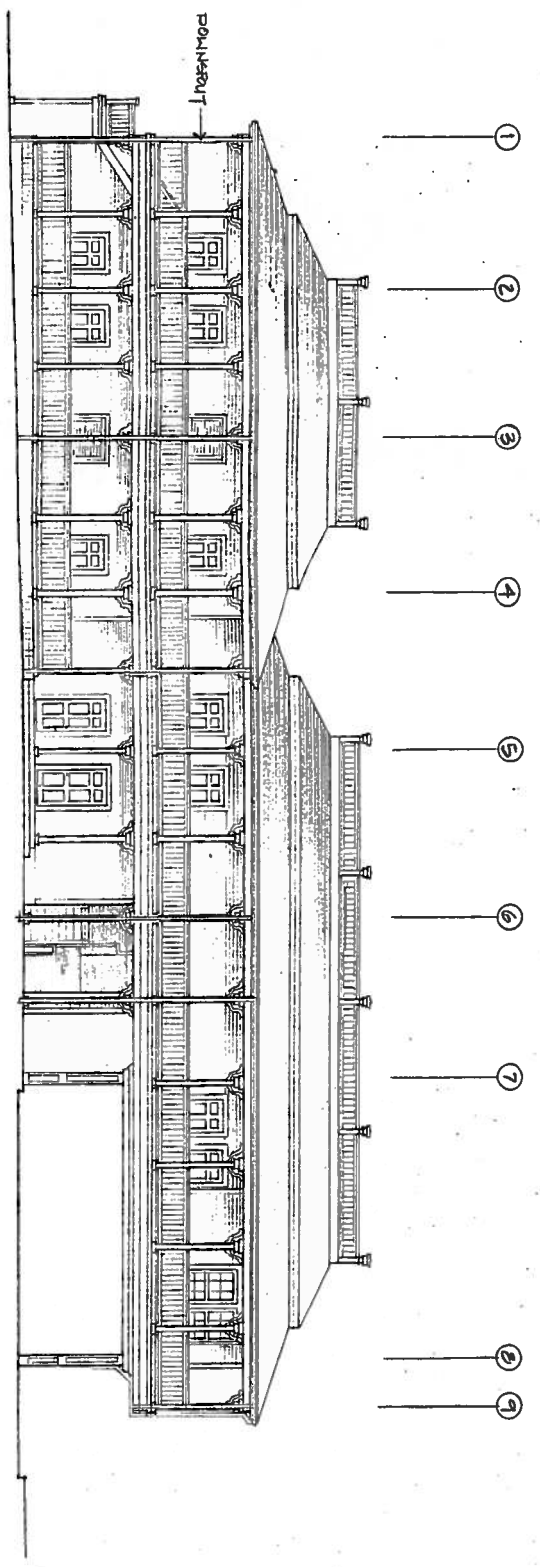
DRIVEWAY VIEW

EXTERIOR ELEVATION (EXISTING BUILDING 1)
SCALE: 1/8" = 1'-0"

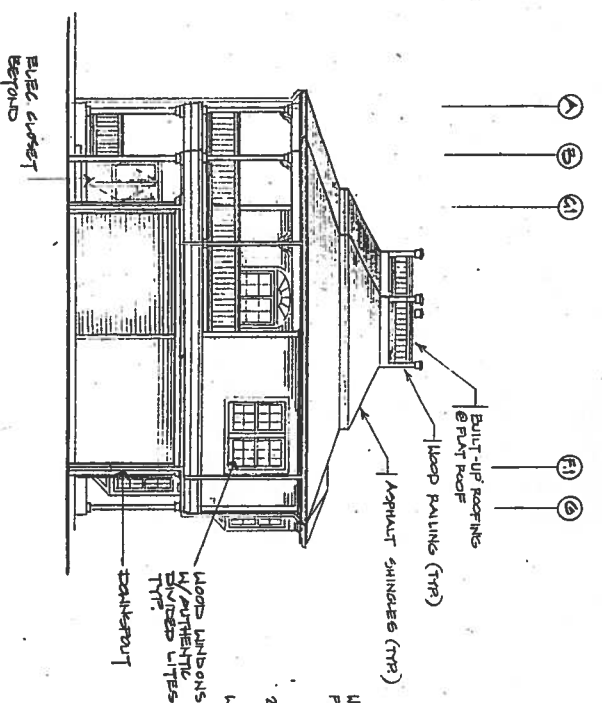
Design Drawings for:
Plantation Inn Redevelopment
Steven Heller Architect LLC
Haiku, Maui, Hawaii
April, 2013



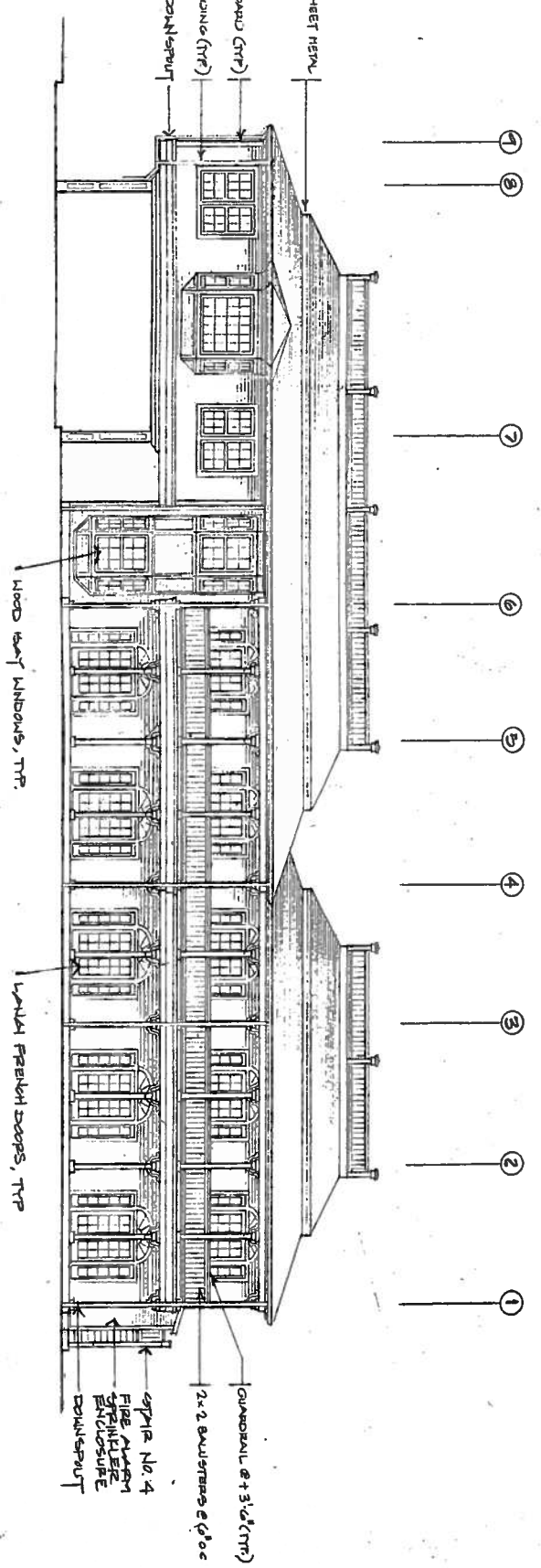
WEST ELEVATION
NTS



SOUTH ELEVATION
NTS



EAST ELEVATION
NTS

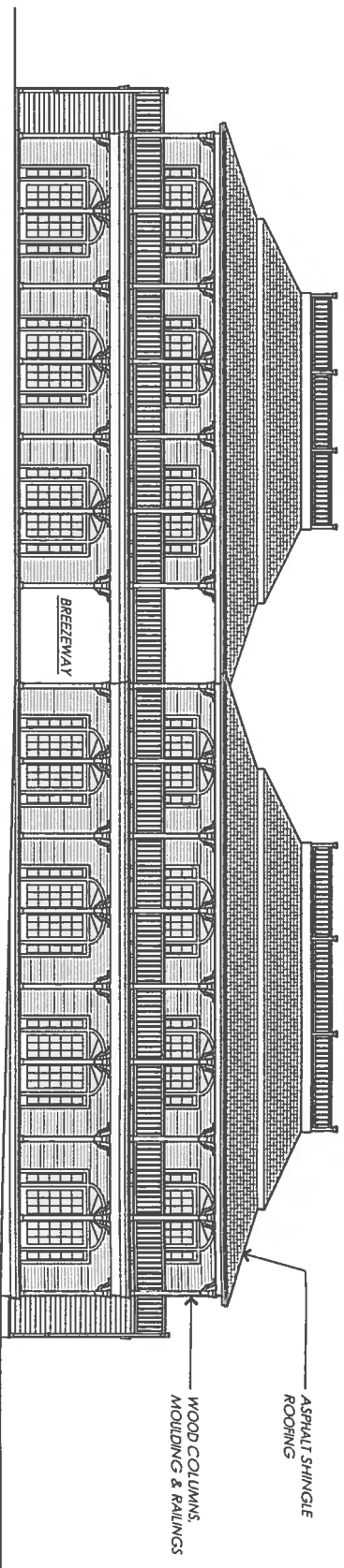


NORTH ELEVATION
NTS

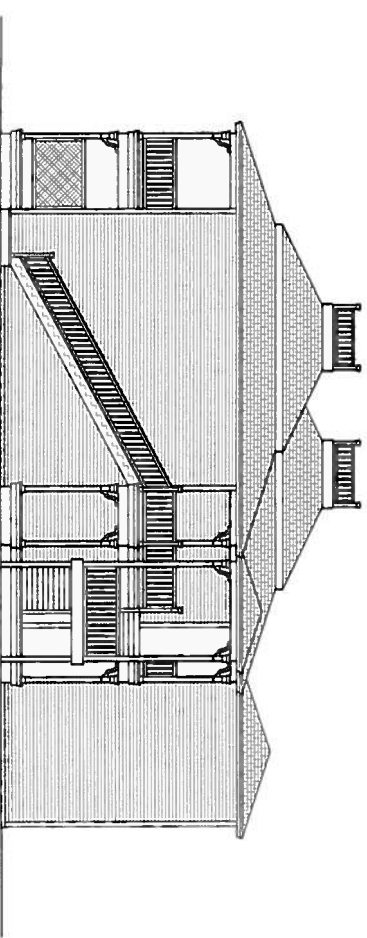
EXISTING PHASE II BUILDING

Note: The proposed project will not involve any improvements to this building.

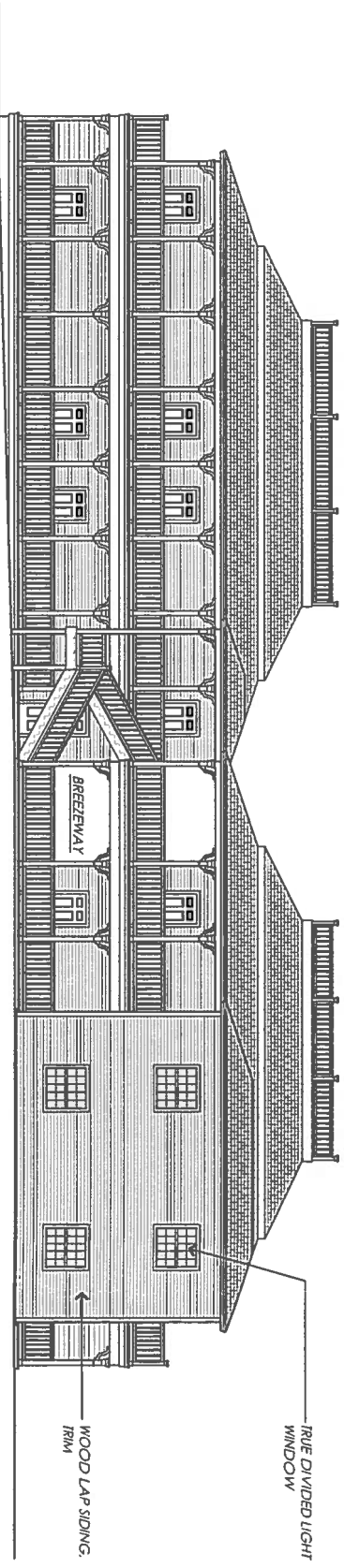
Sheet No: A 2.1	BUILDING ELEVATIONS	DATE - CONSTRUCTION SET OCTOBER 9, 1989 GENERAL REVISION MARCH 22, 1990	<p align="center">PLANTATION INN PHASE II Lahaina, Maui, Hawaii</p> <p align="center">TMK 4-6-09: 37,42,43</p>		<p><small>This work was prepared by me or under my immediate supervision and construction of this project will be under my supervision. Supervision of Construction as defined in Section 1.2(2) of the Rules and Regulations of the Board of Professional Engineers, Architects and Surveyors of the State of Hawaii.</small></p>	
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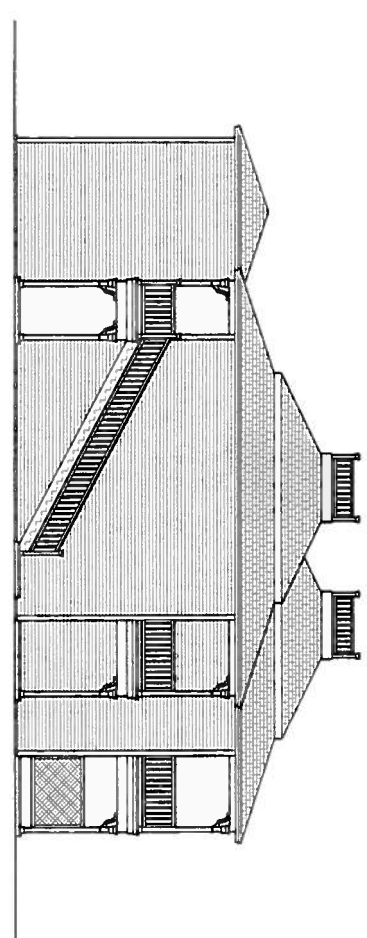
COURTYARD FRONT VIEW



RIGHT SIDE VIEW



REAR VIEW



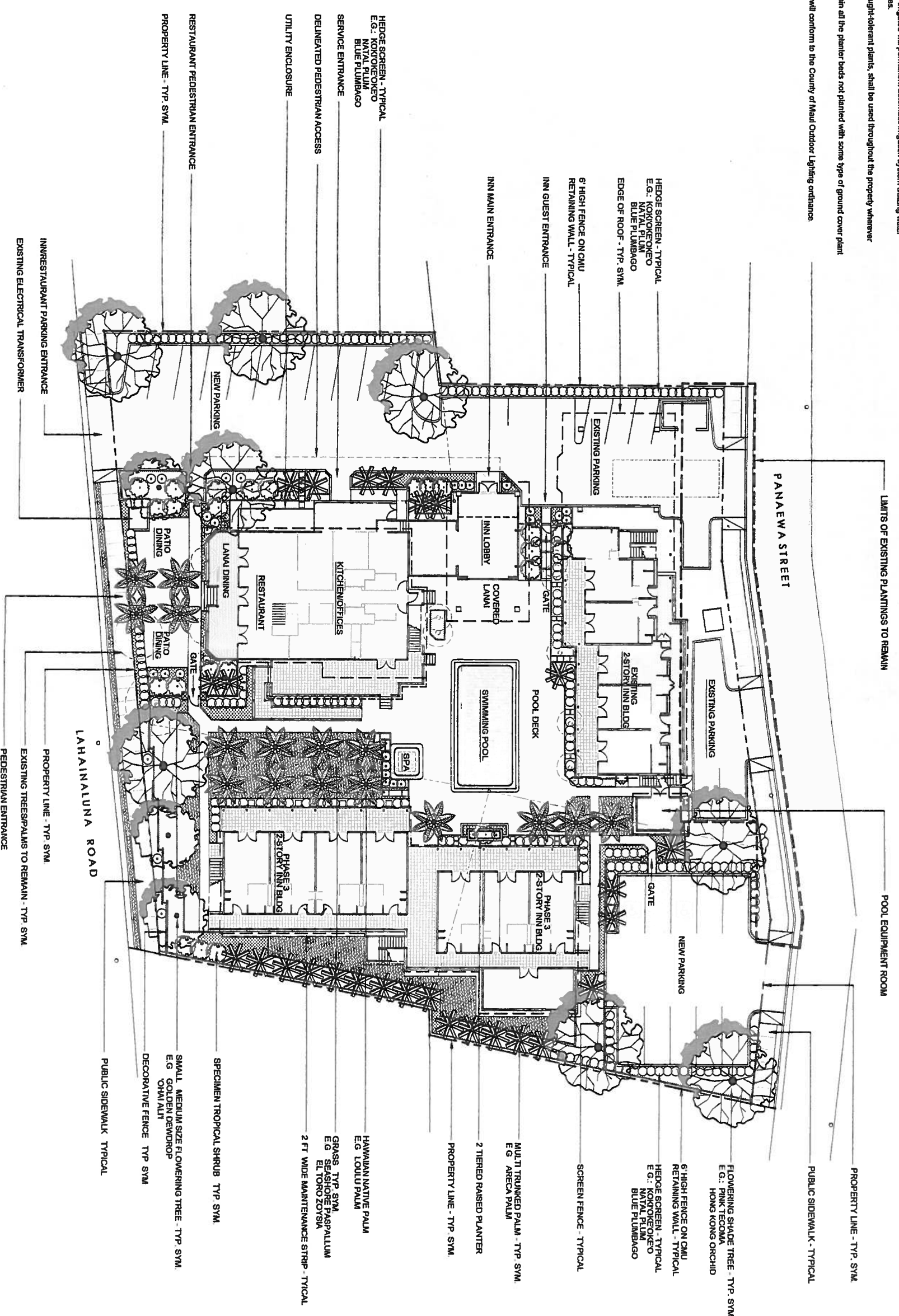
LEFT SIDE VIEW

EXTERIOR ELEVATION (NEW BUILDING 3)
SCALE 1/8" = 1'-0"

Design Drawings for:
Plantation Inn Redevelopment
Steven Heller Architect LLC
Haiku, Maui, Hawaii
April, 2013

NOTES

1. All landscape planting areas will be irrigated with permanent automatic irrigation system utilizing water conservation equipment and practices.
2. Hawaiian native plants, and/or drought-tolerant plants, shall be used throughout the property whenever possible.
3. Mulch material shall be placed within all the planter beds not planted with some type of ground cover plant to help retain moisture.
4. Any new outdoor landscape lights will conform to the County of Maui Outdoor Lighting ordinance.



Preliminary Landscape Plan

Scale: 1/16" = 1'-0"



NORTH

Plantation Inn Redevelopment

Lahaina Maui, Hawaii

PRELIMINARY LANDSCAPE PLAN

RUSSEL Y. GUSHI
LANDSCAPE ARCHITECT

44 SOUTH MARKET STREET
P.O. BOX 1417
WAILUKU, MAUI, HAWAII 96793
TEL.: (808) 242-6003 FAX: (808) 244-0131
e-mail: rygushi@mauihawaii.net



This work was prepared by me or under my supervision and contribution of this project will be under my observation. (Observation of construction as defined in the Section 12 of the rules and regulations of the Board of Professional Engineers, Architects and Surveyors of the State of Hawaii.)
EP: 04/2014

Project No: RRG
Drawn By: RRG
Designed By: RRG
Checked By:
Date: April, 2013
Revisions:

Sheet :

LP

of
Sheets

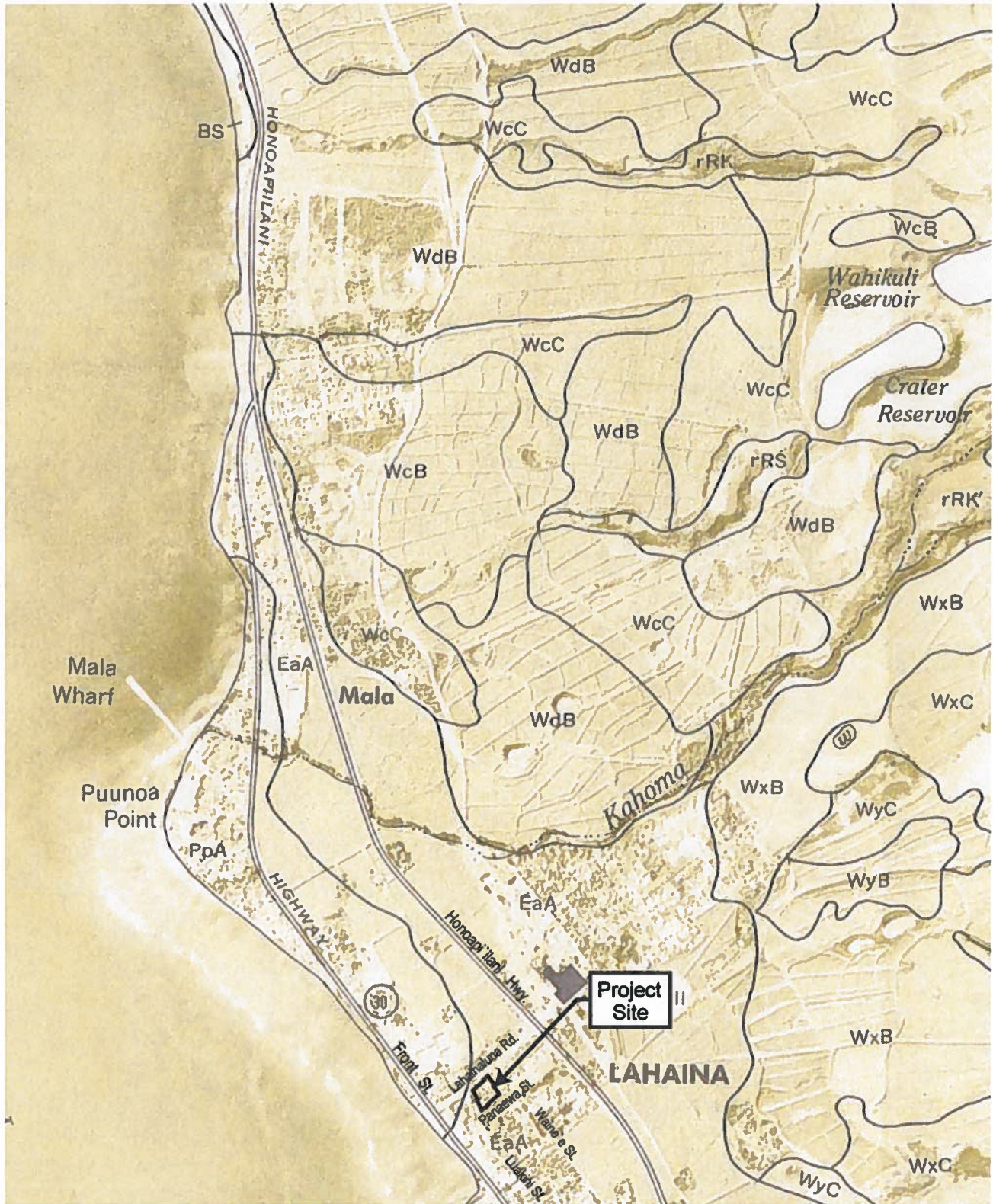


FIGURE 7


 Not to Scale

SOIL CLASSIFICATIONS
 Plantation Inn Redevelopment Project



FIGURE 8
Flood Zone Maps



State of Hawaii FLOOD HAZARD ASSESSMENT REPORT



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY:	MAUI
TMK NO:	(2) 4-6-009-036
PARCEL ADDRESS:	174 LAHAINALUNA RD LAHAINA, HI 96761
FIRM INDEX DATE:	SEPTEMBER 19, 2012
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL(S):	1500030361F
PANEL EFFECTIVE DATE:	SEPTEMBER 19, 2012

PARCEL DATA FROM:	MAY 2012
IMAGERY DATA FROM:	MAY 2005

IMPORTANT PHONE NUMBERS

<u>County NFIP Coordinator</u>	
County of Maui	
Francis Cerizo, CFM	(808) 270-7771
<u>State NFIP Coordinator</u>	
Carol Tyau-Beam, P.E., CFM	(808) 587-0267

Disclaimer: The Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use of the information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR from any liability, which may arise from its use.

If this map has been identified as 'PRELIMINARY' or 'UNOFFICIAL', please note that it is being provided for informational purposes and is not to be used for official/legal decisions, regulatory compliance, or flood insurance rating. Contact your county NFIP coordinator for flood zone determinations to be used for compliance with local floodplain management regulations.



State of Hawaii FLOOD HAZARD ASSESSMENT REPORT



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY: MAUI
TMK NO: (2) 4-6-009-038
PARCEL ADDRESS: 180 LAHAINALUNA RD LAHAINA, HI 96761
FIRM INDEX DATE: SEPTEMBER 19, 2012
LETTER OF MAP CHANGE(S): NONE
FEMA FIRM PANEL(S): 1500030361F
PANEL EFFECTIVE DATE: SEPTEMBER 19, 2012

PARCEL DATA FROM: MAY 2012
IMAGERY DATA FROM: MAY 2005

IMPORTANT PHONE NUMBERS

County NFIP Coordinator
 County of Maui
 Francis Cerizo, CFM (808) 270-7771
State NFIP Coordinator
 Carol Tyau-Beam, P.E., CFM (808) 587-0267

Disclaimer: The Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use of the information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR from any liability, which may arise from its use.

If this map has been identified as 'PRELIMINARY' or 'UNOFFICIAL', please note that it is being provided for informational purposes and is not to be used for official/legal decisions, regulatory compliance, or flood insurance rating. Contact your county NFIP coordinator for flood zone determinations to be used for compliance with local floodplain management regulations.



FLOOD HAZARD ASSESSMENT REPORT



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY: MAUI
TMK NO: (2) 4-6-009-044
PARCEL ADDRESS: 165 PANAEWA ST LAHAINA, HI 96761
FIRM INDEX DATE: SEPTEMBER 19, 2012
LETTER OF MAP CHANGE(S): NONE
FEMA FIRM PANEL(S): 1500030361F
PANEL EFFECTIVE DATE: SEPTEMBER 19, 2012

PARCEL DATA FROM: MAY 2012
IMAGERY DATA FROM: MAY 2005

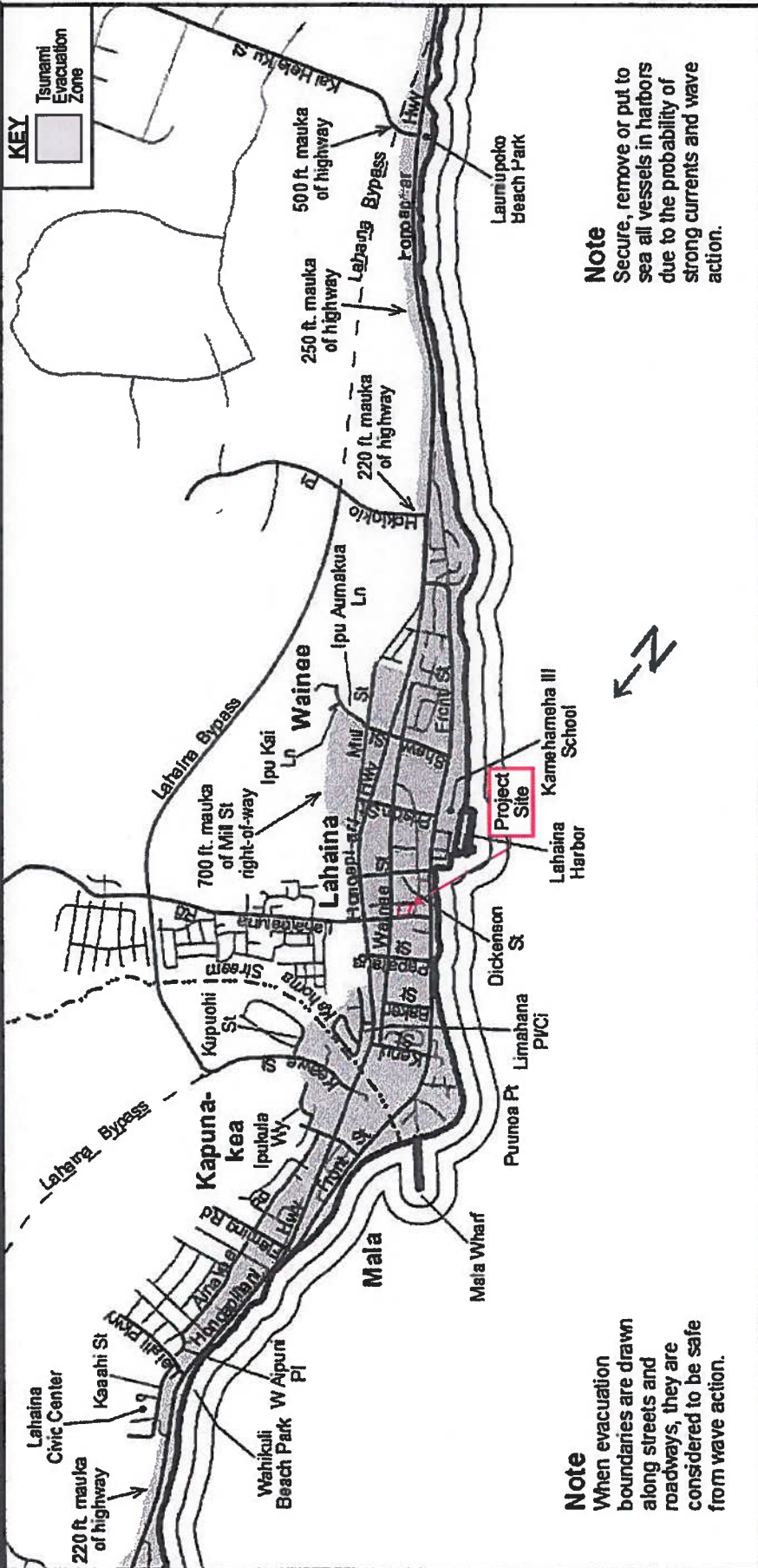
IMPORTANT PHONE NUMBERS

County NFIP Coordinator
 County of Maui
 Francis Cerizo, CFM (808) 270-7771
State NFIP Coordinator
 Carol Tyau-Beam, P.E., CFM (808) 587-0267

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TSUNAMI EVACUATION MAUI MAP 5: LAUNIUPOKO BEACH PARK TO LAHAINA TO WAHIKULI BEACH PARK



Note
When evacuation boundaries are drawn along streets and roadways, they are considered to be safe from wave action.

Note
Secure, remove or put to sea all vessels in harbors due to the probability of strong currents and wave action.

Source: Maui Civil Defense



Not to Scale

FIGURE 9

TSUNAMI EVACUATION MAP
Plantation Inn Redevelopment Project



Not to Scale

FIGURE 10

STATE LAND USE DISTRICTS
Plantation Inn Redevelopment Project

**Maui Island
Plan
Directed
Growth
Map**
Lahaina Town
W3

- Legend**
- Growth Boundaries**
- Urban
 - Small Town
 - Rural
- Reference**
- 2011 Parcels
 - Primary Roads

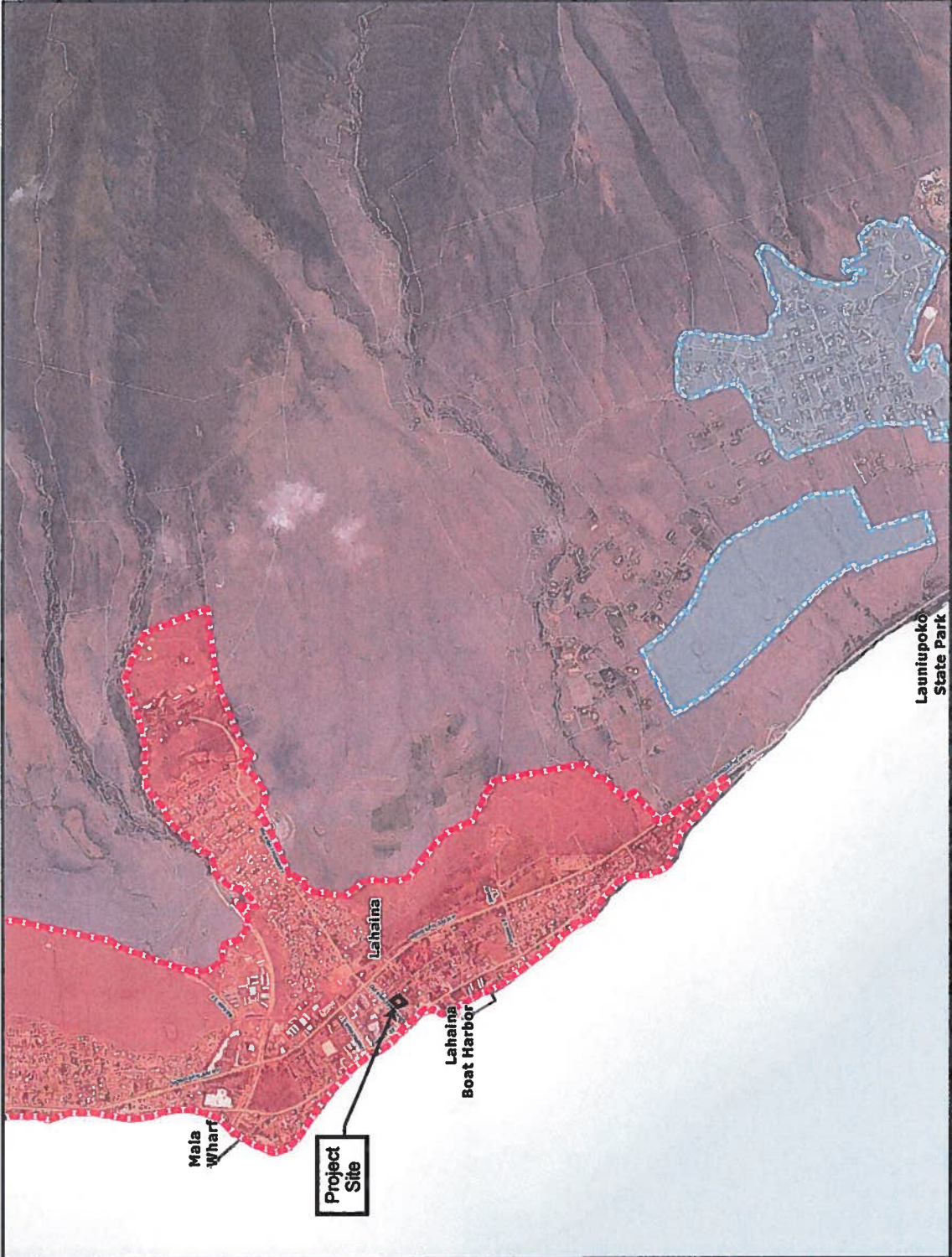


Scale: 0 500 1000 1500 Feet

Prepared by: Long Range Planning Division, Department of Planning, County of Maui, 250 South High Street, Wailuku, Hawaii 96793

Background Image: Worldview 2 - 2010

This is not a zoning map. Please contact the Planning Department for zoning confirmation.



Maui Island - Directed Growth Map W3

County of Maui



FIGURE 11
DIRECTED GROWTH MAP
Plantation Inn Redevelopment Project

Not to Scale

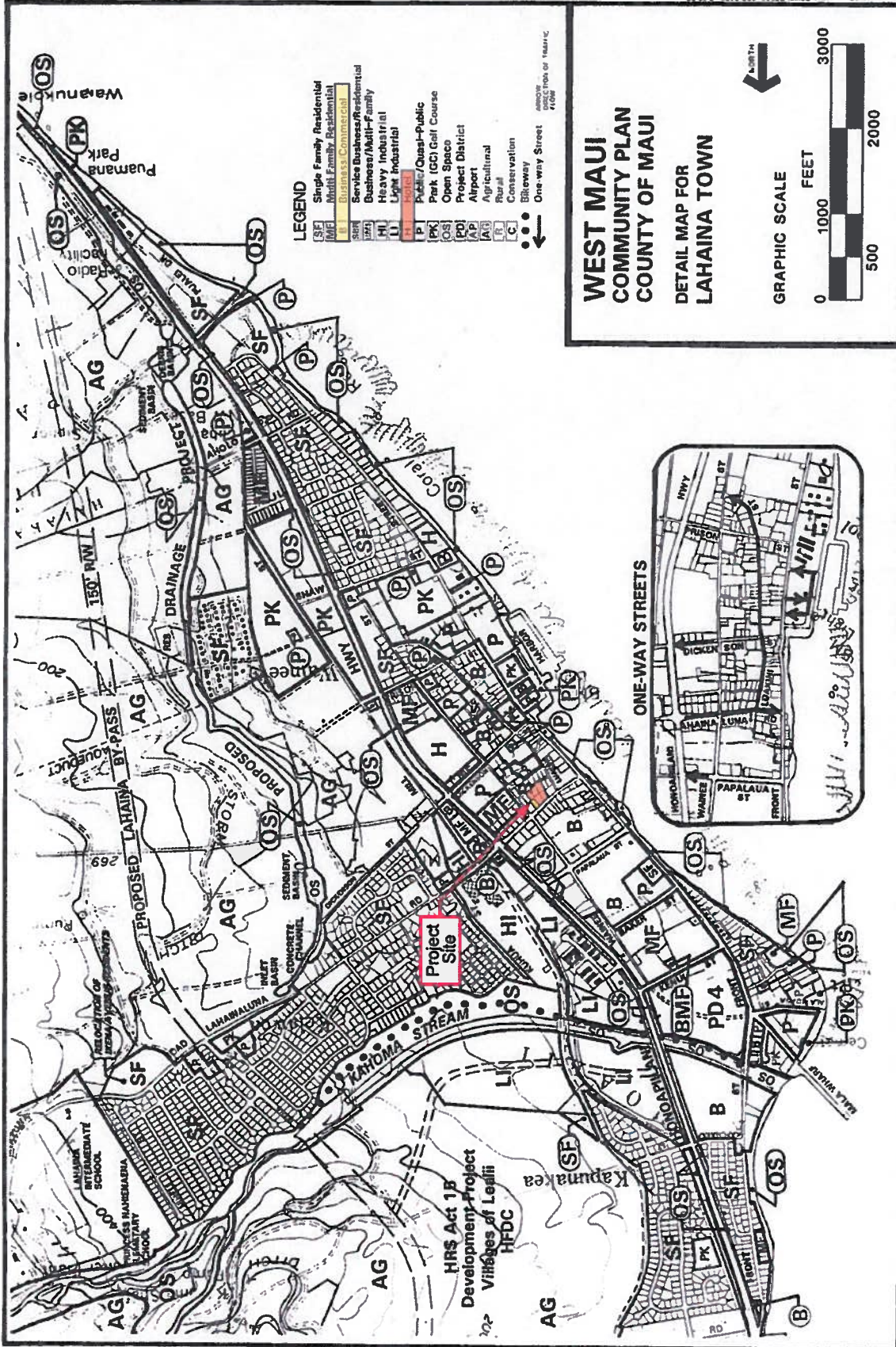


Not to Scale

FIGURE 12

WEST MAUI COMMUNITY PLAN

Plantation Inn Redevelopment Project



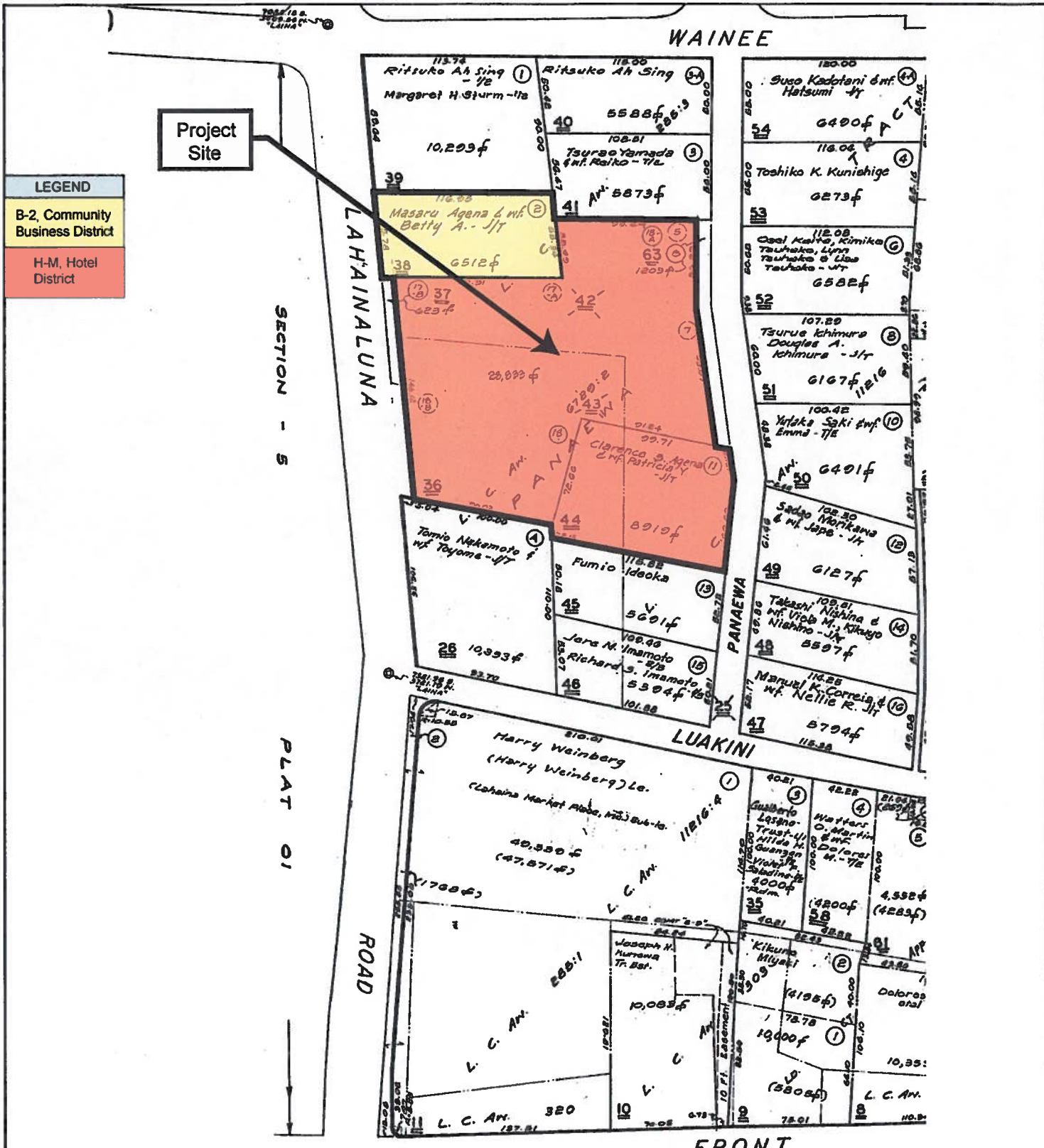
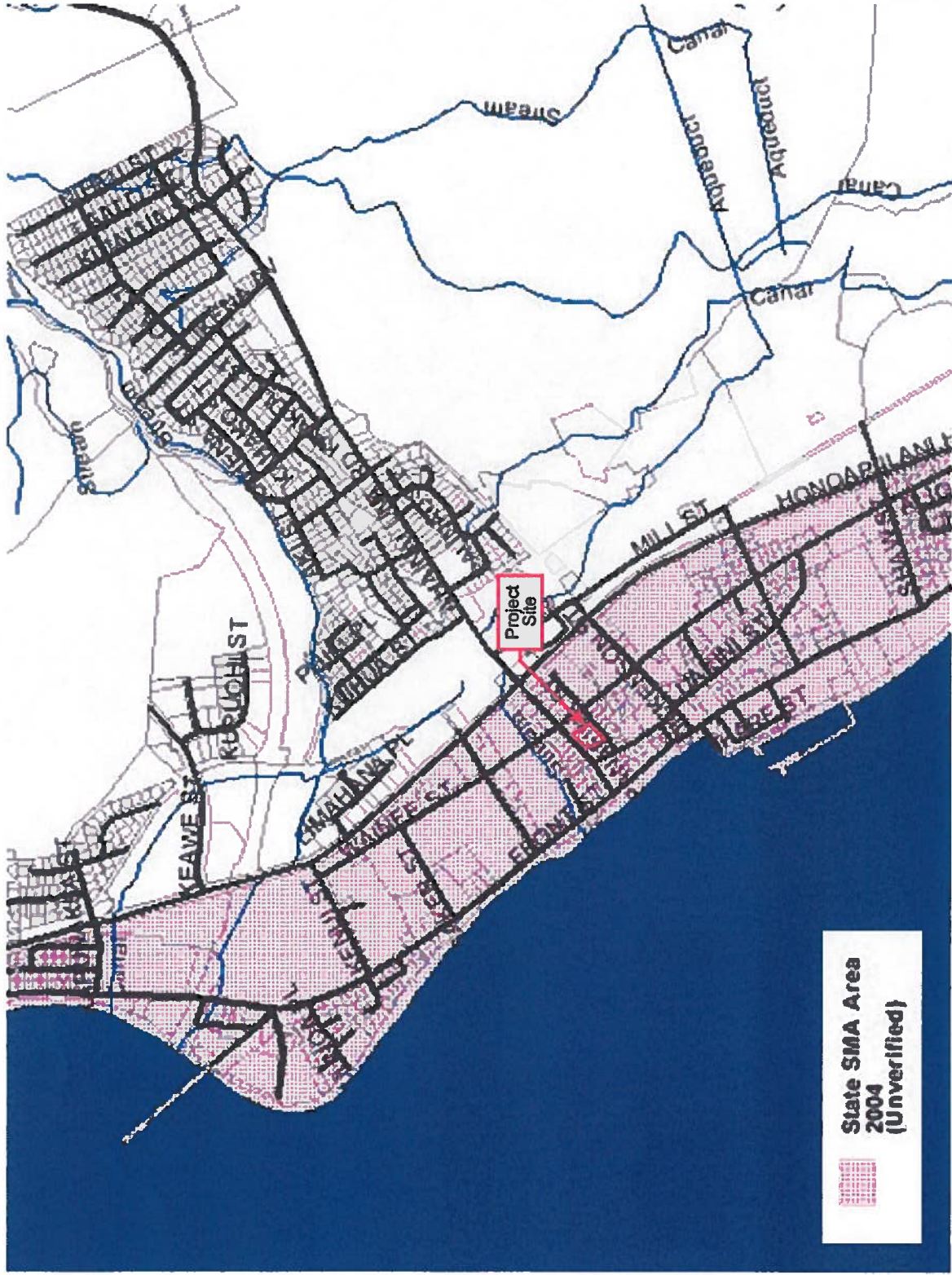


FIGURE 13

Not to Scale

MAUI COUNTY ZONING
Plantation Inn Redevelopment Project





State SMA Area
2004
(Unverified)



Not to Scale

FIGURE 14

SPECIAL MANAGEMENT AREA

Plantation Inn Redevelopment Project

APPENDICES

APPENDIX A
Zoning and Flood
Confirmation

Refer to attached
City Ordinance 32414



COUNTY OF MAUI
DEPARTMENT OF PLANNING
Kalana Pakuli Building
260 South High Street
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7263
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

APPLICANT INFORMATION (To be completed by Applicant)
 APPLICANT NAME KBHL, LLC (c/o. Chris Hart & Partners) TELEPHONE (808) 242-1955
 PROJECT NAME Proposed Modifications to the Plantation Inn E-MAIL gladaki@chpmaui.com
 ADDRESS/LOCATION 174 Lahainaluna Road, Lahaina, HI 96761 TAX MAP KEY (2) 4-G-009: 036

Yes Will this Zoning and Flood Confirmation Form be used with a Subdivision Application, including four (4) or more dwelling units on a parcel, but NOT including subdivisions listed and processed under the exceptions in Section 18.04.030(B), Maui County Code? IF YES, LIST THE PROPOSED LAND USES BELOW:
 Parcel 36 will be consolidated with Parcel 38 and Parcel 44. A new two-story guest building, a new pool and spa, and a new covered lanai, and interior improvements to Plantation Inn's main building are proposed on Parcel 36.

NOTE: 1) Use a separate Zoning and Flood Confirmation Form for each Tax Map Key (TMK) number.
 2) If the above "Yes" box is checked AND if the zoning information for the subject property contains multiple State Land Use Districts, Community Plan Designations, or County Zoning, a signed and dated Land Use Designations (LUD) Map, prepared by a licensed surveyor showing all the various districts, designations, zonings, and any subdivisions, shall be submitted for review and approval.
 3) If the above "Yes" box is checked AND if there are multiple State Land Use District designations, the applicant shall procure a District Boundary Interpretation from the State Land Use Commission.

FOR COUNTY USE ONLY (To be completed by ZAED)
 ZONING INFORMATION
 STATE LAND USE DISTRICT(S) Urban
 COMMUNITY PLAN DESIGNATION(S) Urban
 COUNTY ZONING(S) H-1M Hotel Dist. (Historic)
 OTHER DESIGNATION(S) Historic Landmark District
 See Additional Comments On Page Two Yes No See The Attached Land Use Designation Map

FLOOD INFORMATION
 FLOOD HAZARD AREA ZONE(S) X For Flood Zone AO, FLOOD DEPTH NA
 BASE FLOOD ELEVATION(S) NA For Flood Zone AO, FLOOD DEPTH NA
 *FLOODWAY Yes No *FLOOD DEVELOPMENT PERMIT REQUIRED Yes No
 *For flood hazard area zones X or XS, a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.
 *For subdivisions in ALL FLOOD HAZARD AREA ZONES (including zones X or XS) that involve streams, gulches, low areas, or any type of drainage, a designation of the 100 year flood inundation limits or a drainage reserve may be required.
 SUBDIVISION CONSISTENCY N/A (Not Applicable) **The proposed land uses appear to be consistent with a unilateral agreement.
 Except as permitted in Section 18.04.030(B) MCC, property containing any interim zoning shall NOT be subdivided.
 Comments: **The proposed land uses appear to NOT be consistent.
 Comments: **The proposed land uses appear to NOT be consistent.
 ** All proposed subdivisions will be further reviewed during the subdivision application process to verify subdivision consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement.

REVIEWED & CONFIRMED BY: Shirley S. Gull (Signature) 2/27/13 (Date)

FOR: AARON SHINMOTO, Planning Program Administrator, Zoning Administration and Enforcement Division
 SMALLFORMS\ZAED\Zone\FHC\mkt\ZCF\Cont_12-2010.doc (Rev. 12/10)



COUNTY OF MAUI
DEPARTMENT OF PLANNING
Kalana Pakuli Building
260 South High Street
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7263
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

APPLICANT INFORMATION (To be completed by Applicant)
 APPLICANT NAME KBHL, LLC (c/o. Chris Hart & Partners) TELEPHONE (808) 242-1955
 PROJECT NAME Proposed Modifications to the Plantation Inn E-MAIL gladaki@chpmaui.com
 ADDRESS/LOCATION 174 Lahainaluna Road, Lahaina, HI 96761 TAX MAP KEY (2) 4-G-009: 038

Yes Will this Zoning and Flood Confirmation Form be used with a Subdivision Application, including four (4) or more dwelling units on a parcel, but NOT including subdivisions listed and processed under the exceptions in Section 18.04.030(B), Maui County Code? IF YES, LIST THE PROPOSED LAND USES BELOW:
 Parcel 38 will be consolidated with Parcel 36 and Parcel 44. A parking lot for Plantation Inn guests is proposed on Parcel 38.

NOTE: 1) Use a separate Zoning and Flood Confirmation Form for each Tax Map Key (TMK) number.
 2) If the above "Yes" box is checked AND if the zoning information for the subject property contains multiple State Land Use Districts, Community Plan Designations, or County Zoning, a signed and dated Land Use Designations (LUD) Map, prepared by a licensed surveyor showing all the various districts, designations, zonings, and any subdivisions, shall be submitted for review and approval.
 3) If the above "Yes" box is checked AND if there are multiple State Land Use District designations, the applicant shall procure a District Boundary Interpretation from the State Land Use Commission.

FOR COUNTY USE ONLY (To be completed by ZAED)
 ZONING INFORMATION
 STATE LAND USE DISTRICT(S) Urban
 COMMUNITY PLAN DESIGNATION(S) Business Commercial
 COUNTY ZONING(S) B-2 Community Business District
 OTHER DESIGNATION(S) National Historic Landmark District
 See Additional Comments On Page Two Yes No See The Attached Land Use Designation Map

FLOOD INFORMATION
 FLOOD HAZARD AREA ZONE(S) X For Flood Zone AO, FLOOD DEPTH NA
 BASE FLOOD ELEVATION(S) NA For Flood Zone AO, FLOOD DEPTH NA
 *FLOODWAY Yes No *FLOOD DEVELOPMENT PERMIT REQUIRED Yes No
 *For flood hazard area zones X or XS, a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.
 *For subdivisions in ALL FLOOD HAZARD AREA ZONES (including zones X or XS) that involve streams, gulches, low areas, or any type of drainage, a designation of the 100 year flood inundation limits or a drainage reserve may be required.
 SUBDIVISION CONSISTENCY N/A (Not Applicable) **The proposed land uses appear to be consistent with a unilateral agreement.
 Except as permitted in Section 18.04.030(B) MCC, property containing any interim zoning shall NOT be subdivided.
 Comments: **The proposed land uses appear to NOT be consistent.
 Comments: **The proposed land uses appear to NOT be consistent.
 ** All proposed subdivisions will be further reviewed during the subdivision application process to verify subdivision consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement.

REVIEWED & CONFIRMED BY: Shirley S. Gull (Signature) 2/27/13 (Date)

FOR: AARON SHINMOTO, Planning Program Administrator, Zoning Administration and Enforcement Division
 SMALLFORMS\ZAED\Zone\FHC\mkt\ZCF\Cont_12-2010.doc (Rev. 12/10)

COUNTY OF MAUI
DEPARTMENT OF PLANNING
Kalena Paoli Building
250 South High Street
Wailuku, Hawaii 96793



Zoning Administration and
Enforcement Division (Z&ED)
Telephone: (808) 270-7255
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

*Refer to office
City Ordinance 3244*

ZONING AND FLOOD CONFIRMATION FORM

APPLICANT INFORMATION (To be completed by Applicant)
APPLICANT NAME: KBHL, LLC (do: Chris Hart & Partners)

TELEPHONE: (808) 242-1955

PROJECT NAME: Proposed Modifications to the Plantation Inn
E-MAIL: gladaki@chpmaui.com

ADDRESS/LOCATION: 174 Lihalauna Road, Lihalauna, HI 96791 TAX MAP KEY: (2) 4-6-009: 044

NOTE: 1) Use a separate Zoning and Flood Confirmation Form for each Tax Map Key (TMK) number.
2) If the above "Yes" box is checked AND if the zoning information for the subject property contains multiple State Land Use Districts, Community Plan Designations, or County Zoning, a signed and dated Land Use Designations (LUD) Map, prepared by a licensed surveyor showing all the various districts, designations, zonings, and any subdivisions, shall be submitted for review and approval.
3) If the above "Yes" box is checked AND if there are multiple State Land Use District designations, the applicant shall procure a District Boundary Interpretation from the State Land Use Commission.

NOTE: 1) Use a separate Zoning and Flood Confirmation Form for each Tax Map Key (TMK) number.
2) If the above "Yes" box is checked AND if the zoning information for the subject property contains multiple State Land Use Districts, Community Plan Designations, or County Zoning, a signed and dated Land Use Designations (LUD) Map, prepared by a licensed surveyor showing all the various districts, designations, zonings, and any subdivisions, shall be submitted for review and approval.
3) If the above "Yes" box is checked AND if there are multiple State Land Use District designations, the applicant shall procure a District Boundary Interpretation from the State Land Use Commission.

FOR COUNTY USE ONLY (To be completed by Z&ED)

ZONING INFORMATION

STATE LAND USE DISTRICT(S) Lihalauna

COMMUNITY PLAN DESIGNATION(S) Hole 1

COUNTY ZONING(S) H-1M Hole 1 Dist (6 Subzones)

OTHER DESIGNATION(S) Planning District Code 3244

See Additional Comments On Page Two Yes No

See The Attached Land Use Designation Map Yes No

FLOOD INFORMATION
FLOOD HAZARD AREA ZONE(S) NA For Flood Zone AO, FLOOD DEPTH NA
BASE FLOOD ELEVATION(S) NA (feet mean sea level, Local Tidal Datum)

FLOODWAY Yes No *FLOOD DEVELOPMENT PERMIT REQUIRED Yes No

*For flood hazard areas zones X or XS, a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.

*For subdivisions in ALL FLOOD HAZARD AREA ZONES (including zones X or XS) that involve streams, gulches, low areas, or any type of drainage, a delineation of the 100-year flood inundation limits or a drainage reserve may be required.

SUBDIVISION CONSISTENCY *The proposed land uses appear to be consistent with a unilateral agreement

Except as permitted in Section 18.04.03(8) M.C.C. *The proposed land uses appear to NOT be consistent.

Inherent Zoning shall NOT be subdivided. Comments:

All proposed subdivisions will be further reviewed during the subdivision application process to verify subdivision consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement.
REVIEWED & CONFIRMED BY: [Signature] 2/27/13

For: AARON SHIMOTO, Planning Program Administrator, Zoning Administration and Enforcement Division
S:\ALLFORMS\Z&ED\Z&EDFORM\1327040C (Rev. 12.10) Page 1

APPENDIX B

H-M, Hotel

Zoning

Maui County, Hawaii, Code of Ordinances >> Title 19 - ZONING >> Article II. - Comprehensive Zoning Provisions >> Chapter 19.14 - HOTEL DISTRICTS >>

Chapter 19.14 - HOTEL DISTRICTS

Sections:

- [19.14.010 - Generally.](#)
- [19.14.020 - Permitted uses.](#)
- [19.14.030 - Area regulations.](#)
- [19.14.040 - Height regulations.](#)
- [19.14.050 - Lot coverage.](#)
- [19.14.060 - Floor area-lot area ratio.](#)
- [19.14.070 - Yards.](#)

19.14.010 - Generally.

A hotel district is a high density multiple-family area bordering business districts and ocean fronts. This district includes public and semi-public institutional and accessory uses. This district is basically residential in character and, as such, should not be spotted with commercial enterprises.

(Prior code § 8-1.7(a))

19.14.020 - Permitted uses.

Within hotel districts, the following uses shall be permitted:

- A. Any use permitted in residential and apartment districts;
- B. Hotels;
- C. Apartment-hotels;
- D. Auditoriums and theaters;
- E. Automobile parking lots and buildings;
- F. Bona fide nonprofit clubs and lodges;
- G. Nonprofit museums, libraries and art galleries and philanthropic institutions;
- H. Accessory uses:
 - 1. Bar,
 - 2. Barber shops,
 - 3. Beauty parlors,
 - 4. Dancing and hula studios,
 - 5. Flower shops,
 - 6. Gift and curio shops,
 - 7. Haberdasheries,
 - 8. Massage studios,
 - 9. Music stores and studios,
 - 10. Newsstands and magazine stands,
 - 11. Pharmacies and drug stores,
 - 12. Restaurants, with or without nightclub facilities,
 - 13. Sandwich or coffee shops,
 - 14. Tour service agencies and travel ticket offices,
 - 15. Wearing apparel shops,
 - 16. Other accessory, business or service establishments which supply commodities or perform services primarily for the hotel guests, however, such uses shall be approved by the commission as conforming to the intent of this title;
- I. Restrictions on accessory uses:
 - 1. All such hotel and apartment-hotel buildings in which such accessory uses shall be permitted and allowed shall contain more than twenty rooms, and such accessory uses shall be permitted and allowed only as an adjunct to, and as part of, the main building and no other,

- 2. All such personal service shops and businesses shall be operated primarily as a service to, and for the convenience of, the tenants and occupants of the buildings in which such services are located,
- 3. Where the lot area is in excess of twenty thousand square feet, doors and entrances to such shops and businesses may be allowed to open to the public street, further, the shops and businesses may be constructed as separate buildings; provided, that location of such shops and businesses shall have been approved by the commission.

(Ord. 2030 § 4, 1991: prior code § 8-1.7(b))

19.14.030 - Area regulations.

The minimum lot area shall be ten thousand square feet in H-1 hotel districts, fifteen thousand square feet in H-M, and twenty thousand square feet in H-2 districts. The minimum lot frontage shall be seventy feet for H-1, eighty-five feet for H-M, and one hundred feet for H-2 districts.

(Prior code § 8-1.7(c))

19.14.040 - Height regulations.

No building shall exceed two stories in H-1, six stories in H-M, and twelve stories in H-2 districts.

(Prior code § 8-1.7(d))

19.14.050 - Lot coverage.

The total ground area occupied by all buildings shall not exceed twenty-five percent of the lot area in H-1, thirty percent in H-M, and thirty-five percent in H-2 districts.

(Prior code § 8-1.7(e))

19.14.060 - Floor area-lot area ratio.

The gross floor area of all buildings shall not exceed fifty percent of the lot area in H-1, one hundred percent in H-M, and one hundred fifty percent in H-2 districts.

(Prior code § 8-1.7(f))

19.14.070 - Yards.

Minimum yard spacing shall be provided in accordance with the following table:

Minimum Yard Spacing in Feet		
No. of Stories	Side Yard	Front & Rear Yards
1 & 2	10 ft.	1/2 the height of building with a minimum of 15 feet.
3 & 4	15 ft.	
5 & 6	20 ft.	
7 & 8	25 ft.	
9 to 12	30 ft.	

(Prior code § 8-1.7(g))

APPENDIX C
B-2, Community
Business Zoning

Maui County, Hawaii, Code of Ordinances >> Title 19 - ZONING >> Article II. - Comprehensive Zoning Provisions >> Chapter 19.18 - B-2 COMMUNITY BUSINESS DISTRICT >>

Chapter 19.18 - B-2 COMMUNITY BUSINESS DISTRICT

Sections:

[19.18.010 - Generally.](#)

[19.18.020 - Permitted uses.](#)

[19.18.030 - Area regulations.](#)

[19.18.040 - Height regulations.](#)

[19.18.050 - Yards.](#)

19.18.010 - Generally.

A community business district is intended to provide all types of goods and services for the community, with the exception of those uses more generally associated with industrial district, but at a lower intensity of use than in the central business district.

(Prior code § 8-1.9(a))

19.18.020 - Permitted uses.

Within the B-2 district, the following uses shall be permitted:

1. Any use permitted in a B-1 neighborhood business district; however, no living or sleeping quarters shall be permitted in any detached accessory building or structure on the same lot;
2. Amusement enterprises, including billiard or pool halls;
3. Antique shops;
4. Apartments;
5. Art galleries;
6. Auctioneer establishments;
7. Auditoriums and theaters;
8. Automobile parking lots and/or buildings;
9. Automobile parts stores;
10. Automobile service stations, with or without auto repairing; provided all auto repairing operations are conducted in enclosed buildings; and provided further, that tire rebuilding or battery manufacturing shall not be permitted within this district;
11. Automobile upholstery shops;
12. Awning or canvas shops;
13. Banks;
14. Baseball or football stadiums and other sport activities and amusements;
15. Bath houses, commercial (plunge);
16. Baths, Turkish and the like, including masseurs;
17. Block-printing establishments;
18. Bowling alleys;
19. Business offices and agencies;
20. Catering establishments employing not more than five persons;
21. Charity relief organizations;
22. Clinics, medical or dental;
23. Custom dressmaking or millinery shops;
24. Dancehalls;
25. Dancing and hula studios;
26. Dressmaking shops;
27. Dry goods and/or department stores;
28. Equipment rental and sales yards;
29. Feed stores;

30. Gymnasiums;
31. Haberdasheries and women's apparel shops;
32. Hardware and garden supply stores;
33. Ice cream and milk manufacturing plants employing not more than twenty-five persons;
34. Jewelry stores or fine art shops, including interior decorating;
35. Libraries;
36. Marinas;
37. Miniature golf courses;
38. Museums;
39. Music conservatories or music studios;
40. News and magazine stands;
41. Nurseries (flower or plants); provided, that all incidental equipment and supplies, including fertilizers and empty cans, are kept within enclosed buildings;
42. Nursing and convalescent homes;
43. Parcel delivery stations;
44. Pet shops, not involving the treatment or boarding of animals;
45. Photo studios;
46. Physical culture studios;
47. Plumbing shops within wholly enclosed buildings and employing not more than five persons;
48. Printing, lithography or publishing shops;
49. Private clubs or fraternal organizations;
50. Private schools or business colleges;
51. Professional and financial buildings;
52. Public parking areas;
53. Radio and television stations;
54. Religious, benevolent, and philanthropic societies;
55. Restaurants, cafes or bars, including drive-ins;
56. Sanitariums;
57. Shoe stores;
58. Sign-painting shops within wholly enclosed buildings and employing not more than five persons;
59. Skating shops;
60. Tailor shops;
61. Trade schools;
62. Used car lots; provided all repair and maintenance is conducted within a wholly enclosed building;
63. Mortuaries, subject to the approval of the commission;
64. Warehouses and yards which are adjunct to, and part of, the operation of the permitted uses listed above may be permitted by the commission, provided such uses are determined to conform to the intent of this article, and subject to such terms and conditions as may be warranted. Such uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height; and provided, that no goods, materials, or objects shall be stacked higher than the fence or walls so erected;
65. Bed and breakfast homes, subject to the restrictions and standards of section 19.64.030 of this title;
66. Any other retail businesses or commercial enterprises which are similar in character of rendering sales of commodities or performance of services to the community and not detrimental to the welfare of the surrounding area; provided, however, that such uses shall be approved by the commission as conforming to the intent of this article.

(Ord. 2609 § 6, 1997; Ord. 1960 § 1, 1990; prior code § 8-1.9(b))

19.18.030 - Area regulations.

The minimum lot area shall be six thousand square feet and the minimum lot frontage shall be sixty feet.

(Prior code § 8-1.9(c))

19.18.040 - Height regulations.

The maximum height of any building shall be limited by the total floor area which shall not exceed in square feet two hundred percent of the total lot area; and provided further, that no building be more than six stories in height.

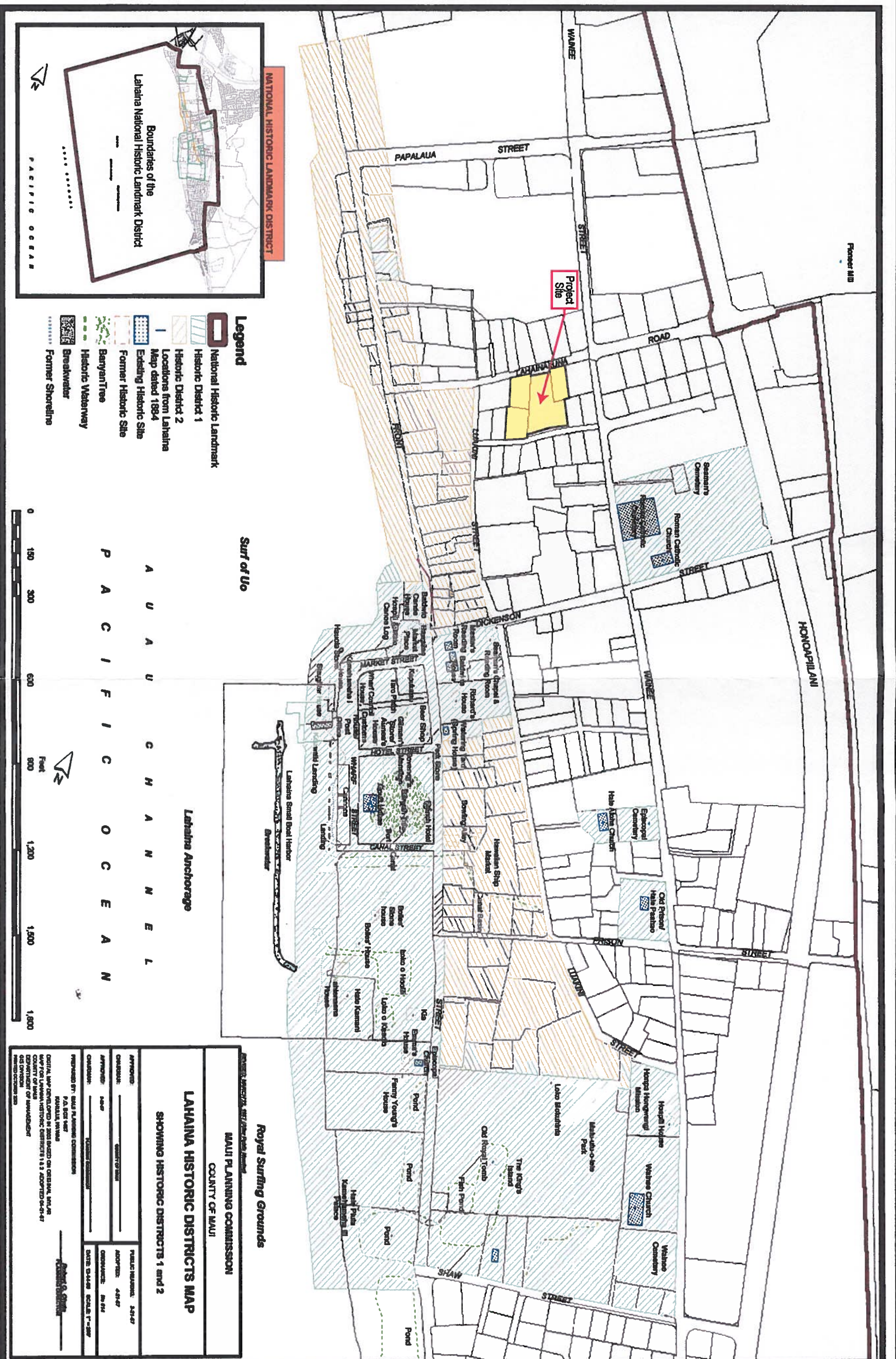
(Prior code § 8-1.9(d))

19.18.050 - Yards.

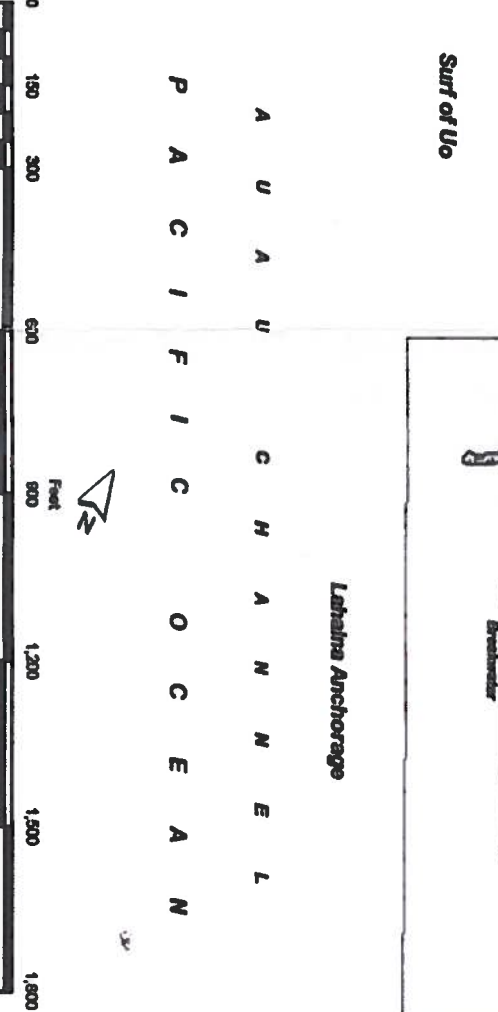
No yard spacing shall be required, except such areas that shall be required for off-street parking; with the exception that where the side or rear of a lot in a B-2 community business district abuts a lot in any residential, apartment house or hotel district, the abutting side or rear yard shall have the same yard spacing as that required in the abutting residential, apartment house or hotel district, respectively; and provided further, that any apartment shall provide yard space in accordance with the requirements of the apartment district.

(Ord. 1960 § 2, 1990: prior code § 8-1.9(e))

APPENDIX D
Lahaina Historic
Districts Map



- Legend**
- National Historic Landmark
 - Historic District 1
 - Historic District 2
 - Locations from Lahaina Map dated 1884
 - Existing Historic Site
 - Former Historic Site
 - Banyan Tree
 - Historic Waterway
 - Breakwater
 - Former Shoreline



Royal Surfing Grounds

MAUI PLANNING COMMISSION
COUNTY OF MAUI

LAHAINA HISTORIC DISTRICTS MAP
SHOWING HISTORIC DISTRICTS 1 AND 2

APPROVED:	DATE:	PUBLIC HEARING:	SCALE:
CHARLENE:	4-21-07	4-21-07	AS SHOWN
APPROVED:	DATE:	DATE:	SCALE:
CHARLENE:	4-21-07	4-21-07	AS SHOWN

PREPARED BY: MAUI PLANNING COMMISSION
P.A. BOYD 4-07
REVISIONS: NONE

DESIGN: LAY-OUT DEVELOPED BY: MAUI PLANNING COMMISSION
MAP FOR LAHAINA HISTORIC DISTRICTS 1 & 2 ADOPTED 04-21-07
BY: MAUI PLANNING COMMISSION
REVISED OCTOBER 2007

APPENDIX E
Prior Plantation
Inn Approvals



COUNTY OF MAUI
DEPARTMENT OF PLANNING

May 12, 2005

RECEIVED
MAY 10 2005

Mr. Michael White, General Manager
Ka'anapali Beach Hotel
2525 Ka'anapali Parkway
Lahaina, Maui, Hawaii 96761

Dear Mr. White:

RE: Special Management Area Permit Amendment and Off-site Parking Approval for Phase III of the Plantation Inn Project at 174 Lahainaluna Road (TMK 4-6-9: 36), 7820B Panaewa Street (TMK 4-6-9:44), and 153 Panaewa Street (TMK 4-6-9: 46), Lahaina, Maui, Hawaii (SM1 900024) (OSP 2002/0003)

At its regular meeting of May 10, 2005, the Maui Planning Commission voted to approve the Special Management Area Use Permit Amendment and Off-site Parking applications for the Plantation Inn Phase III project, subject to the following conditions:

1. That construction of Phase III of the Plantation Inn Project and related improvements shall be initiated by May 10, 2007. Initiation of construction shall be determined as construction of onsite improvements or construction of the onsite improvements, whichever occurs first. Failure to comply within this two (2) year period will automatically terminate this Special Management Area Use Permit Approval unless a time extension is requested no later than ninety (90) days prior to the expiration of said two (2) year period. The Planning Director shall review and approve a time extension request but may forward said request to the Planning Commission for review and approval.
2. That the construction of Phase III of the project shall be completed within five (5) years after the date of its initiation. Failure to complete construction of this project will automatically terminate the subject Special Management Area Use Permit approval. A time extension shall be requested no later than ninety (90) days prior to the completion deadline. The Planning Director shall review and approve a time-extension request but may forward said request to the Planning Commission for review and approval.
3. The permit holder or any aggrieved person may appeal to the Planning Commission any action taken by the Planning Director on the subject permits no later than ten (10) days from the date the Director's action is reported to the Commission.

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 270-7735; ZONING DIVISION (808) 270-7253; FACSIMILE (808) 270-7634

Mr. Michael White, General Manager
May 12, 2005
Page 2

4. That final construction shall be in accordance with preliminary plans submitted on May 15, 2002.
5. That appropriate measures shall be taken during construction to mitigate the short term impacts of the project relative to soil erosion from wind and water, ambient noise levels, and traffic disruptions.
6. That the subject Special Management Area Use Permit shall not be transferred without prior written approval in accordance with §12-202-17(d) of the Special Management Area Rules of the Maui Planning Commission. However, in the event that a contested case hearing preceded issuance of said Special Management Area Use Permit, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel. The Off-site Parking approval shall not be transferred without prior written approval of the Planning Department.
7. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Special Management Area Use Permit and Off-site Parking Approvals and shall procure at its own cost and expense, and shall maintain during the entire period of this Special Management Area Use Permit and Off-site Parking Approvals, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (1,000,000.00) naming the County of Maui as an additional named insured, insuring and defending the applicant and County of Maui against any and all claims or demands for property damage, personal injury and/or death arising out of this permit, including but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by the applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this permit. Proof of a policy naming County of Maui as an additional named insured shall be submitted to the Department within ninety (90) calendar days from the date of transmittal of the decision and order.
8. That full compliance with all applicable governmental requirements shall be rendered.
9. That the applicant shall submit plans regarding the location of any construction related structures such as, but not limited to trailers, sheds, equipment and storage areas and fencing to be used during the construction phase to the Maui Planning Department for review and approval.
10. That the applicant shall submit to the Planning Department five (5) copies of a detailed report addressing its compliance with the conditions established with the subject

Mr. Michael White, General Manager
May 12, 2005
Page 3

Special Management Area Use Permit and Off-site Parking Approvals. A preliminary report shall be reviewed and approved by the Planning Department prior to issuance of a building permit. A final compliance report shall be submitted to the Planning Department for review and approval prior to issuance of a certificate of occupancy.

11. That the applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the Special Management Area Use Permit and Off-site Parking approvals. Failure to so develop the property may result in the revocation of the permits.

12. That appropriate energy conservation measures shall be incorporated into the project, including solar water heaters or heat pumps.

PROJECT SPECIFIC CONDITIONS:

13. That the applicant shall be responsible for all required infrastructural improvements, as required by Title 18, Maui County Code, and other County codes, rules and regulations, including but not limited to water source and system improvements for both domestic and fire protection, drainage improvements, traffic related improvements, wastewater system improvements, and utility upgrades. Said improvements shall be constructed concurrently with the development and shall be completed prior to issuance of a certificate of occupancy.

14. That the applicant shall comply with Chapter 2.94, Maui County Code relating to Affordable Housing Policies for Hotel-Related Developments. The affordable housing units shall be provided in accordance with the executed housing agreement between the applicant and the County of Maui Housing and Human Concerns (DHHC). Said affordable housing units shall be available for occupancy concurrent with or prior to occupancy of Phase III of the Plantation Inn.

15. That water conservation and recycling measures shall be incorporated in to the project's design, construction and operation.

16. That a qualified professional archaeologist be present during all ground altering activities. An acceptable monitoring plan will be submitted to the State Historic Preservation Division for review prior to the commencement of construction activities. (Recommended by SHPD)

17. That archaeological testing shall be conducted following the demolition of the existing structures and prior to the commencement of construction activities. (Recommended by SHPD)

18. That an acceptable report documenting the findings of the archaeological

Mr. Michael White, General Manager
May 12, 2005
Page 4

activities shall be submitted to the State Historic Preservation Division for review within 180 days following completion for the proposed undertaking. (Recommended by SHPD)

19. That should cultural deposits or burial remains be found at any time during the construction, work shall immediately cease and both SHPD and the Island Burial Council should be contacted.

20. That should a noise permit be required by the Department of Health, a copy of said permit shall be submitted to the Planning Department to be kept on file.

21. That the applicant shall comply with the Department of Health standards regarding dust and rodent control.

22. That an appropriate Best Management Practices (BMP) plan shall be reviewed and approved by the Department of Public Works and Environmental Management and the U.S. Department of Agriculture, Natural Resource Conservation Service. Said plan shall address impacts associated with erosion, contaminants, and construction waste. The approved plan shall be filed with the Maui Planning Department with the project's compliance report.

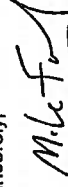
23. That the required off-site parking stalls to be located at 153 Panaewa Street, TMK 4-6-9: 46, shall be used to satisfy a portion of the parking requirements for the Plantation Inn Project and shall further be clearly marked for use by The Plantation Inn.

24. That final details of the proposed fence and entry gate along Lahainaluna Road and the project's final landscape planing and irrigation plans shall be submitted to the Planning Department for review and approval prior to issuance of a building permit.

Enclosed for your information is a copy of the Department's Report and Recommendation dated May 10, 2005.

Thank you for your cooperation. If additional clarification is required, please contact Ms. Ann Cua, Staff Planner, of this office at 270-7735.

Sincerely,



MICHAEL W. FOLEY
Planning Director

Mr. Michael White, General Manager
May 12, 2005
Page 5

MWF:ATC:drm
Enclosures

c: Clayton I. Yoshida, AICP, Planning Program Administrator
Rory Frampton, Chris Hart & Partners
ZAED (2)
DSA (2) (w/ 1 copy of enclosures)
Department of Water Supply
DLNR SHPD
Ed Okubo, Department of Housing and Human Concerns
DOT
Ann Cuija, Planner
CZM File (w/ enclosures)
Project File
General File
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LINDA LINGLE
Mayor

DAVID W. BLANE
Director

LISA M. NUYEN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

August 20, 1998

CLAYTON I. YOSHIDA
Planning Division

AARON H. SHIMMOTO
Zoning Administration and
Enforcement Division

Mr. Christopher L. Hart
Chris Hart & Partners
1955 Main Street, Suite 200
Wailuku, Maui, Hawaii 96793

Dear Mr. Hart:

RE: 98-BVA-21; REQUESTING APPROVAL OF VARIANCES FROM THE FOLLOWING SECTIONS OF THE MAUI COUNTY CODE: (1) SECTION 19.36.010.34 "DESIGNATED NUMBER OF SPACES" TO ALLOW FOR ONE LOADING SPACE WHEREAS A MINIMUM OF TWO LOADING SPACES FOR BUILDINGS IN EXCESS OF TEN THOUSAND SQUARE FEET ARE REQUIRED; AND (2) SECTION 19.36.060.A.5 TO ALLOW FOR A LOADING ZONE WITH AN OVERHEAD CLEARANCE OF APPROXIMATELY 10 FEET 2 INCHES WHEREAS A VERTICAL CLEARANCE OF 14 FEET IS REQUIRED, AND TO ALLOW THE LOADING SPACE TO BE LOCATED WITHIN THE PARKING AISLE FOR PROPERTY SITUATED AT 174 LAHAINALUNA ROAD, LAHAINA, MAUI, HAWAII; TMK: 4-6-009: 36 AND 37

At its regular meeting on August 13, 1998, the Board of Variances and Appeals reviewed the above request and after due deliberation, voted to approve the variance request with the following condition:

1. That the applicant, its successors and permitted assigns shall hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this variance, and shall procure, at its own cost and expense, and shall maintain during the entire period of this variance, a policy or policies of comprehensive liability insurance, in the minimum amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00), naming the County of Maui as an additional named insured, insuring and defending the applicant and County of Maui against any and all claims or demands for property damage, personal injury and/or death arising out of this variance approval, including but not limited to: (1) claims from any accident in connection with the approved

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 243-7735; ZONING DIVISION (808) 243-7253; FACSIMILE (808) 243-7634

Mr. Christopher L. Hart
August 20, 1998
Page 2

variance, or occasioned by any act or nuisance made or suffered in connection with the approved variance in the exercise by the applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the nonobservance or nonperformance of any of the terms and conditions of this variance approval. Copies of a hold-harmless agreement and the policy naming County of Maui as an additional named insured shall be submitted to the Planning Department within ninety (90) calendar days from the date of transmittal of the decision and order.

A copy of the Department's Findings of Fact, Conclusions of Law, and Decision and Order dated August 13, 1998 is enclosed for your reference. The Department will be preparing the hold-harmless agreement for your execution. In order to facilitate this matter, please provide the name, position title, organization, mailing address, and any other pertinent information of the party responsible for executing the agreement.

Should you have any questions regarding this letter, please contact Mr. Michael Summers, Staff Planner, of this office at 243-7253.

Sincerely,

for: LISA M. NUYEN
Director of Planning

MJS:nsj
Enclosures

c: Clayton Yoshida, AICP, Planning Program Administrator
Michael Summers, Staff Planner
LUJA
Project File
98/ZAED File

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LINDA LINGLE
Mayor

DAVID W. BLANE
Director

JISA M. NUYEN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

CLAYTON I. YOSHIDA
Planning Division

AARON H. SHINMOTO
Zoning Administration and
Enforcement Division

June 24, 1998

Mr. Christopher L. Hart
Chris Hart & Partners
1955 Main Street, Suite 200
Wailuku, Maui, Hawaii 96799-1706

Dear Mr. Hart:

RE: Special Management Area (SMA) Use Permit Amendment to Complete Phase III, and to Make Landscape Planting Improvements to Phase I and II of the Plantation Inn at TMK: 4-6-9: 36 and 37, and to Obtain Off-Site Parking Approval at 175 Lahainaluna Road, TMK: 4-6-1: 36, to Satisfy the Parking Requirements for the Plantation Inn, Lahaina, Maui (SM1 900024) (OSP 980006)

At its regular meeting on June 23, 1998, the Maui Planning Commission (Commission) reviewed the above request and after due deliberation, voted to grant approval, subject to the following conditions:

Standard Conditions

1. That construction of the proposed project shall be initiated by July 31, 1998. Further, initiation of construction shall be determined as construction of off-site improvements, issuance of a foundation permit and initiation of construction of the foundation, or issuance of a building permit and initiation of building construction, whichever occurs first. Failure to comply within this period will automatically terminate this Special Management Area Use Permit.
2. That the construction of the project shall be completed within five (5) years after the date of its initiation. Failure to complete construction of this project will automatically terminate the subject Special Management Area Use Permit.

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 243-7735; ZONING DIVISION (808) 243-7253; FACSIMILE (808) 243-7634

Mr. Christopher L. Hart
June 24, 1998
Page 2

3. That final construction shall be in accordance with amended architectural plans dated May 1, 1998.
4. That appropriate measures shall be taken during construction to mitigate the short-term impacts of the project relative to soil erosion from wind and water, ambient noise levels, and traffic disruptions.
5. That the conditions of this Special Management Area Use Permit shall be self-enforcing and, accordingly, upon due notice by the Maui Planning Department (Department) to the permit holder and the Maui Planning Commission that there is prima facie evidence that a breach has occurred, the permit shall be automatically suspended pending a hearing on the continuity of such Special Management Area Use Permit, provided that written request for such a hearing is filed with the Department within ten (10) days of the date of receipt of such notice of alleged breach. If no request for hearing is filed within said ten (10) day period, the Maui Planning Commission may revoke said Special Management Area Use Permit.
6. That the subject Special Management Area Use Permit shall not be transferred without the prior written approval in accordance with Section 12-202-17(d) of the Special Management Area Rules of the Maui Planning Commission. However, in the event that a contested case hearing preceded issuance of said Special Management Area Use Permit, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.
7. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Special Management Area Use Permit and shall procure at its own cost and expense, and shall maintain during the entire period of this Special Management Area Use Permit, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00) naming the County of Maui as an additional named insured, insuring and defending the applicant and County

of Maui against any and all claims or demands for property damage, personal injury and/or death arising out of this permit, including but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by the applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this permit. Copies of a hold harmless agreement and the policy naming County of Maui as an additional named insured shall be submitted to the Department within ninety (90) calendar days from the date of transmittal of the decision and order.

8. That full compliance with all applicable governmental requirements shall be rendered.
9. That the applicant shall submit plans regarding the location of any construction-related structures such as, but not limited to trailers, sheds, equipment and storage areas and fencing to be used during the construction phase to the Maui Planning Department for review and approval.
10. That the applicant shall submit to the Planning Department five (5) copies of a detailed report addressing its compliance with the conditions established with the subject Special Management Area Use Permit and Off-site Parking Approval. A preliminary report shall be reviewed and approved by the Planning Department prior to issuance of the building permit. A final compliance report shall be submitted to the Planning Department for review and approval prior to issuance of a Certificate of Occupancy.

11. That the applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the Special Management Area Use Permit and Off-site Parking Approval. Failure to so develop the property may result in the revocation of the permits.

Project Specific Conditions

12. That the adjoining half of Lahaina Road shall be improved to County standards. Further, the road widening lot shall be dedicated to the County of Maui upon completion of said improvements. (Recommended by the Department of Public Works and Waste Management)
13. That the lots under Phase III be consolidated with other lots in Phases I and II. (Recommended by the Department of Public Works and Waste Management)
14. That a detailed report evaluating the wastewater system shall be submitted to the Department of Public Works and Waste Management (DPWWM) for review and approval. A prorated fee may be imposed to cover costs to expand or improve the Lahaina Wastewater Treatment Plant and necessary off-site improvements to existing collection system and sewer pump station. (Recommended by DPWWM)
15. That the proposed Plantation Inn Phase III Project shall conform to the Employee Housing Declaration currently on file with the Department of Housing and Human Concerns dated April 26, 1993. The applicant shall submit written confirmation from the Department of Housing and Human Concerns that they have complied with the County of Maui's Employee Housing Program prior to issuance of a Certificate of Occupancy for Phase III.
16. That water conservation and recycling measures shall be incorporated into the project's design, construction and operation.
17. That full compliance with the standard comments of the Maui Urban Design Review Board shall be rendered. (Enclosed)
18. That should any unrecorded archaeological sites (i.e., subsurface firepits, artifacts, or human skeletal remains) be inadvertently uncovered during construction, all work shall cease in the vicinity of the find and the contractor shall immediately contact the Department of Land and Natural Resources, State Historic

Mr. Christopher L. Hart
June 24, 1998
Page 5

Preservation Division (DLNR SHPD). (Updated standard language of the DLNR SHPD)

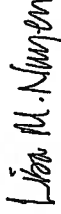
19. That the required off-site parking stalls to be located on TMK: 4-5-001:036, shall be used to satisfy the parking requirements for TMK: 4-6-9:36 and 37 and shall be clearly marked as exclusive parking for The Plantation Inn.
20. That Condition No. 19 shall run with TMK: 4-6-9:36 and 37 and shall be set forth in a unilateral agreement which shall be recorded along with a lease agreement which sets forth the exclusive use of the required parking stalls at TMK: 4-5-001:036. The unilateral agreement shall be filed with the Bureau of Conveyances within sixty (60) days from the date of receipt of this Off-site Parking Approval. One copy of the recorded unilateral and lease agreements shall be filed each with the Director of Planning and the Director of Public Works and Waste Management within ten (10) days of recordation.
21. That the applicant shall notify the Planning Department once a lot is purchased by the Plantation Inn and, if necessary, Off-site Parking Approval shall be obtained for the lot. If a lot is not purchased before the five (5) year lease with Diamond Parking expires on June 1, 2003, the applicant will need to provide verification to the Planning Department that the County's parking requirements will continue to be met.
22. That a copy of the executed parking agreement between Diamond Parking and the Plantation Inn for exclusive use of the required parking stalls shall be submitted to the Planning Department for review and approval.
23. That final details of the proposed fence and entry gate along Lahainaluna Road shall be submitted to the Planning Department for review and approval.

Enclosed for your information is a copy of the Planning Department's Report and Recommendation dated June 23, 1998.

Mr. Christopher L. Hart
June 24, 1998
Page 6

Thank you for your cooperation in this matter. If further clarification is required, please contact Ms. Ann Cua, Staff Planner, of this office at 243-7735.

Sincerely,



LISA M. NUYEN
Director of Planning

LMN:ATC:cmh
Enclosure

c: Clayton Yoshida, AICP, Planning Program Administrator
Aaron Shinmoto, Planning Program Administrator
LUCA (4) (w/enclosures)
Ann Cua, Staff Planner
CZM File (w/enclosures)
Project File
General File
(cc:\planning\plantationm.app)

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LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director
OWEN OHASHI HIRAGA
Deputy Director

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

June 5, 1997

Mr. Thomas A. Fee
June 5, 1997
Page 2

established by the subject Special Management Area Use Permit. Further, a preliminary report shall be reviewed and approved by the Maui Planning Department prior to the initiation of construction. A final compliance report shall be submitted to the Maui Planning Department for review and approval prior to the issuance of a Certificate of Occupancy.

Enclosed for your information is a copy of the Maui Planning Department's report and Recommendation dated May 27, 1997.

Thank you for your cooperation. If additional clarification is required, please contact Ms. Ann T. Cua, Staff Planner, of this office.

Very truly yours,

Lisa M. Nuygen
DAVID W. BLANE
Director of Planning

DWB:ATC:osy

Enclosures
c: Lisa M. Nuygen, Deputy Director of Planning
Ann T. Cua, Staff Planner
✓Project File
General File
(s:\william\planning.app)

Mr. Thomas A. Fee
Helber Hastert & Fee
Grosvenor Center, PFI Tower
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Mr. Fee:

RE: Special Management Area Use Permit Time Extension for Phase III of the Plantation Inn Project Consisting of Fourteen (14) Units at TMK: 4-6-9:36, Lahaina, Island of Maui, Hawaii (SM1 900024)

At its regular meeting of May 27, 1997, the Maui Planning Commission reviewed the above request and after due deliberation, voted to grant approval of the Special Management Area Use Permit Time Extension. Said approval is subject to conditions placed on the permit approved on June 2, 1992 (enclosed), provided that Condition No. 1, and Condition No. 17, shall be amended to read as follows:

1. That construction of the proposed project shall be initiated by July 31, 1998. Further, initiation of construction shall be determined as construction of off-site improvements, issuance of a foundation permit, and initiation of construction of the foundation, or issuance of a building permit, and initiation of building construction, whichever occurs first. Failure to comply within this period will automatically terminate this Special Management Area Use Permit Time Extension. No further extensions of this permit shall be given.
17. That the Petitioner shall submit to the Maui Planning Department a detailed report addressing its compliance with the conditions

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LINUI CROCKETT UNGLE
Mayor



BRIAN W. NISKAE
Director
GWEN Y. OHASHI
Deputy Director

COUNTY OF MAUI
PLANNING DEPARTMENT
255 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96790

June 28, 1995

Mr. Steve Heller
105 Ainaʻkula Road
Kula, Hawaii 96790

Dear Mr. Heller:

Re: To Obtain Special Management Area Use Permit Time Extension in Order to Complete Phase III of Plantation Inn on Approximately 8,102 sq. ft. of Land at Tax Map Key 4-6-9:36 Lahaina, Maui, Hawaii (96/SML-024)

At its regular meeting on June 27, 1995, the Maui Planning Commission reviewed the above request, and after due deliberation, voted to grant approval of the Special Management Area Use Permit time extension. Said approval shall be subject to all conditions placed on the permit approved on June 2, 1992, provided that Condition No. 1, and No. 17 shall be amended to read as follows:

1. That construction of the proposed project shall be initiated by July 30, 1997. Further, initiation of construction shall be determined as construction of off-site improvements, issuance of a foundation permit and initiation of construction of the foundation, or issuance of a building permit and initiation of building construction, whichever occurs first. Failure to comply within this two (2) year period will automatically terminate this Special Management Area Use Permit. No further extensions of this permit shall be given.

17. That the Petitioner shall submit to the Planning Department a detailed report addressing its compliance with the conditions established by the subject Special Management Area Use Permit. Further, a preliminary report shall be reviewed and approved by the Planning Department prior to initiation of construction. A final compliance report shall be submitted to the Planning Department for review and approval prior to the issuance of Certificate of Occupancy.

Mr. Steve Heller
June 28, 1995
Page 2

Enclosed for your information is a copy of the Department's Report and Recommendation dated June 27, 1995.

Thank you for your cooperation. If additional clarification is required, please contact Mr. Joseph Alueta of this office.

Yours truly,

Gwen Y. Ohashi

GWEN Y. OHASHI
Acting Director of Planning

JWA:tm
Enclosures
cc: Colleen Suyama, Planning Department
Joseph Alueta
LUCA (3)
CZM File
Project
#WESTX

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LINDA CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Director
GWEN Y. OHASHI
Deputy Director

COUNTY OF MAUI
PLANNING DEPARTMENT
290 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96790

June 28, 1995

Mr. Steve Heller
105 Ainalakula Road
Kula, Hawaii 96790

Dear Mr. Heller:

Re: To Obtain Special Management Area Use Permit Time Extension in Order to Complete Phase III of Plantation Inn on Approximately 8,102 sq. ft. of land at Tax Map Key 4-6-9:16 Lahaina, Maui, Hawaii (90/SM1-024)

At its regular meeting on June 27, 1995, the Maui Planning Commission reviewed the above request, and after due deliberation, voted to grant approval of the Special Management Area Use Permit time extension. Said approval shall be subject to all conditions placed on the permit approved on June 2, 1992, provided that Condition No. 1, and No. 17 shall be amended to read as follows:

1. That construction of the proposed project shall be initiated by July 30, 1997. Further, initiation of construction shall be determined as construction of off-site improvements, issuance of a foundation permit and initiation of construction of the foundation, or issuance of a building permit and initiation of building construction, whichever occurs first. Failure to comply within this two (2) year period will automatically terminate this Special Management Area Use Permit. No further extensions of this permit shall be given.

17. That the Petitioner shall submit to the Planning Department a detailed report addressing its compliance with the conditions established by the subject Special Management Area Use Permit. Further, a preliminary report shall be reviewed and approved by the Planning Department prior to initiation of construction. A final compliance report shall be submitted to the Planning Department for review and approval prior to the issuance of Certificate of Occupancy.

Mr. Steve Heller
June 28, 1995
Page 2

Enclosed for your information is a copy of the Department's Report and Recommendation dated June 27, 1995.

Thank you for your cooperation. If additional clarification is required, please contact Mr. Joseph Alueta of this office.

Yours truly,

Gwen Y. Ohashi

GWEN Y. OHASHI
Acting Director of Planning

JWA:tm
Enclosures
cc: Colleen Suyama, Planning Department
Joseph Alueta
LUCA (3)
CZW File
Project
AWSTX

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LINDA CROCKETT LINGLE
Mayor



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

BRIAN W. MISKAE
Director
GWEN Y. CHASE
Deputy Director

Mr. Steve Heller
Plantation Inn
June 29, 1994
Page 2

Enclosed for your information is a copy of the
Department's Report and Recommendation Report dated June
28, 1994.

Mr. Steve Heller
105 Alinakula
Kula, HI 96790

Dear Mr. Heller:

RE: Permit I.D. No.: 90/SW1-024
TMK: 4-6-9:36
Project Name: Plantation Inn

At its regular meeting on June 28, 1994 the Maui
Planning Commission reviewed the above request and after
due deliberation, voted to grant approval with the
following amended conditions:

1. That construction of the proposed project shall be
initiated by July 23, 1995. Further, initiation
of construction shall be determined as
construction of off-site improvements, issuance of
a foundation permit and initiation of construction
of the foundation, or issuance of a building
permit and initiation of building construction,
whichever occurs first. Failure to comply within
this one (1) year period will automatically
terminate this Special Management Area Use Permit.
No further extensions of this permit shall be
given.
7. That the applicant, its successors and permitted
assigns shall exercise reasonable due care as to
third parties with respect to all areas affected
by subject Special Management Area Use Permit and
shall defend, indemnify and hold harmless the
County of Maui from and against any loss,
liability, claim or demand arising out of this
permit.
20. That the Department of Human Concerns shall be
notified upon initiation of construction.

June 29, 1994

Thank you for your cooperation. If additional
clarification is required please contact Joseph Alueta of
my office.

Very truly yours,

Brian W. Miskae
BRIAN MISKAE
Planning Director

encl.

cc: Colleen Suyama
IUCA (3)
CZM w/Report
J. Alueta
File
at: [unclear]

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LINDA CROCKETT-LINGLE
Mayor

BRIAN W. MISKAE
Director

ROBERT K. KEKUNA, JR.
Deputy Director



COUNTY OF MAUI
PLANNING DEPARTMENT

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

BILL MEDERIOS
Long Range Division
COLLEEN M. SUYAMA
Current Planning Division
KALVIN KOBAYASHI
Energy Division

June 5, 1992

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

Dear Mr. Patterson

RE: Permit I.D. No.: 90/SMI-024
TMK: 4-6-9:34
Project Name: Plantation Inn Phase III

At its regular meeting on June 2, 1992 the Maui Planning Commission reviewed the above request and after due deliberation, voted to grant approval, subject to the following conditions:

1. That construction of the proposed project shall be initiated within a period of two (2) years from the expiration of the original Special Management Area Use Permit or by July 23, 1994. Further, initiation of construction shall be determined as construction of offsite improvements, issuance of a foundation permit and initiation of construction of the foundation, or issuance of a building permit and initiation of building construction, whichever occurs first. Failure to comply within this two (2) year period will automatically terminate this Special Management Area Use Permit unless a time extension is requested no later than ninety (90) days prior to the expiration of said two (2) year period.
2. That the construction of the project shall be completed within five (5) years after the date of its initiation. Failure to complete construction of this project will automatically terminate the subject Special Management Area Use Permit.
3. That final construction shall be in accordance with preliminary architectural plans dated April, 1990.

4. That appropriate measures shall be taken during construction to mitigate the short term impacts of the project relative to soil erosion from wind and water, ambient noise levels, and traffic disruptions.

5. That the conditions of this Special Management Area Use Permit shall be self enforcing and, accordingly, upon due notice by the Planning Department to the permit holder and the Maui Planning Commission that there is prima facie evidence that a breach has occurred the permit shall be automatically suspended pending a hearing on the continuity of such Special Management Area Use Permit, provided that written request for such a hearing is filed with the department within ten (10) days of the date of receipt of such notice of alleged breach. If no request for hearing is filed within said ten (10) day period, the Maui Planning Commission may revoke said Special Management Area Use Permit.

6. That the subject Special Management Area Use Permit shall not be transferred without the prior written approval of the Maui Planning Commission. However, in the event that a contested case hearing preceded issuance of said Special Management Area Use Permit, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.

7. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Special Management Area Use Permit and shall hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this permit.

8. That the adjoining half of Lahainaluna Road shall be improved to County standards. Further, the road widening lot shall be dedicated to the County of Maui upon completion of said improvements.

9. That the lots under Phase III be consolidated with other lots in Phase I & II in compliance with the County's subdivision ordinance.

10. That a detailed report evaluating the existing wastewater system shall be submitted to the Department of Public Works for review and approval. A prorated fee may be imposed to cover costs to expand or improve the Lahaina Wastewater Treatment Plant and necessary off-site improvements to existing collection system and sewer pump station. (As amended)

11. That full compliance with the County's Off-Street Parking and Loading Ordinance shall be rendered.
12. That full compliance with the June 14, 1990 Maui Urban Design Review Board comments shall be rendered.
13. That a detailed drainage and erosion control plan shall be submitted to the Department of Public Works for review and approval. Further, the applicant shall contribute his prorated share to drainage improvements to be determined by the County and the drainage master plan. An agreement shall be filed with the State Bureau of Grievances with the approval of the County of Maui.
14. That a detailed solid waste management plan shall be submitted to the Department of Public Works for review and approval.
15. That a qualified archaeologist shall be hired to monitor during grading and excavation. If historic remains are encountered, the developer must stop work in the immediate area and allow the archaeological monitor adequate time to gather sufficient information to evaluate the remains' significance and to then contact the County of Maui's Planning Department and the State's Historic Preservation Program to determine appropriate mitigation measures, if needed. This mitigation plan must then be carried out before construction continues in the immediate area. Finally, a copy of the archaeological report on the monitoring shall be submitted to the Historic Preservation Program for filing.
16. That full compliance with all applicable governmental requirements shall be rendered.
17. That the Petitioner shall submit to the Planning Department a detailed report addressing its compliance with the conditions established with the subject Special Management Area Use Permit. Further, this report shall be reviewed and approved by the Planning Department prior to issuance of the building permit.
18. That full compliance with the County's Employee Housing Program, in terms of providing one (1) employee housing unit per six (6) hotel rooms shall be rendered. In addition, the employee housing units shall be provided. Prior to the occupancy of Phase III of the Plantation Inn. A draft of the housing agreement shall be submitted for review and approval prior to or in conjunction with the building permit application.

19. That all applicable rules and requirements of the Health Department relating to existing underground Injection Control shall be rendered.

Enclosed for your information is a copy of the Department's Report and Recommendation dated June 2, 1992. Thank you for your cooperation. If additional clarification is required please contact Joseph Alueta of my office.

Very truly yours,



BRIAN MISKAE
Planning Director

encl.

cc:file
Colleen Suyama
LOCA
Jocia



Planning Director
RALPH N. MASUICA
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT

100 S HIGH STREET
WAILUKU MAUI HAWAII 96783

July 25, 1990

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

Dear Mr. Patterson:

RE: Special Management Area Use Permit approval for the
Plantation Inn, Inc. Phase III at TMK: 4-6-9: 36,
Lahaina, Maui, Hawaii. (90/SML-024)

At its regular meeting of July 24, 1990, the Maui Planning Commission reviewed the above request, and after due deliberation, voted to grant the subject Special Management Area Use Permit approval, with the following conditions:

1. That the subject Special Management Area Use Permit approval shall not be transferred without the prior written approval of the Planning Commission. However, in the event that a contested case hearing preceded issuance of said Special Management Area Use Permit, a public hearing shall be held upon due published notice including actual written notice to the last known addresses of parties to said contested case and their counsel.
2. That the applicant, its successors, and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Special Management Area Use Permit approval and shall hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this permit.
3. That the construction of the proposed project shall be initiated within a period of two (2) years from the date of the granting of the Special Management Area Use Permit. Further, initiation of construction shall be determined as construction of offsite improvements, issuance of a foundation permit and initiation of building construction, whichever occurs first.
4. That the construction of the project shall be completed within five (5) years after the date of its initiation.

Letter - F
James Patterson
July 25, 1990

5. That full compliance with the June 18, 1990 comments of the Department of Public Works shall be rendered unless written verification is provided to the Planning Department by the Department of Public Works that the requirements have either been modified or deleted. (Exhibit 4)
6. That full compliance with the June 14, 1990 Maui Urban Design Review Board comments shall be rendered. (Exhibit 7)
7. That all applicable rules and requirements of the Health Department relating to existing underground Injection Control shall be complied with. (Exhibit 8)
8. That full compliance with the County's Employee Housing Program, in terms of providing one (1) employee housing unit per six (6) hotel rooms shall be rendered. In addition, the employee housing units shall be provided prior to the occupancy agreement of the Plantation Inn. A draft of the housing agreement shall be submitted for review and approval prior to or in conjunction with the building permit application.
9. That a qualified archaeologist shall be hired to monitor during grading and excavation. If historic remains are encountered, the developer must stop work in the immediate area and allow the archaeological monitor adequate time to gather sufficient information to evaluate the remains' significance and to then contact the County of Maui's Planning Department and State's Historic Preservation Program to determine appropriate mitigation measures, if needed. This mitigation plan must be carried out before construction continues in the immediate area. Finally, a copy of the archaeological report on the monitoring shall be submitted to Historic Preservation Program for filing.
10. That full compliance with all other applicable governmental requirements shall be rendered.

A copy of the Director's Report and Director's Recommendation dated July 24, 1990, is enclosed for your reference.

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APPENDIX F
Archaeological
Assessment

**AN ARCHAEOLOGICAL ASSESSMENT
FOR A 1.02-ACRE PROJECT AREA IN
LĀHAINĀ, KU'IA AHUPUA`A,
DISTRICT OF LĀHAINĀ, ISLAND OF MAUI, HAWAII
[TMK: (2) 4-6-009: 036, 038, & 044]**

Prepared By:
Stephanie Medrano B.A.,
and
Michael F. Dega, Ph.D.
February 2013
DRAFT

Prepared for:
Jordon Hart
Chris Hart and Partners, Inc.
115 North Market Street
Wailuku, Maui, Hawai'i

SCIENTIFIC CONSULTANT SERVICES Inc.



711 Kapiolani Blvd. Suite 975 Honolulu, Hawai'i 96813

ABSTRACT

At the request of Jordan Hart of Chris Hart and Partners, Inc., Scientific Consultant Services (SCS) Inc. conducted an Archaeological Inventory Survey-level investigation on several parcels of land totaling 1.02-acres in Lāhainā, Kuia Ahupua'a, District of Lāhainā, Island of Maui, Hawai'i [TMK: (2) 4-6-009: 036, 038, & 044]. The land owner of record is Kaanapali Beach Hotel Limited, LLC. Archaeological Inventory Survey was conducted on the parcels to determine the presence or absence of archaeological deposits within surface and subsurface contexts. Methods for the current study involved complete pedestrian survey and representative subsurface testing of Parcel 036 through mini excavator and backhoe test trenching. Parcels 038 and 044 are a built environment and currently occupied by active businesses.

A total of 5 backhoe test trenches were placed on Parcel 036. The Archaeological Inventory Survey did not lead to the identification of any archaeological or cultural findings on the surface or in sub-surface contexts during the project. Thus, the Archaeological Inventory Survey has been classified as an Archaeological Assessment.

Based on previous archaeological research in the area, the known cultural sensitivity of the greater coastal Lāhainā region, and because the project area occurs within the boundaries of the Historic Lāhainā District (State Site 50-50-03-3001), a program of Archaeological Monitoring is recommended during all construction-related ground disturbing activities within the current project area and the greater coastal Lāhainā area. Monitoring is also recommended as two of the parcels (038 and 044) were not accessible for testing. During construction work, if significant cultural deposits are identified on these parcels, inventory-level documentation should be required.

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INTRODUCTION

At the request of Chris Hart and Partners, Inc., Scientific Consultant Services (SCS) Inc. conducted an Archaeological Inventory Survey-level investigation on a 1.02-acre property in Lāhainā, Kuia Ahupua`a, District of Lāhainā, Island of Maui, Hawai`i [TMK (2) 4-6-009:036, 038, & 044] (Figures 1 and 2). The landowner of record is Kaanapali Beach Hotel Limited, LLC. (KBHL). The proposed project will encompass three TMK parcels (noted above). Existing Plantation Inn improvements on Parcel 36 (28,833 sq. ft.) include two 2-story buildings containing 19 guest rooms and a restaurant (Gerard's), a swimming pool, a landscaped courtyard, and guest parking. The Plantation Inn also owns Parcel 38 (6,512 sq ft) and Parcel 44 (8,919 sq ft) which will be consolidated with Parcel 36 to create a single lot (1.02 acres) as part of the proposed project. The existing structures on Parcel 38 (former office building) and Parcel 44 (former dwelling and barber shop) will be demolished. The proposed project will involve construction of a new 2-story building containing 14 guest rooms on Parcels 36 and 44, new parking areas on Parcels 38 and 44, and various ancillary improvements.

The objective of the current project was to determine the presence/absence of archaeological features or deposits within surface and subsurface contexts and if present, to evaluate the significance of the sites. As the project did not lead to the identification of any historic properties, this report has been re-classified as an Archaeological Assessment document. All methods used in the survey were consistent with those performed in a full Inventory Survey program. The Archaeological Assessment has been written following with State of Hawai`i Historic Preservation Division (SHPD) Guidelines for Archaeological Assessment Reports.

Specific archaeological methods utilized during this project included the following: historical background investigations; archival research; systematic pedestrian survey; representative subsurface testing in the form of mini excavator trenching and backhoe, locating, profile mapping, and drafting of trenches, soil analysis, interpretation, and reporting of all relevant data. Fieldwork was conducted on December 12th and December 13th, 2012 by Dave Perzinski, B.A., and Stephanie Medrano, B.A., under the direct supervision of Principal Investigator Michael F. Dega, Ph.D.

ENVIRONMENTAL SETTING

PROJECT AREA LOCATION

The project area is located on privately owned land in the town of Lāhainā, 0.09 miles (150.68 m) away from the coast line and about 3 feet (0.91 m) amls. Lāhainā is situated at

western terminus of the alluvial slopes of the West Maui Mountains. The subject property is situated on coastal land and is bounded by Lahainaluna Rd. to the north, Mid-Pacific Tattoo to the east, a residential home to the south, and Boss Frog's retail store to the west in Kuia Ahupua`a, District of Lāhainā, Island of Maui, Hawai`i [TMK (2) 4-6-009:036, 038, & 044] (Figures 1 and 2).



Figure 1: USGS Lahaina Quadrangle Map of Project Area.

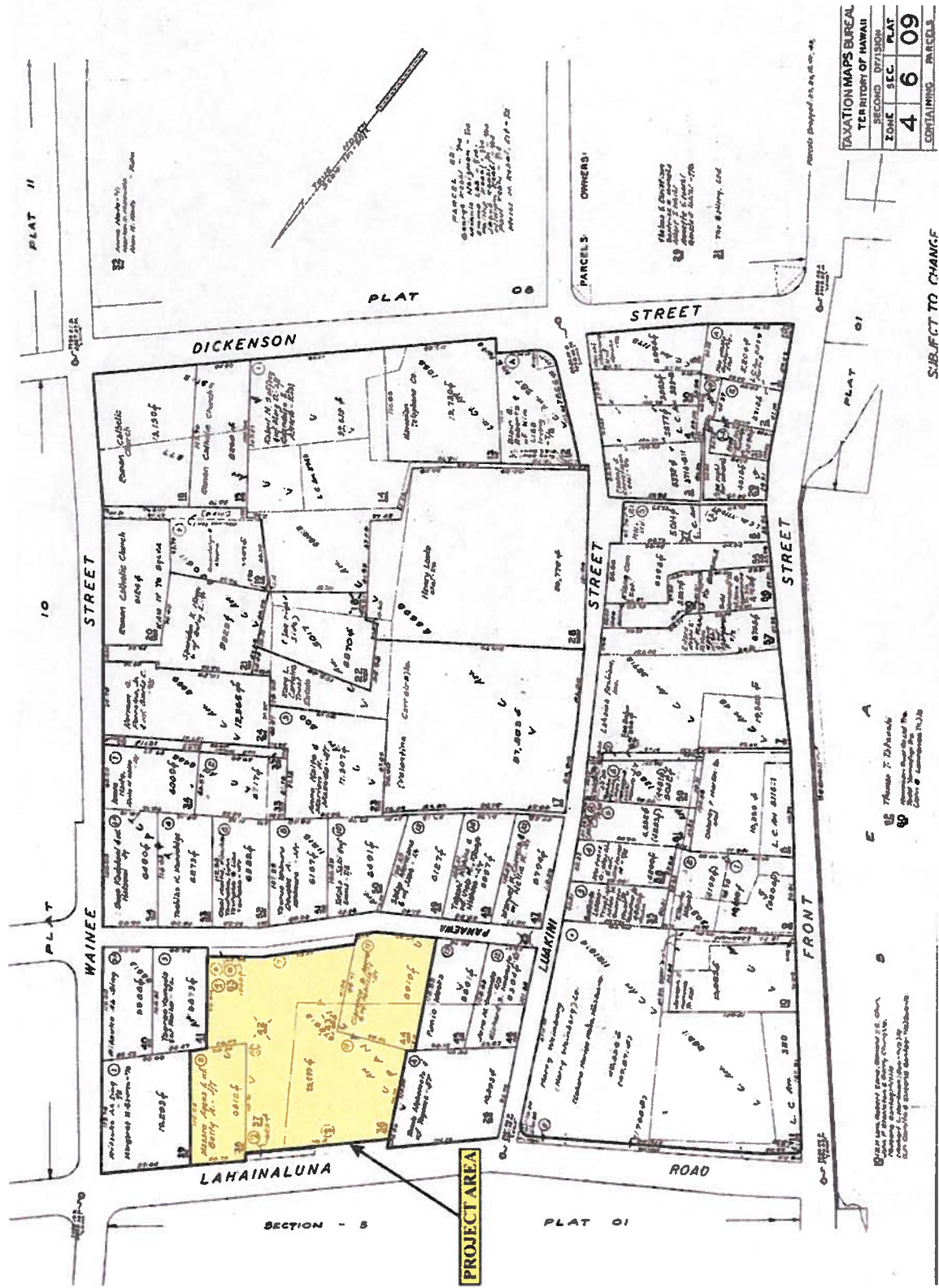


Figure 2: Tax Map Key [TMK (2) 4-6-9:0036] Showing Project Area.

CLIMATE

The typically moist trade winds bring precipitation to the northeastern slopes of this range, leaving the southwestern slopes relatively dry. Lāhainā is located on the southwestern slopes of the mountain range, and has an average annual rainfall of less than 15 inches. The average temperature range is 65 to 85°F (Armstrong 1983).

PROJECT AREA SOILS

Soils in the project area have been classified as part of the Pulehu Soil Series, specifically the Pulehu silt loam (Ppa) (Foote *et al.* 1972: 116, Sheet 94). These soils are generally found on “alluvial fans and stream terraces and in basins... developed in alluvium washed from basic igneous rock” (Foote *et al.* 1972: 115). According to Foote *et al.* (1972:116), this soil consists of well-drained dark brown silt loam, and occurs in level to gently sloping basins of alluvial fans.

The Ppa soils exhibit a 0 to 3 percent slope, moderate permeability, slow run-off and a slight erosion hazard (*ibid*). The soils found within the project area were generally used for sugarcane and homesites” (*ibid*).

PROJECT AREA VEGETATION

Vegetation in the area was minimal as the entirety of the subject project area was covered by gravel.

TRADITIONAL AND HISTORIC SETTING

Archaeological settlement pattern data indicates that initial colonization and occupation of the Hawaiian Islands first occurred on the windward shoreline areas of the main islands between the A.D. 4th and 11th centuries, with populations eventually settling in drier leeward areas during later periods (Kirch 1985). Although coastal settlement was dominant native Hawaiians began cultivating and living in the upland *kula* zones. Greater population expansion to inland areas began between A.D. 11th and 12th centuries and continued through the 16th century. Large scale or intensive agriculture was implemented in association with habitation, religious, and ceremonial activities. Coastal lands were used primarily for settlement while staple crops (i.e. *kalo*/taro) were cultivated in near-coastal reaches, as well as, in watered regions along the plain and in the uplands.

TRADITIONAL SETTING OF LĀHAINĀ

The District of Lāhainā, located on the western side of the West Maui Mountains (Mauna Kahalawai), extends from Honokohau Ahupua`a on the north to Ukumehame Ahupua`a on the

south. A number of traditional activities took place in this district from fishing and cultivation by early Hawaiians to residential occupation and recreational use by members of the *ali`i* (ruling) class. The district served as an important center both politically and socially during the late prehistoric and early historic period. It was the royal chiefly center for centuries (Thrum 1909; Kirch 1985; Kamakau 1961; Sterling 1998) and played a key role in the intra-island warfare associated with island unification. By the late 1700s, Kamehameha I had firmly established his presence on Maui with the invasion of Lāhainā. By the early 1800s, Kamehameha I designated Lāhainā the capital of the Hawaiian Kingdom. Lāhainā served as the capital until 1850 when it was moved to Honolulu. In 1819, the first whaling ship *Bellina* arrived in what would later be known as Lāhainā Harbor. Lāhainā served as the center of commercial whaling in the Pacific until the mid-1800s. After the decline of the whaling industry, Lāhainā and surrounding areas became a base for sugarcane plantations. Most recently tourism is the main industry in Lāhainā.

Lāhainā is the traditional spelling and pronunciation of what we presently call Lāhainā. Lāhainā literally translated means “cruel sun,” said to be named for a time of terrible droughts (Pukui *et al.* 1974:127). Others believe the original name for Lāhainā was *Lele* which is usually the flying piece of a *kuleana* (small piece of property) near the shore (Sterling 1998:17). As Lāhainā is situated along the shoreline the name is applicable. Pukui *et al.* (1974:127) also note that Lāhainā is associated with the *Kaua`ula* wind that caused the destruction of churches and buildings in Lāhainā in 1828 and again in 1858.

Lāhainā is traditionally and historically known for its verdant and abundant groves of breadfruit. Sterling’s (1998) *Sites of Maui* references Lāhainā as second only to Puna, Hawai`i as a favorable location for breadfruit cultivation. In *mele* (songs) Lāhainā is even referred to as *ka malu ulu o Lele*, “the breadfruit shade of Lele” (Handy 1940:190). Ashdown (1970) writes that the name *Lele* was changed to *Laha`ina* when it became the home of the noted prophet, *Laha`inaloa* for whom all of West Maui was named.

According to Handy and Handy (1972:492), the District of Lāhainā was a favored place among the high chiefs of Maui and their entourage because of its abundant resources from both land and sea, its warm climate, easy communication with other populated areas around West Maui, and close proximity to the outer islands of Moloka`i and Lāna`i.

Early descriptions of Lāhainā village provided by Westerners paint a picture of idyllic tranquility and cooperation among the inhabitants. Menzies, the surgeon and naturalist on board

the HMS Discovery during Captain George Vancouver's expedition, states that he and the members of his party "...observed the rugged banks of a large rivulet that came out of a chasm cultivated and watered with great neatness and industry" (Handy and Handy 1972:493). Menzies goes on to describe an afternoon tour of the village on March 17, 1793, as follows:

I accompanied Vancouver and a party of officers, with the two Niihau women, to see the village of Lāhainā which we found scattered along shore on a low tract of land that was neatly divided into little fields and laid out in the highest state of cultivation and improvement by being planted in the most regular manner with the different esculent roots and useful vegetable of the country, and watered at pleasure by aqueducts that ran here and there along the banks of intersecting fields...In short, the whole plantation was cultivated with such studious care and artful industry as to occupy our minds and attention with a constant gaze of admiration... [Handy and Handy 1972:493].

Little had changed twenty-six years later when J. Arago visited Hawai'i with Captain Louis de Freycinet in 1819. Arago, impressed by the verdant quality of Lāhainā and the skill the Hawaiians exhibited in farming, writes:

The environs of Lāhainā are like a garden. It would be difficult to find a soil more fertile, or a people who can turn it to a greater advantage; little pathways sufficiently raised and kept in excellent condition...These are frequently divided by trenches, through which a fresh and limpid stream flows tranquilly, giving life to the plantations...[Handy and Handy 1972:493].

In *The Hawaiian Planter*, Handy (1940:159) discusses the proliferation of fishing settlements and isolated fishermen's houses all the way from Kihei to Honokahua and mentions the cultivation of `uala (*Ipomea batatas*, sweet potato) in the red *lepo* (sandy soil) near the shore. Handy (1940) points out that this coast is the most favorable on Maui for fishing and that *kula* lands (uplands) were ideal for the cultivation of sweet potato. According to Handy (1940:106), the *ali`i* Kaka`alaneo lived on Keka`a Hill in Lāhainā District. Keka`a became the capital of Maui during Kaka`alaneo's reign and was also an area of intense cultivation. Fornander (1916, Vol. 5:540–41) discusses how Kaka`alaneo planted *kukui* (*Aleurites moluccana*, candlenut) and `ulu (*Artocarpus incisus*, breadfruit) at Lāhainā village.

According to Thrum (1909), in *Hawaiian Annual*, an infamous chief named Hua, who was born in Lāhainā and reigned prior to the 10th century, is credited with the construction of the first *heiau* (temple) on Maui. Hua is also referred to as Hua-a-Pohukaina and Hua-a-Kapuaimanaku, names by which his father was also known. Hua is known for the construction of two *heiau* in Lāhainā. Another Hua, two generations later, is credited with the construction of a

third. Three additional *heiau* are said to date to, or just prior to, the reign of Kahekili (Thrum 1909).

Lāhainā was known as a *pu`uhonua* or place of refuge in Maui. The *pu`uhonua* at Lāhainā was associated with Ka`ahumanu who inherited her lands from her husband Kamehameha. In *Ruling Chiefs of Hawai`i*, Kamakau (1961:312) discusses how Ka`ahumanu's lands of Waipukua in Waihe`e, Kalua`aha in Moloka`i, and Pu`umau in Lāhainā were deemed places where people could be saved from death.

Fornander (1969) discusses how Lāhainā figured prominently in battles between various island chiefs. In the early 1700s, wars between Alapa`inui of Hawai`i, in conjunction with Kamehamehanui of Maui, and Kauhi (Kamehamehanui's brother) occurred. Alapa`inui established his headquarters at Lāhainā village while the rest of his army occupied the coast extending from Honokowai to Ukumehame. With the pending arrival of Peleioholani from O`ahu, who was to assist Kauhi, Alapa`inui destroyed the *kalo* patches and broke down *auwai* belonging to the followers of Kauhi in the vicinity of Lāhainā. Eventually the forces met, Fornander writes:

...The fortune of the battle swayed back and forth from Honokowai to near Lāhainā; and to this day heaps of human bones and skulls, half buried in various places in the sand, attest to the bitterness of the strife and carnage committed [Fornander 1969, Vol. 2:140].

Lāhainā also played a crucial role in the intra-island warfare that led to island unification and the establishment of the capital of the Hawaiian Kingdom by Kamehameha I. In February of 1795, Kamehameha established his presence on Maui with the invasion of Lāhainā. Kamehameha's great fleet of war canoes landed in Lāhainā covering the coast from Launiupoko to Mala (Kamakau 1961). That part of Lāhainā, covered in food patches and cane fields, was overrun by Kamehameha's men from the island of Hawai`i (Kamakau 1961:171). By 1802, Kamehameha I constructed the brick palace, Moku`ula, in Lāhainā, from which the collection of taxes was administered. Lāhainā served as the capital of the Hawaiian Kingdom from that time until 1850 when Kamehameha moved it to Honolulu.

HISTORIC BACKGROUND

LAND TENURE

The pre-Contact Period in the Hawaiian Islands came to an end with the arrival of Captain Cook to the island of Kaua`i in 1778. The years to follow would drastically alter the

political, agricultural, and social foundation of the Hawaiian Kingdom. The destabilization of Hawaiian society was further intensified by the profound reformation of the traditional land system.

The traditional land tenure system in prehistoric Hawai`i was rooted in a different epistemological framework than the subsequent colonially-imposed framework of private land ownership. The idea of holding land was not synonymous with owning it, but is described as closer to a trusteeship between the *ali`i nui* (ruling chiefs) of the island and the traditional Hawaiian *akua* (gods) Lono and Kāne (Handy and Handy 1972:41). Each island was divided into *moku* (districts) that were solely geographical subdivisions. The number of these *moku* depended upon the size of each island. *Moku* were partitioned into smaller landholding units known as *ahupua`a* that were governed by *ali`i* or designated *konohiki* (headman). The *ahupua`a* varied in size but ideally encompassed land from the mountain to the sea, allowing the chiefs and *maka`āinana* (commoner) access to both land and marine resources. All persons from chiefs to commoners were entitled to portions of these resources (Chinen 1961).

The 1848 Māhele introduced land privatization putting an end to the traditional Hawaiian land system. Under the Māhele both chiefs and commoners alike were required to obtain private land titles (Kame`eleihiwa 1992). Individuals holding land were required by new Western notions of law to submit their claims or forfeit their land. Hawaiians were permitted to claim lands on which they had lived and cared for, however, often times *maka`āinana* (commoners) were ill informed of the procedures and failed to make claims, ultimately resulting in the loss of land that they had occupied for generations. Kirch discusses traditional Hawaiian land use strategies as revealed through Land Court Award testimonies and records and the effect the Māhele had on the fundamental structure of traditional Hawaiian culture:

While LCA (Land Court Awards) establish historic land utilization in Hawai`i (during the Māhele), documented testimony from many land recipients have also demonstrated continuous generational occupation of the land. Settlement patterns illustrated in the LCA records highlight the multi-functional land use practices related to habitation and agriculture and perhaps the clear connection of these strategies. By mid-century, the fledgling [Hawaiian] Kingdom undertook the single most significant inducement to cultural change, the Great Māhele or division of lands between the king, chiefs, and government, establishing land ownership on a Western-style, fee-simple basis. From this single act, an entire restructuring of the ancient social, economic, and political order followed [Kirch 1985:309].

HISTORIC SETTING OF LĀHAINĀ

1778 TO MID 1800S

Western descriptions of Maui were given by Captain Cook and his men who were the first Europeans to record their impressions of the island, on November 26, 1778 (Beaglehole 1967: Part I, Vol. III). After returning from Alaska, they spotted Maui and sailed down a portion of the east side of the island. David Samwell, a surgeon on the *Discovery*, reported "...the ships lay to all day about 3 miles off shore, trading with the Natives who came off in their canoes in great number..." (Samwell 1967:1151).

It had been a time of war between Kalaniopu`u, ruler of Hawai`i Island, and Kahekili, chief of Maui and Moloka`i. During this season of the year (*Makahiki*), however, the fighting was temporarily suspended and Kahekili was free to visit the foreign ships. Samwell describes the great King and the windward slopes calling Kahekili "...a middle aged man... rather of a mean appearance..." and the land as "...mountainous, the sides of the hills are covered with trees...large open plains on which stand their houses & where they have their plantations of sweet potatoes, taro &c. ..." (*ibid.*).

The leeward side of the island was dry and an early account (1786) suggests inhabitants were much poorer in health and resources at its southern end (La Perouse in Sterling 1998:222). However, further up the coast towards Lāhainā, the population increased and the habitations situated in coconut groves became numerous. Lāhainā Village, with access to mountain streams, was described in 1793 by Vancouver and Menzies as:

...laid out in the highest state of cultivation and improvement by being planted in the most regular manner with the different esculent roots and useful vegetables of the country and watered at pleasure by aqueducts that ran here and there along the banks intersecting the fields ...In short, the whole plantation was cultivated with such studious care and artful industry as to occupy our minds and attention with a constant gaze of admiration... (Menzies 1920:112).

The war between Kahekili of Maui and Kalaniopu`u of Hawai`i Island had not ended with the death of Kalaniopu`u in 1782, but was continued by his nephew, Kamehameha I. Vancouver was not as impressed as Menzies with the Lāhainā landscape and was told it was the result of the continued disputes:

To the ravage and destruction of *Tamaahmaah's* wars, the wretched appearance of the crops was to be ascribed of this they grievously complained, and were continually pointing out the damages they had sustained; the despoiled aspect of the country was an

incontrovertible evidence of this melancholy truth. Most of the different tenements in the lands formerly cultivated, were now lying waste, their fences partly or intirely [sic] broken down, and their little canals utterly destroyed; nor was a hog or a fowl any where to be seen. By far the larger portion of the plain was in this ruinous state; and the small part that was in flourishing condition bore the evident marks of very recent labor (Vancouver 1984: 870).

After defeating Kahekili's army and subjugating all but the island of Kaua'i, Kamehameha moved his fleet of *peleleu* (war canoes) to Lāhainā for a year to collect tribute (in 1802-1803). His headquarters was a two-story brick house near the landing, close to a section of the project area. The building was surrounded by *kalo* patches and fish ponds, coconut, *hala*, and *kou* trees (The Maui Historical Society: 1964). The *kalo* patches stretched along the beach, behind which were huts, and behind them, a mulberry and cane plantation belonging to a Mr. Butler, the land having been a gift from Kamehameha I (Litten in Sterling 1998:19). To be able to supply his retinue with provisions, Kamehameha ordered the repair of the damage previously done to Lāhainā and vicinity during the wars with Kahekili. Walls for the *lo`i* were rebuilt and crops were again successfully grown.

There was also a *heiau* at the landing. L. R. Duperrey, cartographer with Louis Claude de Saulses de Freycinet, mapped the Lāhainā Village in 1819 depicting points of interest: a) the observatory of Freycinet, b) the brick palace of Kamehameha I, c) *heiau*, d) Mr. Butlers house, e) *kalo lo`i* and *`auwai*, f) *wauke* plantation, and g) sugar cane plantation.

Freycinet recorded:

We immediately landed...to select an appropriate location for setting up our instruments...upon my request, was kind enough to tabou a platform in the neighborhood of a *morai* and of a red brick house, which was convenient ...(Kelly 1978:29).

In describing Lāhainā Village he said:

...the first thing we noticed upon our arrival at Raheina was a red brick structure. Standing right next to the landing point, it was an excellent guide for the vessels...to the south was the habitation of the priests and next to it a *morai* constructed on a pile of dry rocks and forming a sort of dike on the beach. a little farther up in the interior one comes across hand-dug reservoirs used for taro culture. They stretch along the coast for quite some distance and are fed by the streams brought there through artificial canals. The houses, instead of being grouped next to each other, are dispersed over a rather wide terrain... (*ibid*: 41).

Freycinet was impressed with the fertility of Lāhainā:

...Here were found vast orchards of the paper mulberry, whole fields of bananas and of sugar cane of fine appearance, fields of taro and other vegetables fit for human food,

enormous breadfruit trees scattered here and there, finally the fertility and freshness of the soil everywhere maintained by frequent irrigation and well husbanded (*ibid*: 32).

Arago, draftsman and artist on Freycinet's voyage, recorded that Lāhainā occupied approximately nine miles along the coast by three miles, inland (14.4 by 4.8 kilometers). He described the same orderly cultivated system of *kalo*, bananas, breadfruit, coconut, *wauke* and housesites (Arago 1823).

...Every cabin has its enclosure, and every enclosure is well taken care of; it seems to suffice for the wants of the family...The space cultivated by the natives of Lāhainā is about three leagues in length and one in its greatest breadth.

Kamehameha I died in 1819 in Kona and his oldest living son died four years later in London. This left Kamehameha's youngest son, Kaulikeaouli, as reigning monarch (under the guidance of Ka'ahumanu) at the age of nine years old. During his reign, Lāhainā became the capital of the Kingdom and favorite headquarters of the *ali`i*.

Kamakau reported:

Lāhainā was in those days a popular resort for the chiefs...None of these paid any attention to the word of God but amused themselves at their gatherings with liquor drinking, dancing, gambling, sensual indulgence, and all kinds of such devilish doings (Kamakau 1961:262).

In 1823, the mother of the King and sacred wife of Kamehameha I, Keopuolani, brought the Reverends Stewart and Richards and their families to Lāhainā. Land was eventually given to the missionaries along what was to become Front Street. The population of Lāhainā was estimated at 2,300 around this time and consisted of 700 grass houses with a few permanent buildings (Belt Collins & Associates 1992). With the arrival of the missionaries and the conversion of several powerful *ali`i* such as Ka'ahumanu and Keopuolani, a shift occurred and Lāhainā's new buildings began to reflect western influence. The first stone dwelling in Hawaii, located on Front Street in Lāhainā and belonging to Rev. Richards, was completed in 1827. Clustered along or near Front Street, besides the mission houses occupied by the Stewarts' and Richards', and Baldwins', were several other buildings, such as the Marine hospital, Seamen's Chapel and Reading Room. Dr. Baldwin constructed a medical office in conjunction to his residence on Front Street in 1834. By the late 1820s, stone houses were being built by many of the *ali`i* on their land in Lāhainā, much of which now borders the current project area.

A fort was constructed in 1831-32 near the brick palace, where a sailor would drum at sundown as a signal for all the seamen to board their ships. In 1854 the old coral blocks that had

been a part of the fort walls were dragged across Front Street to become a part of the new Hale Pa`ahao or Lāhainā Prison.

Whaling ships by the dozens filled the shallow anchorage between Spring and Fall from the 1820s through the 1860s. Lāhainā had already provided supplies, sailors, and recreation for countless voyagers participating in the trans-Pacific fur/sandalwood trade. The harbor in Honolulu required excessive port charges, unlike Lāhainā (Belt Collins & Associates 1992). Because Lāhainā was a roadstead, no pilot was needed to guide the ships, as was the case for Honolulu, and ships could come and go as they pleased. The ships' boats would travel up the canal (what is now Canal Street) and barter in the government-regulated market place which had a large grass house extending the entire length of the canal.

In 1825 there were already 19 schools in Lāhainā with 380 students. The schools were only outnumbered by the 23 grog shops. By 1826, the school number had increased to 29, instructing 568 male and 570 female students. In spite of the law against selling ardent spirits, the number of grog shops in Lāhainā had increased to 30 by the early 1830s. In 1837, there were five school houses of stone and adobe in Lāhainā.

In 1846, 429 whaling ships anchored at Lāhainā which had grown into a town of 3,000 people with 59 stone or wooden houses and 882 grass houses (Maui Historical Society 1971:7). Lāhainā's constable expressed his frustration at trying to keep order:

There are so many Beer shops here, and they have so many chances of selling spirits in their Beer without detection that do all I can, and use all the means in my power, I cannot get a fair chance to fine them...(Maui Historical Society 1971:9)

The traditional subsistence economy had quickly changed to a market economy and Lāhainā was at the center of activity. The buying and selling of produce had been strictly regulated under Kamehameha I. His successors, however, quickly gave into the pressure of the lesser chiefs to share in the bounty and their desire for exotic merchandise. Soon, free enterprise dominated commerce. In 1833, Brinsmade, Ladd, and Hooper in partnership with Hoapili the Governor of Maui, establish a large store and hotel in Lāhainā. Pierce and Brewer owned a large trading house in Lāhainā by 1837 (Belt and Collins & Associates 1992).

Dr. Dwight Baldwin, a missionary doctor in the 1830s whose residence was the old Richard's house located on Front Street, recorded the main food items supplied to the ships were "...water, hogs, goats, bananas, melons, pumpkins, onions, squashes, sweet potatoes, young

turkeys, ducks, fowls and beef, all of which can be had in abundance; but the greatest article or which they come is Irish potatoes which grow plentifully in the interior of this island" (In Maui Historical Society 1971:7).

MID-1800S TO 1900S

Charles Wilkes visited Maui in 1841 as part of his scientific expedition in the Pacific region. When viewing Lāhainā, he recorded "...The town of Lāhainā is built along the beach for a distance of three-quarters of a mile: it is principally composed of grass houses, situated as near the beach as possible: it has one principal street with a few others running at right angles. After the king's palace, the fort is the most conspicuous object: its form is quadrangular. The longest side, facing the sea: it is of little account, however, as a defense, serving chiefly to confine unruly subjects and sailor (Wilkes 1845:4).

Lāhainā 's commerce continued to expand with new ventures appearing frequently. A boarding house had been built in Lāhainā by George W. Punchard to accommodate the transient population arriving in Lāhainā and J. Armas opened a restaurant in 1843. An enterprising Milo Calkin built a store and office for ship chandlery and general merchandise and directed possible customers to Front Street by saying "the canal leads direct to the store" (Belt Collins & Associates 1992). The many retail businesses established in Lāhainā by the 1840s included Dow Drugstore, Gilman and Company, and A.H. Koon with many more to come. Punchard, Bush, Makee, Mellish, Sheik Mohamet, Halstead, McIntyre, Banks and Chinaman had all applied for licenses to peddle foreign goods at Lāhainā.

The first official census was taken in Lāhainā in 1846 and recorded 3,445 Hawaiians, 112 foreigners, 882 grass houses, 155 adobe houses, 59 stone and wooden houses, and 99 sheds or *lānai* used as houses, 528 dogs and some 600 seamen (Belt Collins & Associates 1992).

Economically, everything was booming in Lāhainā. Not only were the merchants supporting the whaling ships, but in California the gold rush had begun with Hawai'i supplying many commodities, including, potatoes to the west coast. In 1850, 51,957 barrels of Irish potatoes and 43,923 barrels of sweet potatoes were exported from Lāhainā to California (*ibid.*).

By this time, Lāhainā had two hotels, two bowling alleys, and a billiard room. Grass houses could also be rented for \$4 dollars a month. As Lāhainā prepared for another whaling season, it was recorded "victualers or better known as beer-shop keepers have commenced with great activity in cleaning up their houses for the fall season. No less than 15 or 20 of these

licensed houses, besides several "sly" houses, two dance-houses and a native hulahula in the lower part of town" were preparing for the sailors (*ibid.*).

In the 1840s a drastic change in the traditional land tenure resulted in a division of island lands and a system of private ownership based on western law. While it is a complex issue, many scholars believe that in order to protect Hawaiian sovereignty from foreign powers, Kamehameha III (Kamehameha III) was forced to establish laws changing the traditional Hawaiian society to that of a market economy (Daws 1968:111; Kuykendall Vol. I, 1938:145 footnote 47, 152, 165-6, 170; Kame`eleihiwa 1992:169-70, 176).

Among other things, the foreigners demanded private ownership of land to insure their investments (Kuykendall Vol. I, 1938:138, 145, 178, 184, 202, 206, 271; Kame`eleihiwa 1992:178; Kelly 1998:4). Once lands were made available and private ownership was instituted, native Hawaiians, including the *maka`āinana* (commoners), were able to claim the plots they were cultivating and living on, if they had been made aware of the foreign procedures (*kuleana* lands, LCAs). This land division, or Māhele, occurred in 1848. The awarded parcels were called Land Commission Awards (LCA). If occupation could be established through the testimony of witnesses, the petitioners were issued a Royal Patent number and could then take possession of the property. Commoners claiming house lots in Honolulu, Hilo, and Lāhainā were required to pay commutation to the government before obtaining a Royal Patent on their awards (Chinen 1961:16).

During the Māhele in 1848, the *ahupua`a* of Waine`e, containing Moku o hinia and the Hale Piula, was awarded as Crown Lands to Kamehameha III. The majority of the town of Lāhainā is situated presently in Moali`i Ahupua`a.

As the whaling industry began to wane, sugar production was on the rise. The increasing lack of sperm whales and the discovery of oil in Pennsylvania which could produce cheap kerosene seriously contributed to its decline. The last large fleet of whaling ships left Lāhainā in 1860. As early as 1837, three sugar mills had been reported for Lāhainā and two of these were owned by Hawaiians. The Lāhainā sugar mill, owned by Judge Alfred W. Parsons, began operation in 1849. In the 1860s, opportunities for sugar increased and in 1861 James Campbell began a sugar plantation which eventually established a mill in Lāhainā. Because of the Mahele, land was easier to obtain and vast areas were purchased for sugar cultivation. The Pioneer Mill Company owned 900 acres which produced 2000 tons of sugar in 1884. By 1957, the Pioneer

Plantation cultivated 4,710 acres of sugar producing 62,000 tons sugar (Belt Collins & Associates 1992).

Lāhainā had become increasingly quiet at the end of the 19th century with the exodus of the whalers and decreasing commerce to the gold fields. The capitol had been moved long ago to Honolulu by Kamehameha III (1848) and many had followed to this new thriving port as work opportunities lessened in Lāhainā. Diseases had also taken their toll. A measles and diarrhea epidemic had occurred in 1849 and smallpox had broken out in 1854. To offset the population decline, Chinese, Japanese, and Filipino workers were imported. Lāhainā prospered as a plantation town in the early part of the 20th century. With the arrival of statehood, Lāhainā, once again became a desirable destination for travelers (Belt Collins & Associates 1992).

HISTORIC LAND USE OF PROJECT AREA

The subject property contains one Land Commission Awards (LCAs); LCA 06729. Archival research indicates that the subject project area was awarded to a *kane* (man) named Malu on September 6, 1853, by the Land Commission (Waihona `Aina 2010). At that time, the land was used as a kalo (taro) patch.

PREVIOUS ARCHAEOLOGY

No specific archaeological studies were previously conducted on the subject parcel. However, a fair number of studies have been conducted over the years in the general area, which were primarily focused on improvements related to the Front Street area. These studies have resulted in the documentation of numerous traditional and post-contact sites. Most of these have been identified as habitation plots, *lo`i*, burials, and refuse pits.

In 1988 and 1989, an Archaeological Inventory Survey and subsequently Archaeological Data Recovery were conducted on the parcel TMK: (2) 4-6-009:021 by Xamanek Researches (Fredericksen *et al.* 1988 and Fredericksen *et al.* 1989). This parcel, initially owned by Kamehameha IV and subsequently by the Roman Catholic Church, contained the Historic Aus Site (State Site 50-50-03-1797). Site -1797 consisted of 10 subsurface pit features dating from the mid to late 19th Century (Fredericksen *et al.* 1989:24). Subsequently the subsurface pits comprising Site -1797 were interpreted as habitation features. According to Fredericksen *et al.* (1989) the Aus Site, was generally utilized throughout the early post-Contact period (post-1778) and most likely continuously until the late 1970s. During subsurface testing, a feature located within the upper stratum of Test Trench 9 that contained a recent refuse material dating to 1979, suggesting the Aus Site was use continuously into the Twentieth Century.

In 1989, Archaeological Consultants of the Pacific excavated a parcel (TMK: (2) 4-6-008:012), which provided information about historic land use in the area. Construction materials and domestic wares dating from the late Historic Period - including red bricks, coral blocks, glass, and ceramics were recovered (Kennedy 1989).

In 1995, Under the Lāhainā Restoration Foundation, archaeological work in Malu`ulu-o-lele Park identified Moku`ula, the private residence of Kamehameha III, as previously located near Mokuhinia Pond (Klieger 1995). Through such archaeological undertakings, it became evident that architectural constructions, as well as other archaeological features of the royal occupation period, have been, in a number of cases, well preserved.

In 1996, Bishop Museum conducted historical background research and inventory survey on land once owned by Chief Pikanele during the days of the Māhele. The project area was adjacent to *Loko o Mokuhinia*. Two sites were encountered which included 1) a subsurface habitation area and pondfield and 2) a plantation house dating from 1908 (Major *et al* 1996).

In 1998, Scientific Consultant Services conducted Archaeological Monitoring on Front Street in Lāhainā, which led to the identification of both Traditional- and Historic-type features (McGerty *et al.* 1998). A total of 13 archaeological sites were identified and recorded during monitoring. Habitation deposits with associated subsurface features including refuse pits, fire pits, shell midden, and postholes were identified and recorded. Artifacts associated with these features included basalt preforms, volcanic glass cores and debitage, various ornaments, and abraders. McGerty *et al.* (1998) also recovered Historic-type artifacts manufactured in the 19th and 20th Centuries, such as horseshoes, buttons, bricks, ceramics, slate, and glass bottles. Radiocarbon samples from a lower cultural stratum dated the site to A.D. 1450 to 1660, firmly within traditional times (McGerty *et al.* 1998). This same project also yielded burials relating to both pre-Contact (pre-1778) and Historic time periods

In 1999, Cultural Surveys Hawaii (Borthwick and Hammatt 1999) recorded a cultural layer that included pre- and post-Contact features which indicate prolonged use of the location. The site is located at the Lāhainā Court House and was subsequently assigned State Site 50-50-03-4754. (Fredericksen and Fredericksen 2000) documented a previously disturbed human burial (State Site 50-50-03-4978) directly across Front Street from the Lāhainā Courthouse.

In 2001, during Archaeological Monitoring of improvements to King Kamehameha III

Elementary School's electrical system, Xamanek Researches identified four new archaeological sites with multiple components (Fredericksen and Fredericksen 2001). These sites were recorded as State Sites 50-50-03-4982, 50-50-03-4983, 50-50-03-4984, and 50-50-03-5174. As these sites were identified during limited subsurface excavation relating to construction improvements the full spatial extent of these sites remains unknown. Nine *in situ* burials, a secondary burial, and ten probable burial features were identified during the course of the construction mitigation (Fredericksen 2001:12). In addition, previously disturbed human remains were identified at Site 50-50-03-4984. Site 50-50-03-4983 consisted of a remnant subsurface habitation layer with associated postholes and hearths in addition to burials. Site 50-50-03-4982 overlays Site 50-50-03-4983 and both were heavily impacted by construction of the school facilities. These sites are located within LCA 277 awarded to William Charles Lunalilo. Site 50-50-03-5174 consisted of a post-Contact *`ili`ili* pavement with an associated refuse pit. This site is also located within LCA 277 and is believed to be associated with residences associated with this award parcel. Radiocarbon samples submitted from Site 50-50-03-4983 indicate occupation of that part of the site from the late pre-Contact period through early post-Contact times. Site 50-50-03-4984 is located within LCA 10806.77 awarded to Kamehameha III and his sister Nahi`ena`ena and LCA 5320 awarded to Asa Ka`eo, *kahili* bearer for Kauikeaouli (2001:6). These LCAs were listed as house lots and 10806.77 was named Pa Halekamani by Nahi`ena`ena who lived in a traditional *hale* on the property. Asa Ka`eo testified that Halekamani contained seven houses and a fishpond.

In 2002, Scientific Consultant Services conducted Archaeological Monitoring near Front Street in Lāhainā (Calis 2002). Archaeological deposits relating to Historic Period use of the area in the form of porcelain and glass artifacts dating from 1904 through the 1920s and 1930s were identified in subsurface contexts and subsequently designated as State Site 50-50-03-5180.

In 2002, Xamanek Researchers documented four Historic-type refuse pits and a waterworn pavement at TMK: (2) 4-6-008:053 (Fredericksen and Fredericksen 2002). The deposits subsumed under State Site 50-50-03-5203 were dated to the mid-20th Century.

In 2003, Monahan *et al.* (2003) conducted Archaeological Monitoring during subsurface excavation related to construction improvements on [TMK: (2) 4-6-09: 07, 59, and 62] for the Lāhainā Store. During Monitoring activities, one site significant under Criterion D, designated State Site 50-50-03-5485, was identified. The site consists of historic artifacts—including several glass bottles dating from the late 19th century to early 20th century—and a cobble-lined cylindrical pit. The artifacts were not observed in primary archaeological context, but rather

occurred in fill that includes modern aluminum cans. Because documentation, analysis, and classification of the artifacts are complete, the site is no longer considered significant under Criterion D.

In 2005, Scientific Consultant Services conducted an archaeological inventory survey on approximately 12,365 square feet lot located on Wainee Street in Lāhainā and adjacent to the Historic Aus site (State Site 50-50-03-1797) (Morawski and Dega 2005). During the course of excavation one subsurface scatter and two subsurface pit features were recorded. Both the subsurface scatter collection and the pit features contained Historic-type cultural materials likely related to habitation in the area during the late 1920s through the 1930s. These features were designated as State Site 50-50-03-5701.

EXPECTED FINDINGS

Given previous development on the parcel and its current state of a built environment, it is unreasonable to assume that significant features or sites would occur on the ground surface. However, based on the results of previous archaeological work in the vicinity of the current project area, as well as archival research, there were heightened expectations that both prehistoric and historic-period activities could be documented on the parcel. Traditional deposits dating from the *c.* A.D. 1400s (or even earlier) could have included habitation features (*e.g.*, hearths, living floors, postholes, subterranean stone alignments), associated artifacts (*e.g.*, food preparation tools, debitage of tool manufacture, and fishing tool kits), and midden (*e.g.*, fish bones, shell, pig bones, etc.). It was also possible that human burials could have been identified within pre-Contact strata. Historic use of the parcel could have been indicated by burning episodes, historic artifacts (*e.g.*, metals and glass), and/or historic burials. In total, there appeared to have been a reasonably good chance that Archaeological Inventory Survey could have identified and documented both continuous occupation and use of these parcels from Traditional through Historic times.

METHODOLOGY

Archaeological Inventory Survey fieldwork was conducted on the subject property on December 12, 2012 and December 13, 2012, by SCS archaeologist Dave Perzinski, B.A., and Stephanie Medrano, B.A., under the direct supervision of Michael Dega, Ph.D., Principal Investigator. The work described in this report consists of historical background and archival research; pedestrian survey of the parcel; mapping, subsurface testing (excavation by mini excavator and backhoe); analysis, interpretation, and reporting of all relevant data.

FIELD METHODS

Fieldwork involved systematic pedestrian survey of the three-parcel project area and representative subsurface testing (excavation by mini excavator and backhoe) on Parcel 036. Testing was not done on Parcel 038 or Parcel 044 as they are currently active business areas and completely built environments. All excavations were recorded and SCS personnel were present during all ground disturbing activities. All aspects of field work were photographed with a digital camera and copies of these photographs have been archived on the SCS computer network. As no surface features or deposits were identified, emphasis was placed on subsurface investigations. Five trenches were placed by mini excavator and backhoe across various portions of Parcel 036 to provide representative coverage and test areas most amenable to yield archaeological information. All trenches were described using standard archaeological recording forms with sufficient detail to exhibit character, size, location, and inter-relationships. Scaled profile drawings of soil stratigraphy; soil layer colors, and soil compositional data were acquired from each trench. Soils were documented using the Munsell Color Charts (2000).

LABORATORY METHODS

As there were no significant finds on the surface or through subsurface testing. Laboratory work primarily consisted of digital drafting of stratigraphic trench profiles, trench locations, and project area maps. All field notes, maps, photographs, and communications pertaining to this project are being curated at the SCS office in Honolulu.

FIELDWORK RESULTS

Complete pedestrian survey of all three parcels and subsurface testing of Parcel 036 failed to reveal any cultural material and/or burials. SCS personnel selected five locations on Parcel 036 to place the test trenches (Figure 3). A total of five stratigraphic trenches were excavated across the parcel. All mechanical excavations were accomplished using a mini excavator and backhoe. A total of 46.4 m² were excavated (length by width) to an average depth of 2.39 meters below surface (mbs). The following table summarizes trench excavation results (Table 1).

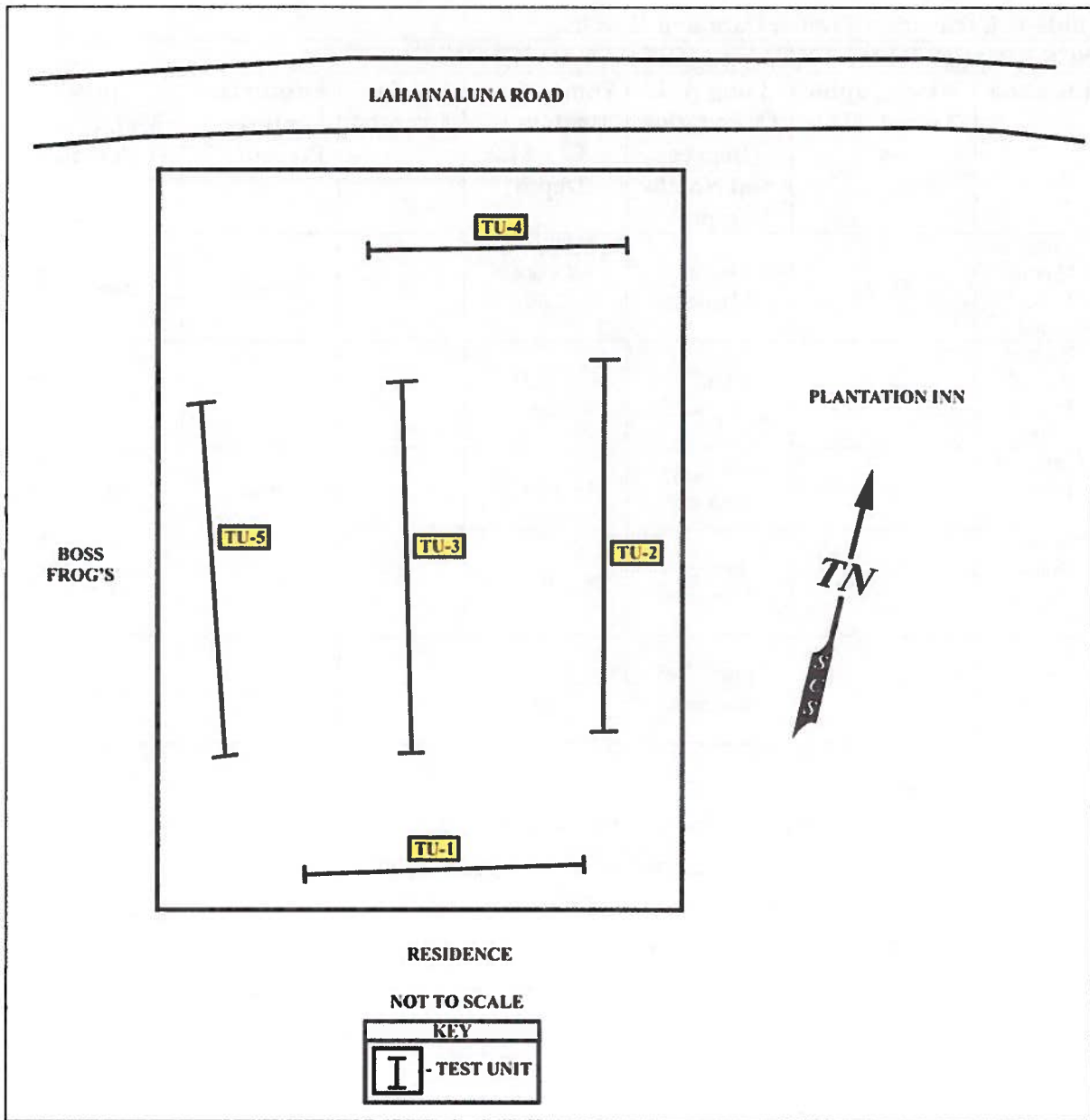


Figure 3: Drawing of Stratigraphic Trench Locations, Parcel 036.

Table 1: Excavation Trench Data and Results.

SCS PROJECT 1351 EXCAVATION DATA AND RESULTS						
Location	Stratigraphic Trench (TU) #	Long Axis Orientation (Degrees and North-type)	Dimensions (meters; L x W x Max Depth)	Strata Exposed	Subsurface Features Present	Cultural Material Observed
Southern End of Project Area	TU #1	63°/243° (Magnetic)	9.4 x .48 x 2.06	5	none	none
Eastern End of Project Area	TU #2	156°/336° (Magnetic)	15.1 x .80 x 2.4	6	none	none
Center of Project Area	TU #3	138°/318° (Magnetic)	15x .80 x 2.5	4	none	none
Northern End of Project Area	TU #4	45°/225° (Magnetic)	9.8 x .80 x 2.5	5	none	none
Western End of Project Area	TU #5	146°/326° (Magnetic)	12.5 x .80 x 2.5	5	none	none

STRATIGRAPHY

All stratigraphic profiles exhibited similar stratigraphy, although slight variations in matrix composition and color were encountered. Four to six strata were documented throughout the project area. Most of the trenches revealed five strata with the exception of stratigraphic profile ST-3, which revealed only four strata and stratigraphic profile ST-2, which revealed six strata. Stratigraphic Profiles ST-4 and ST-5 have been selected as representative samples of the typical stratigraphy encountered in the trenches excavated across the subject property (Figure 4 through 7):

Stratigraphic Trench ST-4

Stratigraphic Trench ST-4 was located at the northern most end of the project area. Stratigraphic Trench ST-4 contained five stratigraphic layers, which are described below. No Traditional- or Historic-type artifacts or cultural materials were identified in ST-4.

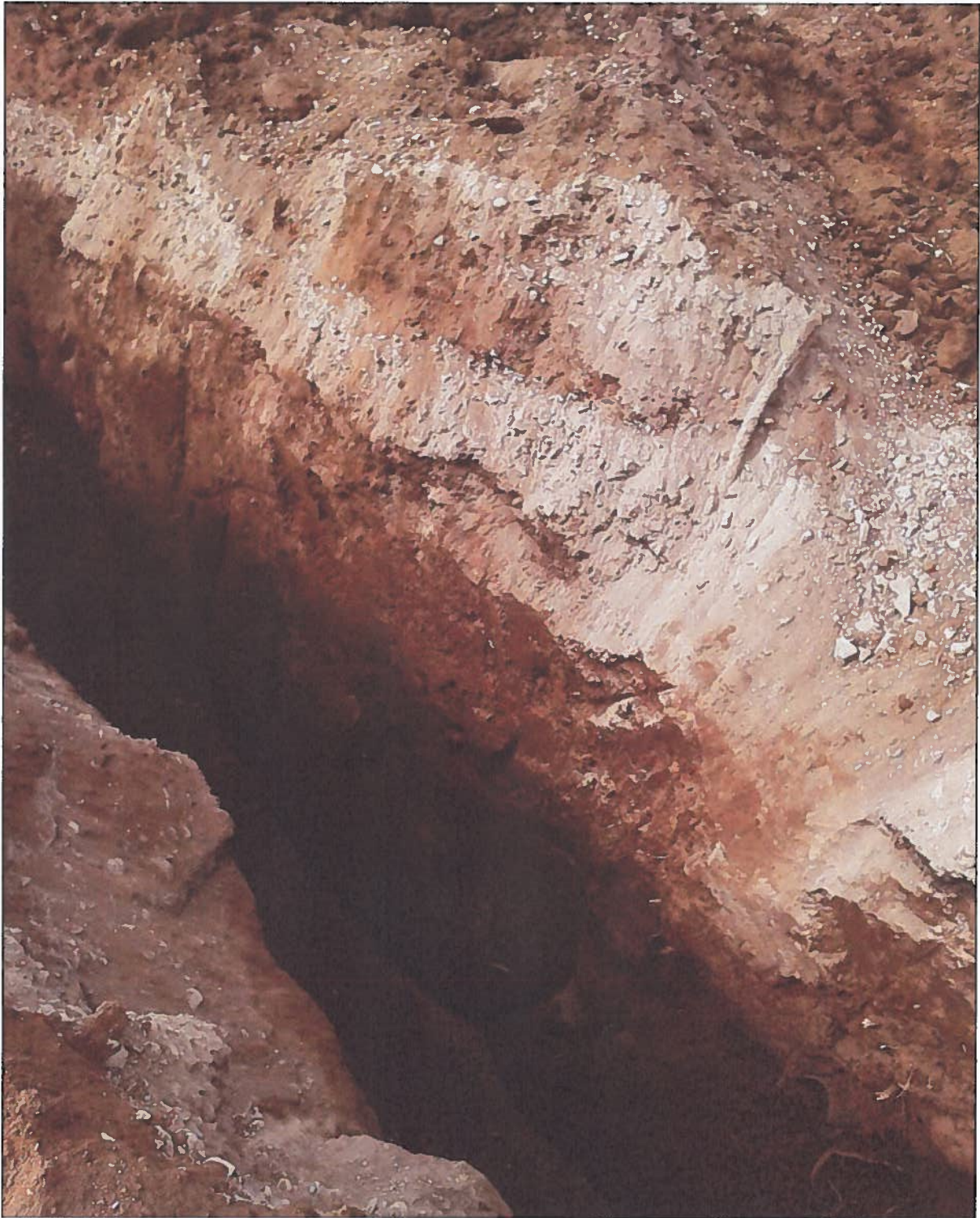
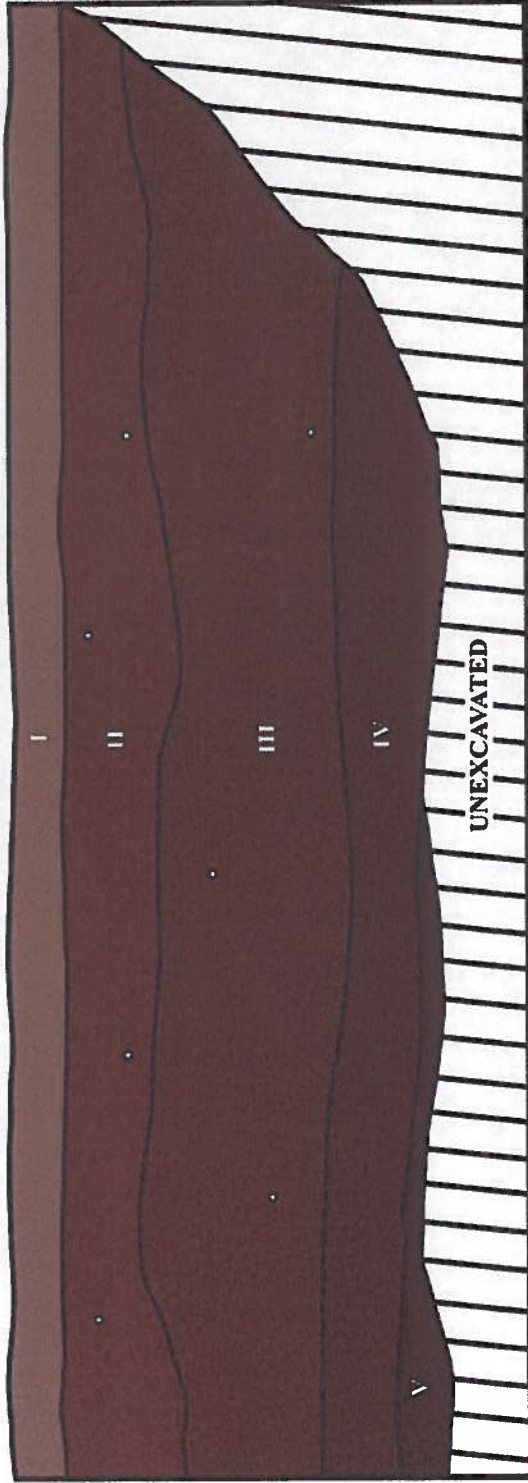


Figure 4: Photograph of Stratigraphic Trench ST-4. Northwest Wall Profile. View to Northwest.

TU-4 TRENCH-4 PROFILE



KEY

I	- LAYER I: CRUSHED GRAVEL FILL FOR PARKING LOT.
II	- LAYER II: DARK BROWN (7.5YR 3/3) MOIST SILTY CLAYEY IMPORTED FILL.
III	- LAYER III: DARK BROWN (10YR 3/3) MOIST SILT.
IV	- LAYER IV: VERY DARK BROWN (7.5YR 2.4/2) MOIST SILTY CLAY.
V	- LAYER V: VERY DARK BROWN (10YR 2/2) MOIST COARSE GRAINED ALLUVIAL SAND.
	- ROOTLETS

Figure 5: Drawing of Stratigraphic Trench ST-4. Northwest Wall Profile.



Figure 6: Photograph of Stratigraphic Trench ST-5, East Wall Profile, View to East.

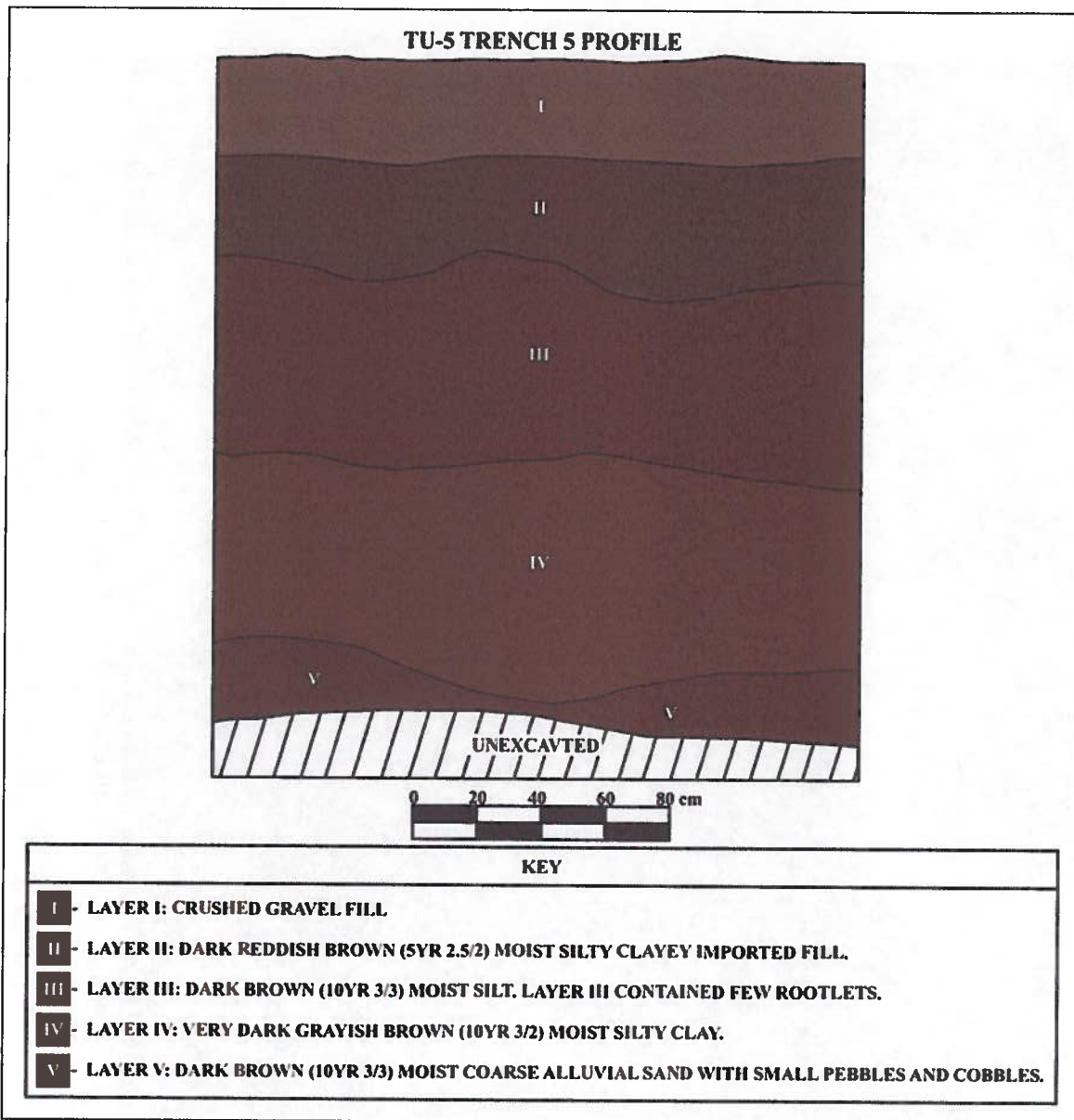


Figure 7: Drawing of Stratigraphic Trench ST-5. East Wall Profile.

Stratigraphic Trench Profile ST-4

- Layer I (0-30 cmbs) consisted of crushed gravel fill for parking lot.
- Layer II (30-70/100 cmbs) consisted of dark brown (7.5YR 3/3) moist silty clayey imported fill. Moist. Layer II contained few rootlets. No Traditional- or Historic-era artifacts or cultural materials were identified in Layer II.
- Layer III (70/100-180/200 cmbs) consisted of dark brown (10YR 3/3) moist silt. Contained few rootlets. No Traditional- or Historic-era artifacts or cultural materials were identified in Layer III.

- Layer IV (180/200-235/250 cmbs) consisted of very dark brown (7.5YR 2.4/2) moist silty clay. No Traditional- or Historic-type artifacts or cultural materials were identified in Layer IV
- Layer V (235/240-250 cmbs) consisted of very dark brown (10YR 2/2) moist coarse grained alluvial sand with small pebbles and cobbles. No Traditional- or Historic-era artifacts or cultural materials were identified in Layer V.

Stratigraphic Trench ST-5

Stratigraphic Trench ST-5 was located at the western most end of the project area.

Stratigraphic Trench ST-5 contained five stratigraphic layers, which are described below. No Traditional- or Historic-type artifacts or cultural materials were identified in ST-5.

Stratigraphic Trench Profile ST-5

- Layer I (0-30 cmbs) consisted of crushed gravel fill for parking lot.
- Layer II (30-60/72 cmbs) consisted of dark reddish brown (5YR 2.5/2) moist silty clayey imported fill. Layer II contained few rootlets. No Traditional or Historic artifacts or cultural materials were identified in Layer II.
- Layer III (60/72-120/132 cmbs) consisted of dark brown (10YR 3/3) moist silt. Layer III contained few rootlets. Layer III contained few rootlets. No Traditional or Historic artifacts or cultural materials were identified in Layer III.
- Layer IV (120/132-180/196 cmbs) consisted of very dark grayish brown (10YR 3/2) moist silty clay. No Traditional or Historic artifacts or cultural materials were identified in Layer IV
- Layer V (180/196-210 cmbs) consisted of dark brown (10YR 3/3) moist coarse alluvial sand with small pebbles and cobbles. No Traditional or Historic artifacts or cultural materials were identified in Layer V.

DISCUSSION

Pedestrian survey of three parcels composing the project area and subsurface investigations of one parcel (Parcel 036) did not reveal evidence for Traditional or Historic era subsurface features, artifacts, or burials in either surface or subsurface contexts. The primary reason for the absence of significant cultural materials may be related to modern landscape modifications in the area (built environment), which may have removed or severely displaced any former cultural materials up to the one meter below surface mark. Additionally, the subject project area may have been primarily used for agricultural purposes, which coincides with early historical accounts of Lāhainā. Several abandoned water and sewer lines were encountered in shallow contexts suggesting that structures were at one time on the property. However, undisturbed subsurface deposits showed that any past activity that occurred on the parcel did not affect any sediment below one meter.

RECOMMENDATIONS

The current project did not lead to the documentation of any significant cultural materials or burials during survey or testing of one of the three parcels. Testing on the other two parcels was not completed as these areas are currently built environments and active businesses.

Based on previous archaeological research in the area, the known cultural sensitivity of the greater coastal Lāhainā region, and because the project area occurs within the boundaries of the Historic Lāhainā District (State Site 50-50-03-3001), a program of Archaeological Monitoring is recommended during all construction-related ground disturbing activities within the current project area. Monitoring is also highly recommended as two of the parcels (038 and 044) were not accessible for testing. During Monitoring, if significant cultural deposits are identified on these parcels, inventory-level documentation should be required.

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APPENDIX G
Archaeological
Monitoring Plan

**AN ARCHAEOLOGICAL MONITORING PLAN
FOR A 1.02-ACRE PROJECT AREA IN
LĀHAINĀ, KU'IA AHUPUA`A,
DISTRICT OF LĀHAINĀ, ISLAND OF MAUI, HAWAII
[TMK: (2) 4-6-009: 036, 038, & 044]**

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INTRODUCTION

At the request of Mr. Jordan Hart of Chris Hart and Partners, SCS has produced this Archaeological Monitoring Plan (AMP) prior to proposed work on three parcels of land totaling 1.02-acres in Lāhainā, Kuia Ahupua'a, District of Lāhainā, Island of Maui, Hawai'i [TMK: (2) 4-6-009: 036, 038, & 044]. The proposed project will encompass three TMK parcels. Existing Plantation Inn improvements on Parcel 36 (28,833 sq. ft.) include two 2-story buildings containing 19 guest rooms and a restaurant (Gerard's), a swimming pool, a landscaped courtyard, and guest parking. The Plantation Inn also owns Parcel 38 (6,512 sq ft) and Parcel 44 (8,919 sq ft) which will be consolidated with Parcel 36 to create a single lot (1.02 acres) as part of the proposed project. The existing structures on Parcel 38 (former office building) and Parcel 44 (former dwelling and barber shop) will be demolished. The proposed project will involve construction of a new 2-story building containing 14 guest rooms on Parcels 36 and 44, new parking areas on Parcels 38 and 44, and various ancillary improvements.

The land owner of record is Kaanapali Beach Hotel Limited, LLC. Archaeological Inventory Survey was conducted on the parcels in 2012 (Medrano and Dega 2013) to determine the presence or absence of archaeological deposits within surface and subsurface contexts. Methods for the study involved complete pedestrian survey of all three parcels and representative subsurface testing of Parcel 036 through backhoe test trenching. Parcels 038 and 044 are a built environment and currently occupied by active businesses. Thus, they were not subject to testing. As noted below, no significant cultural deposits were identified during the Inventory Survey. However, given that only 1/3 of the project area was subject to testing and due to the sensitive nature of the Lāhainā area, Archaeological Monitoring during all ground altering activities was recommended.

This AMP has been written in accordance with the rules of the State Historic Preservation Division (SHPD), Department of Land and Natural Resources (DLNR) (§13-279, HAR). This AMP will ensure that if human remains are identified during subsurface work, appropriate and lawful protocol concerning the Inadvertent Discovery of Human Remains (pursuant to §13-300-40a, b, c, HAR) is followed. This AMP will also ensure that if cultural deposits are identified, the work will satisfy reporting requirements outlined in §13-279-5(5) through (6).

The following text provides more detailed information on the reasons for monitoring, environmental setting, previous archaeology, potential site types to be encountered during

excavation, monitoring conventions, and methodology for field and laboratory work, curation of any finds, and reporting of the data gathered during Archaeological Monitoring.

MONITORING PURPOSE OVERVIEW

As a result of the progressive urbanization of Lahaina, buried remnants of pre-Contact and historic settlement have been exposed. The repeated exposures of cultural remains during the renovations and overall improvements in this area have highlighted the importance of Archaeological Monitoring during subsurface excavation. As the topography of the area has been greatly altered by modern development, the only possibility of encountering cultural remains would be during subsurface excavation. Based on the location of the subject property (coastal and within the Historic Lahaina District, State Inventory of Historic Properties (SIHP) Site 50-50-03-3001) and that numerous archaeological studies have been conducted in the Historic Lahaina District since at least 1988, with nearly every project having led to the documentation of pre-Contact or Contact land use, the potential for unearthing human remains and cultural deposits within the project area is high. Based on this high potential, on-site Archaeological Monitoring during all subsurface excavation will be conducted as a measure of ensuring that any identified historic properties are adequately documented and, if necessary, sampled.

ENVIRONMENTAL SETTING

PROJECT AREA LOCATION

The project area is located on privately owned land in the town of Lāhainā, 0.09 miles (150.68 m) away from the coast line and about 3 feet (0.91 m) amls. Lāhainā is situated at western terminus of the alluvial slopes of the West Maui Mountains. The subject property is situated near coastal land and is bounded by Lahainaluna Road to the north, Mid-Pacific Tattoo to the east, a residential home to the south, and Boss Frog's retail store to the west in Kuia Ahupua`a, District of Lāhainā, Island of Maui, Hawai`i [TMK (2) 4-6-009:036, 038, & 044] (see Figures 1 and 2).

CLIMATE

The typically moist trade winds bring precipitation to the northeastern slopes of this range, leaving the southwestern slopes relatively dry. Lāhainā is located on the southwestern slopes of the mountain range, and has an average annual rainfall of less than 15 inches. The average temperature range is 65 to 85°F (Armstrong 1983).



Figure 1: USGS Map (Lahaina Quadrangle) of Project Area.

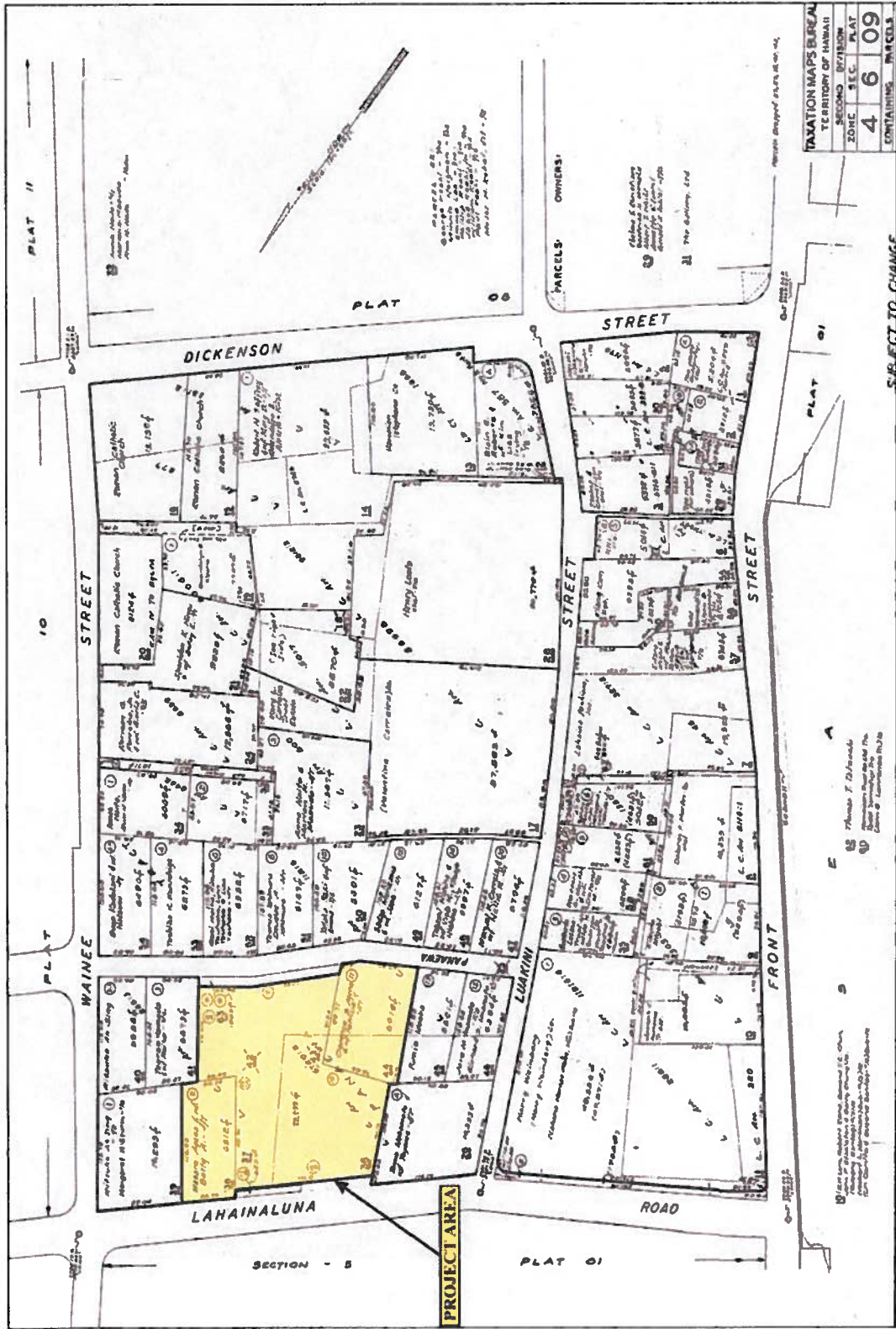


Figure 2: Tax Map Key of Project Area [TMK: (2) 4-6-09].

PROJECT AREA SOILS

Soils in the project area have been classified as part of the Pulehu Soil Series, specifically the Pulehu silt loam (Ppa) (Foote *et al.* 1972: 116, Sheet 94). These soils are generally found on “alluvial fans and stream terraces and in basins... developed in alluvium washed from basic igneous rock” (Foote *et al.* 1972: 115). According to Foote *et al.* (1972:116), this soil consists of well-drained dark brown silt loam, and occurs in level to gently sloping basins of alluvial fans.

The Ppa soils exhibit a 0 to 3 percent slope, moderate permeability, slow run-off and a slight erosion hazard (*ibid*). The soils found within the project area were generally used for sugarcane and homesites” (*ibid*).

TRADITIONAL AND HISTORIC SETTING

Archaeological settlement pattern data indicates that initial colonization and occupation of the Hawaiian Islands first occurred on the windward shoreline areas of the main islands between the A.D. 4th and 11th centuries, with populations eventually settling in drier leeward areas during later periods (Kirch 1985). Although coastal settlement was dominant native Hawaiians began cultivating and living in the upland *kula* zones. Greater population expansion to inland areas began between A.D. 11th and 12th centuries and continued through the 16th century. Large scale or intensive agriculture was implemented in association with habitation, religious, and ceremonial activities. Coastal lands were used primarily for settlement while staple crops (i.e. *kalotaro*) were cultivated in near-coastal reaches, as well as, in watered regions along the plain and in the uplands.

TRADITIONAL SETTING OF LĀHAINĀ

The District of Lāhainā, located on the western side of the West Maui Mountains (Mauna Kahalawai), extends from Honokohau Ahupua`a on the north to Ukumehame Ahupua`a on the south. A number of traditional activities took place in this district from fishing and cultivation by early Hawaiians to residential occupation and recreational use by members of the *ali`i* (ruling) class. The district served as an important center both politically and socially during the late prehistoric and early historic period. It was the royal chiefly center for centuries (Thrum 1974; Walker 1981; Kirch 1985; Kamakau 1992; Sterling 1998) and played a key role in the intra-island warfare associated with island unification. By the late 1700s, Kamehameha I had firmly established his presence on Maui with the invasion of Lāhainā. By the early 1800s, Kamehameha I designated Lāhainā the capital of the Hawaiian Kingdom. Lāhainā served as the

capital until 1850 when it was moved to Honolulu. In 1819, the first whaling ship *Bellina* arrived in what would later be known as Lahaina Harbor. Lāhainā served as the center of commercial whaling in the Pacific until the mid-1800s. After the decline of the whaling industry, Lāhainā and surrounding areas became a base for sugarcane plantations. Most recently tourism is the main industry in Lāhainā.

Lāhainā is the traditional spelling and pronunciation of what we presently call Lahaina. Lāhainā literally translated means “cruel sun,” said to be named for a time of terrible droughts (Pukui *et al.* 1974:127). Others believe the original name for Lāhainā was Lele which is usually the flying piece of a *kuleana* (small piece of property) near the shore (Sterling 1998:17). As Lāhainā is situated along the shoreline the name is applicable. Pukui *et al.* (1974:127) also note that Lāhainā is associated with the Kaua`ula wind that caused the destruction of churches and buildings in Lāhainā in 1828 and again in 1858.

Lāhainā is traditionally and historically known for its verdant and abundant groves of breadfruit. Sterling’s (1998) *Sites of Maui* references Lāhainā as second only to Puna, Hawai`i as a favorable location for breadfruit cultivation. In *mele* (songs) Lāhainā is even referred to as *ka malu ulu o Lele*, “the breadfruit shade of Lele” (Handy 1940:190). Ashdown (1970) writes that the name Lele was changed to Laha`ina when it became the home of the noted prophet, Laha`inaloa for whom all of West Maui was named.

According to Handy and Handy (1972:492), the District of Lāhainā was a favored place among the high chiefs of Maui and their entourage because of its abundant resources from both land and sea, its warm climate, easy communication with other populated areas around West Maui, and close proximity to the outer islands of Moloka`i and Lāna`i.

Early descriptions of Lāhainā village provided by Westerners paint a picture of idyllic tranquility and cooperation among the inhabitants. Menzies, the surgeon and naturalist on board the HMS *Discovery* during Captain George Vancouver’s expedition, states that he and the members of his party “...observed the rugged banks of a large rivulet that came out of a chasm cultivated and watered with great neatness and industry” (Handy and Handy 1972:493). Menzies goes on to describe an afternoon tour of the village on March 17, 1793, as follows:

I accompanied Vancouver and a party of officers, with the two Niihau women, to see the village of Lahaina, which we found scattered along shore on a low tract of land that was neatly divided into little fields and laid out in the highest state of cultivation and improvement by being planted in the most regular manner with the

different esculent roots and useful vegetable of the country, and watered at pleasure by aqueducts that ran here and there along the banks of intersecting fields...In short, the whole plantation was cultivated with such studious care and artful industry as to occupy our minds and attention with a constant gaze of admiration... [Handy and Handy 1972:493].

Little had changed twenty-six years later when J. Arago visited Hawai'i with Captain Louis de Freycinet in 1819. Arago, impressed by the verdant quality of Lāhainā and the skill the Hawaiians exhibited in farming, writes:

The environs of Lahaina are like a garden. It would be difficult to find a soil more fertile, or a people who can turn it to a greater advantage; little pathways sufficiently raised and kept in excellent condition...These are frequently divided by trenches, through which a fresh and limpid stream flows tranquilly, giving life to the plantations...[Handy and Handy 1972:493].

In *The Hawaiian Planter*, Handy (1940:159) discusses the proliferation of fishing settlements and isolated fishermen's houses all the way from Kihei to Honokahua and mentions the cultivation of *ʻuala* (*Ipomea batatas*, sweet potato) in the red *lepo* (sandy soil) near the shore. Handy (1940) points out that this coast is the most favorable on Maui for fishing and that *kula* lands (uplands) were ideal for the cultivation of sweet potato. According to Handy (1940:106), the *ali ʻi* Kakaʻalaneo lived on Kekaʻa Hill in Lāhainā District. Kekaʻa became the capital of Maui during Kakaʻalaneo's reign and was also an area of intense cultivation. Fornander (1918–19, Vol. 5:540–41) discusses how Kakaʻalaneo planted *kukui* (*Aleurites moluccana*, candlenut) and *ʻulu* (*Artocarpus incisus*, breadfruit) at Lahaina village.

According to Thrum (1974), in *Hawaiian Annual*, an infamous chief named Hua, who was born in Lāhainā and reigned prior to the 10th century, is credited with the construction of the first *heiau* (temple) on Maui. Hua is also referred to as Hua-a-Pohukaina and Hua-a-Kapuaimanaku, names by which his father was also known. Hua is known for the construction of two *heiau* in Lāhainā. Another Hua, two generations later, is credited with the construction of a third. Three additional *heiau* are said to date to or just prior to the reign of Kahekili (Thrum 1974).

Lāhainā was known as a *pu ʻuhonua* or place of refuge in Maui. The *pu ʻuhonua* at Lāhainā was associated with Kaʻahumanu who inherited her lands from her husband Kamehameha. In *Ruling Chiefs of Hawai'i*, Kamakau (1992:312) discusses how Kaʻahumanu's

lands of Waipukua in Waihe`e, Kalua`aha in Moloka`i, and Pu`umau in Lāhainā were deemed places where people could be saved from death.

Fornander (1969) discusses how Lāhainā figured prominently in battles between various island chiefs. In the early 1700s, wars between Alapa`inui of Hawai`i, in conjunction with Kamehamehanui of Maui, and Kauhi (Kamehamehanui's brother) occurred. Alapa`inui established his headquarters at Lāhainā village while the rest of his army occupied the coast extending from Honokowai to Ukumehame. With the pending arrival of Peleioholani from O`ahu, who was to assist Kauhi, Alapa`inui destroyed the *kalo* patches and broke down *auwai* belonging to the followers of Kauhi in the vicinity of Lāhainā. Eventually the forces met, Fornander writes:

...The fortune of the battle swayed back and forth from Honokowai to near Lahaina; and to this day heaps of human bones and skulls, half buried in various places in the sand, attest to the bitterness of the strife and carnage committed [Fornander 1969, Vol. 2:140].

Lāhainā also played a crucial role in the intra-island warfare that led to island unification and the establishment of the capital of the Hawaiian Kingdom by Kamehameha I. In February of 1795, Kamehameha established his presence on Maui with the invasion of Lāhainā. Kamehameha's great fleet of war canoes landed in Lāhainā covering the coast from Launiupoko to Mala (Kamakau 1992). That part of Lāhainā, covered in food patches and cane fields, was overrun by Kamehameha's men from the island of Hawai`i (Kamakau 1992:171). By 1802, Kamehameha I constructed the brick palace, Moku`ula, in Lāhainā, from which the collection of taxes was administered. Lāhainā served as the capital of the Hawaiian Kingdom from that time until 1850 when Kamehameha moved it to Honolulu.

HISTORIC BACKGROUND

LAND TENURE

The pre-Contact Period in the Hawaiian Islands came to an end with the arrival of Captain Cook to the island of Kaua`i in 1778. The years to follow would drastically alter the political, agricultural, and social foundation of the Hawaiian Kingdom. The destabilization of Hawaiian society was further intensified by the profound reformation of the traditional land system.

The traditional land tenure system in prehistoric Hawai`i was rooted in a different epistemological framework than the subsequent colonially-imposed framework of private land ownership. The idea of holding land was not synonymous with owning it, but is described as closer to a trusteeship between the *ali`i nui* (ruling chiefs) of the island and the traditional Hawaiian *akua* (gods) Lono and Kāne (Handy and Handy 1972:41). Each island was divided into *moku* (districts) that were solely geographical subdivisions. The number of these *moku* depended upon the size of each island. *Moku* were partitioned into smaller landholding units known as *ahupua`a* that were governed by *ali`i* or designated *konohiki* (headman). The *ahupua`a* varied in size but ideally encompassed land from the mountain to the sea, allowing the chiefs and *maka`āinana* (commoner) access to both land and marine resources. All persons from chiefs to commoners were entitled to portions of these resources (Chinen 1994).

The 1848 Māhele introduced land privatization putting an end to the traditional Hawaiian land system. Under the Māhele both chiefs and commoners alike were required to obtain private land titles (Kame`eleihiwa 1992). Individuals holding land were required by new Western notions of law to submit their claims or forfeit their land. Hawaiians were permitted to claim lands on which they had lived and cared for, however, often times *maka`āinana* (commoners) were ill informed of the procedures and failed to make claims, ultimately resulting in the loss of land that they had occupied for generations. Kirch discusses traditional Hawaiian land use strategies as revealed through Land Court Award testimonies and records and the effect the Māhele had on the fundamental structure of traditional Hawaiian culture:

While LCA (Land Court Awards) establish historic land utilization in Hawai`i (during the *Māhele*), documented testimony from many land recipients have also demonstrated continuous generational occupation of the land. Settlement patterns illustrated in the LCA records highlight the multi-functional land use practices related to habitation and agriculture and perhaps the clear connection of these strategies. By mid-century, the fledgling [Hawaiian] Kingdom undertook the single most significant inducement to cultural change, the Great Māhele or division of lands between the king, chiefs, and government, establishing land ownership on a Western-style, fee-simple basis. From this single act, an entire restructuring of the ancient social, economic, and political order followed [Kirch 1985:309].

HISTORIC SETTING OF LAHAINA

1778 TO MID 1800s

Western descriptions of Maui were given by Capt. Cook and his men who were the first Europeans to record their impressions of the island, on November 26, 1778 (Beaglehole 1967: Part I, Vol. III). After returning from Alaska, they spotted Maui and sailed down a portion of the

east side of the island. David Samwell, a surgeon on the Discovery, reported "...the ships lay to all day about 3 miles off shore, trading with the Natives who came off in their canoes in great number..." (Samwell 1967:1151).

It had been a time of war between Kalaniopu`u, ruler of Hawai`i Island, and Kahekili, chief of Maui and Moloka`i. During this season of the year (*Makahiki*), however, the fighting was temporarily suspended and Kahekili was free to visit the foreign ships. Samwell describes the great King and the windward slopes calling Kahekili "...a middle aged man... rather of a mean appearance..." and the land as "...mountainous, the sides of the hills are covered with trees...large open plains on which stand their houses & where they have their plantations of sweet potatoes, taro &c. ..." (ibid.).

The leeward side of the island was dry and an early account (1786) suggests inhabitants were much poorer in health and resources at its southern end (La Perouse in Sterling 1998:222). However, further up the coast towards Lāhainā, the population increased and the habitations situated in coconut groves became numerous. Lāhainā Village, with access to mountain streams, was described in 1793 by Vancouver and Menzies as:

...laid out in the highest state of cultivation and improvement by being planted in the most regular manner with the different esculent roots and useful vegetables of the country and watered at pleasure by aqueducts that ran here and there along the banks intersecting the fields ...In short, the whole plantation was cultivated with such studious care and artful industry as to occupy our minds and attention with a constant gaze of admiration... (Menzies 1920:112).

The war between Kahekili of Maui and Kalaniopu`u of Hawai`i Island had not ended with the death of Kalaniopu`u in 1782, but was continued by his nephew, Kamehameha I. Vancouver was not as impressed as Menzies with the Lāhainā landscape and was told it was the result of the continued disputes:

To the ravage and destruction of *Tamaahmaah's* wars, the wretched appearance of the crops was to be ascribed of this they grievously complained, and were continually pointing out the damages they had sustained; the despoiled aspect of the country was an incontrovertible evidence of this melancholy truth. Most of the different tenements in the lands formerly cultivated, were now lying waste, their fences partly or intirely [sic] broken down, and their little canals utterly destroyed; nor was a hog or a fowl any where to be seen. By far the larger portion of the plain was in this ruinous state; and the small part that was in flourishing condition bore the evident marks of very recent labor (Vancouver 1984: 870).

After defeating Kahekili's army and subjugating all but the island of Kaua'i, Kamehameha moved his fleet of *peleleu* (war canoes) to Lāhainā for a year to collect tribute (in 1802-1803). His headquarters was a two-story brick house near the landing, close to a section of the project area. The building was surrounded by *kalo* patches and fish ponds, coconut, *hala*, and *kou* trees (The Maui Historical Society: 1964). The *kalo* patches stretched along the beach, behind which were huts, and behind them, a mulberry and cane plantation belonging to a Mr. Butler, the land having been a gift from Kamehameha I (Litten in Sterling 1998:19). To be able to supply his retinue with provisions, Kamehameha ordered the repair of the damage previously done to Lāhainā and vicinity during the wars with Kahekili. Walls for the *lo`i* were rebuilt and crops were again successfully grown.

There was also a *heiau* at the landing. L. R. Duperrey, cartographer with Louis Claude de Saulses de Freycinet, mapped the Lāhainā Village in 1819 depicting points of interest: a) the observatory of Freycinet, b) the brick palace of Kamehameha I, c) *heiau*, d) Mr. Butlers house, e) *kalo lo`i* and *auwai*, f) *wauke* plantation, and g) sugar cane plantation.

Freycinet recorded:

We immediately landed...to select an appropriate location for setting up our instruments...upon my request, was kind enough to tabou a platform in the neighborhood of a *morai* and of a red brick house, which was convenient ...(Kelly 1978:29).

In describing Lāhainā Village he said:

...the first thing we noticed upon our arrival at Raheina was a red brick structure. Standing right next to the landing point, it was an excellent guide for the vessels...to the south was the habitation of the priests and next to it a *morai* constructed on a pile of dry rocks and forming a sort of dike on the beach. a little farther up in the interior one comes across hand-dug reservoirs used for taro culture. They stretch along the coast for quite some distance and are fed by the streams brought there through artificial canals. The houses, instead of being grouped next to each other, are dispersed over a rather wide terrain... (ibid: 41).

Freycinet was impressed with the fertility of Lāhainā:

...Here were found vast orchards of the paper mulberry, whole fields of bananas and of sugar cane of fine appearance, fields of taro and other vegetables fit for human food, enormous breadfruit trees scattered here and there, finally the fertility and freshness of the soil everywhere maintained by frequent irrigation and well husbanded (ibid: 32).

Arago, draftsman and artist on Freycinet's voyage, recorded that Lāhainā occupied approximately nine miles along the coast by three miles inland (14.4 by 4.8 kilometers). He described the same orderly cultivated system of *kalo*, bananas, breadfruit, coconut, *wauke* and housesites (Arago 1823).

...Every cabin has its enclosure, and every enclosure is well taken care of; it seems to suffice for the wants of the family...The space cultivated by the natives of Lāhainā is about three leagues in length and one in its greatest breadth.

Kamehameha I died in 1819 in Kona and his oldest living son died four years later in London. This left Kamehameha's youngest son, Kaulikeaouli, as reigning monarch (under the guidance of Ka'ahumanu) at the age of nine years old. During his reign, Lāhainā became the capital of the Kingdom and favorite headquarters of the *ali`i*.

Kamakau reported:

Lāhainā was in those days a popular resort for the chiefs...None of these paid any attention to the word of God but amused themselves at their gatherings with liquor drinking, dancing, gambling, sensual indulgence, and all kinds of such devilish doings (Kamakau 1961:262).

In 1823, the mother of the King and sacred wife of Kamehameha I, Keopuolani, brought the Reverends Stewart and Richards and their families to Lāhainā. Land was eventually given to the missionaries along what was to become Front Street. The population of Lāhainā was estimated at 2,300 around this time and consisted of 700 grass houses with a few permanent buildings (Belt Collins & Associates 1992). With the arrival of the missionaries and the conversion of several powerful *ali`i* such as Ka'ahumanu and Keopuolani, a shift occurred and Lāhainā's new buildings began to reflect western influence. The first stone dwelling in Hawaii, located on Front Street in Lāhainā and belonging to Rev. Richards, was completed in 1827. Clustered along or near Front Street, besides the mission houses occupied by the Stewarts' and Richards', and Baldwins', were several other buildings, such as the Marine hospital, Seamen's Chapel and Reading Room. Dr. Baldwin constructed a medical office in conjunction to his residence on Front Street in 1834. By the late 1820s, stone houses were being built by many of the *ali`i* on their land in Lāhainā, much of which now borders the current project area.

A fort was constructed in 1831-32 near the brick palace, where a sailor would drum at sundown as a signal for all the seamen to board their ships. In 1854 the old coral blocks that had been a part of the fort walls were dragged across Front Street to become a part of the new Hale Pa'ahao or Lāhainā Prison.

Whaling ships by the dozens filled the shallow anchorage between Spring and Fall from the 1820s through the 1860s. Lāhainā had already provided supplies, sailors, and recreation for countless voyagers participating in the trans-Pacific fur/sandalwood trade. The harbor in Honolulu required excessive port charges, unlike Lāhainā (Belt Collins & Associates 1992). Because Lāhainā was a roadstead, no pilot was needed to guide the ships, as was the case for Honolulu, and ships could come and go as they pleased. The ships' boats would travel up the canal (what is now Canal Street) and barter in the government-regulated market place which had a large grass house extending the entire length of the canal.

In 1825 there were already 19 schools in Lāhainā with 380 students. The schools were only outnumbered by the 23 grog shops. By 1826, the school number had increased to 29, instructing 568 male and 570 female students. In spite of the law against selling ardent spirits, the number of grog shops in Lāhainā had increased to 30 by the early 1830s. In 1837, there were five school houses of stone and adobe in Lāhainā.

In 1846, 429 whaling ships anchored at Lāhainā which had grown into a town of 3,000 people with 59 stone or wooden houses and 882 grass houses (Maui Historical Society 1971:7). Lāhainā's constable expressed his frustration at trying to keep order:

There are so many Beer shops here, and they have so many chances of selling spirits in their Beer without detection that do all I can, and use all the means in my power, I cannot get a fair chance to fine them...(Maui Historical Society 1971:9)

The traditional subsistence economy had quickly changed to a market economy and Lāhainā was at the center of activity. The buying and selling of produce had been strictly regulated under Kamehameha I. His successors, however, quickly gave into the pressure of the lesser chiefs to share in the bounty and their desire for exotic merchandise. Soon, free enterprise dominated commerce. In 1833, Brinsmade, Ladd, and Hooper in partnership with Hoapili the Governor of Maui, establish a large store and hotel in Lāhainā. Pierce and Brewer owned a large trading house in Lāhainā by 1837 (Belt and Collins & Associates 1992).

Dr. Dwight Baldwin, a missionary doctor in the 1830s whose residence was the old Richard's house located on Front Street, recorded the main food items supplied to the ships were "...water, hogs, goats, bananas, melons, pumpkins, onions, squashes, sweet potatoes, young turkeys, ducks, fowls and beef, all of which can be had in abundance; but the greatest article or

which they come is Irish potatoes which grow plentifully in the interior of this island" (In Maui Historical Society 1971:7).

PREVIOUS ARCHAEOLOGY

While many archaeological projects have been conducted in Lāhainā Town and environs over the past two decades, only recently has the subject property been subject to investigations. The following presents the results of the recent project and those occurring in the general Lāhainā area.

As noted above, Archaeological Inventory Survey was conducted on these three land parcels to determine the presence or absence of archaeological deposits within surface and subsurface contexts (Medrano and Dega 2013). Methods for the current study involved complete pedestrian survey of all three parcels and representative subsurface testing of Parcel 036. Parcels 038 and 044 were not subject to testing as both are built environments and currently occupied by active businesses. A total of 5 backhoe test trenches were placed on Parcel 036 but no cultural deposits or artifacts were identified. Overall, the Inventory Survey did not lead to the identification of any archaeological or cultural findings on the surface or in sub-surface contexts during the project. Thus, the Archaeological Inventory Survey was authored as an Archaeological Assessment, with full-time Monitoring being recommended during any ground altering activities in the project area.

Overall, a fair number of studies have been conducted over the years in the general area, which were primarily focused on improvements related to the Front Street area. These studies have resulted in the documentation of numerous traditional and post-contact sites. Most of these have been identified as habitation plots, *lo`i*, burials, and refuse pits.

In 1988 and 1989, an Archaeological Inventory Survey and subsequently Archaeological Data Recovery were conducted on the parcel TMK: (2) 4-6-009:021 by Xamanek Researches (Fredericksen *et al.* 1988 and Fredericksen *et al.* 1989). This parcel, initially owned by Kamehameha IV and subsequently by the Roman Catholic Church, contained the Historic Aus Site (State Site 50-50-03-1797). Site -1797 consisted of 10 subsurface pit features dating from the mid to late 19th Century (Fredericksen *et al.* 1989:24). Subsequently the subsurface pits comprising Site -1797 were interpreted as habitation features. According to Fredericksen *et al.* (1989) the Aus Site, was generally utilized throughout the early post-Contact period (post-1778) and most likely continuously until the late 1970s. During subsurface testing, a feature located

within the upper stratum of Test Trench 9 that contained a recent refuse material dating to 1979, suggesting the Aus Site was use continuously into the Twentieth Century.

In 1989, Archaeological Consultants of the Pacific excavated a parcel (TMK: (2) 4-6-008:012), which provided information about historic land use in the area. Construction materials and domestic wares dating from the late Historic Period - including red bricks, coral blocks, glass, and ceramics were recovered (Kennedy 1989).

In 1995, Under the Lāhainā Restoration Foundation, archaeological work in Malu`ulu-o-lele Park identified Moku`ula, the private residence of Kamehameha III, as previously located near Mokuhinia Pond (Klieger 1995). Through such archaeological undertakings, it became evident that architectural constructions, as well as other archaeological features of the royal occupation period, have been, in a number of cases, well preserved.

In 1996, Bishop Museum conducted historical background research and inventory survey on land once owned by Chief Pikanele during the days of the Māhele. The project area was adjacent to *Loko o Mokuhinia*. Two sites were encountered which included 1) a subsurface habitation area and pondfield and 2) a plantation house dating from 1908 (Major *et al* 1996).

In 1998, Scientific Consultant Services conducted Archaeological Monitoring on Front Street in Lāhainā, which led to the identification of both Traditional- and Historic-type features (McGerty *et al.* 1998). A total of 13 archaeological sites were identified and recorded during monitoring. Habitation deposits with associated subsurface features including refuse pits, fire pits, shell midden, and postholes were identified and recorded. Artifacts associated with these features included basalt preforms, volcanic glass cores and debitage, various ornaments, and abraders. McGerty *et al.* (1998) also recovered Historic-type artifacts manufactured in the 19th and 20th Centuries, such as horseshoes, buttons, bricks, ceramics, slate, and glass bottles. Radiocarbon samples from a lower cultural stratum dated the site to A.D. 1450 to 1660, firmly within traditional times (McGerty *et al.* 1998). This same project also yielded burials relating to both pre-Contact (pre-1778) and Historic time periods

In 1999, Cultural Surveys Hawaii (Borthwick and Hammatt 1999) recorded a cultural layer that included pre- and post-Contact features which indicate prolonged use of the location. The site is located at the Lāhainā Court House and was subsequently assigned State Site 50-50-03-4754. (Fredericksen and Fredericksen 2000) documented a previously disturbed human burial (State Site 50-50-03-4978) directly across Front Street from the Lāhainā Courthouse.

In 2001, during Archaeological Monitoring of improvements to King Kamehameha III Elementary School's electrical system, Xamanek Researches identified four new archaeological sites with multiple components (Fredericksen and Fredericksen 2001). These sites were recorded as State Sites 50-50-03-4982, 50-50-03-4983, 50-50-03-4984, and 50-50-03-5174. As these sites were identified during limited subsurface excavation relating to construction improvements the full spatial extent of these sites remains unknown. Nine *in situ* burials, a secondary burial, and ten probable burial features were identified during the course of the construction mitigation (Fredericksen 2001:12). In addition, previously disturbed human remains were identified at Site 50-50-03-4984. Site 50-50-03-4983 consisted of a remnant subsurface habitation layer with associated postholes and hearths in addition to burials. Site 50-50-03-4982 overlays Site 50-50-03-4983 and both were heavily impacted by construction of the school facilities. These sites are located within LCA 277 awarded to William Charles Lunalilo. Site 50-50-03-5174 consisted of a post-Contact *ili`ili* pavement with an associated refuse pit. This site is also located within LCA 277 and is believed to be associated with residences associated with this award parcel. Radiocarbon samples submitted from Site 50-50-03-4983 indicate occupation of that part of the site from the late pre-Contact period through early post-Contact times. Site 50-50-03-4984 is located within LCA 10806.77 awarded to Kamehameha III and his sister Nahi`ena`ena and LCA 5320 awarded to Asa Ka`eo, *kahili* bearer for Kauikeaouli (2001:6). These LCAs were listed as house lots and 10806.77 was named Pa Halekamani by Nahi`ena`ena who lived in a traditional *hale* on the property. Asa Ka`eo testified that Halekamani contained seven houses and a fishpond.

In 2002, Scientific Consultant Services conducted Archaeological Monitoring near Front Street in Lāhainā (Calis 2002). Archaeological deposits relating to Historic Period use of the area in the form of porcelain and glass artifacts dating from 1904 through the 1920s and 1930s were identified in subsurface contexts and subsequently designated as State Site 50-50-03-5180.

In 2002, Xamanek Researchers documented four Historic-type refuse pits and a waterworn pavement at TMK: (2) 4-6-008:053 (Fredericksen and Fredericksen 2002). The deposits subsumed under State Site 50-50-03-5203 were dated to the mid-20th Century.

In 2003, Monahan *et al.* (2003) conducted Archaeological Monitoring during subsurface excavation related to construction improvements on [TMK: (2) 4-6-09: 07, 59, and 62] for the Lāhainā Store. During Monitoring activities, one site significant under Criterion D, designated State Site 50-50-03-5485, was identified. The site consists of historic artifacts—including several

glass bottles dating from the late 19th century to early 20th century—and a cobble-lined cylindrical pit. The artifacts were not observed in primary archaeological context, but rather occurred in fill that includes modern aluminum cans. Because documentation, analysis, and classification of the artifacts are complete, the site is no longer considered significant under Criterion D.

In 2005, Scientific Consultant Services conducted an archaeological inventory survey on approximately 12,365 square feet lot located on Wainee Street in Lāhainā and adjacent to the Historic Aus site (State Site 50-50-03-1797) (Morawski and Dega 2005). During the course of excavation one subsurface scatter and two subsurface pit features were recorded. Both the subsurface scatter collection and the pit features contained Historic-type cultural materials likely related to habitation in the area during the late 1920s through the 1930s. These features were designated as State Site 50-50-03-5701.

EXPECTED FINDINGS

Given existing development on the parcel, as gleaned through the Inventory Survey (Medrano and Dega 2013), no significant features or sites occur on the ground surface. Although representative testing of Parcel 036 did not lead to the identification of significant cultural deposits in subsurface contexts, there remains the possibility that subsurface deposits reflecting both pre-Contact and historical site occupation would still be present, although these may be in partially truncated or disturbed from. Based on previous archaeological work in the Lāhainā area, both traditional and historical features and deposits may be identified during Archaeological Monitoring. Traditional deposits dating from the *c.* A.D. 1400s (or even earlier) could include habitation features (*e.g.*, hearths, living floors, postholes, subterranean stone alignments) and associated artifacts (*e.g.*, food preparation tools, debitage of tool manufacture, and fishing tool kits) and midden (*e.g.*, fish bones, shell, pig bones, etc.). It is also possible that human burials could be identified within pre-Contact strata. Historic use of the parcel could be indicated by burning episodes, historic artifacts (*e.g.*, metals and glass), and/or historic burials. In total, there appears to be a reasonably good chance that Archaeological Monitoring may identify and document both continuous occupation and use of these parcels from traditional through historic times.

MONITORING CONVENTIONS AND METHODOLOGY

This AMP has been prepared in accordance with DLNR-SHPD rules governing standards for Archaeological Monitoring (§13-279). Archaeological monitors will adhere to the following guidelines during monitoring:

1. A qualified archaeologist familiar with the project area and the results of previous archaeological work conducted in the area will monitor subsurface construction activities on the project area. If significant deposits or features are identified and additional field personnel are required, the archaeologist will notify the contractor or representatives before additional personnel are brought to the site. One monitor is required for each piece of ground altering machinery during this project.
2. If features or cultural deposits are identified during Archaeological Monitoring, the on-site archaeologist will have the authority to temporarily suspend construction activities at the significant location so that the cultural feature(s) or deposit(s) may be fully evaluated and appropriate treatment of the cultural deposit(s) is conducted. These actions are needed to fulfill the reporting requirements specified in §13-279-5(5) through (6). SHPD archaeologists will be consulted to establish feature significance and potential mitigation procedures. Treatment activities primarily include documenting the feature/deposit through plotting its location on an overall site map, illustrating a plan view map of the feature/deposit, profiling the deposit in three dimensions, photographing the finds (with the exception of human burials), artifact and soil sample collection, and triangulation of the finds. Construction work will only continue in the significant location when all documentation has been completed.
3. Stratigraphy in association with subsurface cultural deposits will be noted and photographed, particularly from deposits containing significant cultural materials. If deemed significant by SHPD and the Archaeological Consultant firm conducting the Archaeological Monitoring, these deposits will be sampled.
4. In the event that human remains are inadvertently encountered, all work in the immediate area of the find will cease; the area will be secured from further activity until compliance with §6E-43.6, HRS, and §13-300-40, HAR, has occurred. The SHPD Island Archaeologist and Culture Historian will both be immediately notified about the inadvertent discovery of human remains on the property. Notification of the inadvertent discovery will also be made to the Maui/Lana`i Islands Burial Council by either SHPD or the consulting archaeologist. Procedures to determine the minimum number of individuals, age of the site, and ethnicity of the individual(s) will conform to the relevant procedures established in §13-300, HAR, as directed by the SHPD. Profiles, plan view maps, and illustrative documentation of skeletal parts will be recorded to document the burial(s). The burial location will be identified and marked. If a burial is disturbed, materials excavated from the vicinity of the burial(s) will be manually screened through 1/8-inch wire mesh screens in order to recover any displaced skeletal material. Only SHPD has the authority to approve the removal of human remains, which is typically conducted in consultation with the appropriate burial council members.

5. To ensure that contractors and the construction crew are aware of this AMP and possible site types to be encountered in the project area, a brief coordination meeting will be held between the construction personnel and monitoring archaeologist prior to initiation of the project. The construction crew will also be informed as to the possibility that human burials could be encountered and how they should proceed if they observe such remains.
6. The contracted archaeologist will provide all coordination with the contractor, SHPD, and any other group involved in the project. The archaeologist will coordinate all monitoring and sampling activities with the safety officers for the contractors to ensure that proper safety regulations and protective measures meet compliance. Close coordination will also be maintained with construction representatives in order to adequately inform personnel of the possibility that open archaeological units or trenches may occur in the project area.
7. As necessary, verbal reports will be made to SHPD, and any other agencies as requested.

LABORATORY ANALYSIS

All samples collected during the project, except human remains, will undergo analysis at the laboratory of the archaeological firm conducting the Archaeological Monitoring, in accordance with SHPD rules (§13-279, HAR). In the event that human remains are identified and the SHPD and the appropriate Island Burial Council (Maui/Lana`i Islands Burial Council) authorize their removal, they will be curated at an acceptable location on the island of Maui, the island of origin. All photographs, illustrations, and field notes accumulated during the project will be curated at the laboratory of the Archaeological Consultant firm conducting the Archaeological Monitoring. All retrieved artifacts and midden samples will be cleaned, sorted, and analyzed by the Archaeological Consultant firm conducting the Archaeological Monitoring. Significant artifacts will be photographed, sketched, and classified (qualitative analysis). All metric measurements and weights will be recorded (quantitative analysis). These data will be presented in tabular form within the final monitoring report. Midden samples will be minimally identified to major 'class' (e.g., bivalve, gastropod mollusk, echinoderm, fish, bird, and mammal). All data will be clearly recorded on standard laboratory forms which also include number and weight (as appropriate) of each constituent category. These counts will also be included in the final report.

Should any samples amenable to dating be collected from a significant cultural deposit, they will be prepared in the laboratory of the Archaeological Consultant firm conducting the Archaeological Monitoring. While primary emphasis for dating is placed on charcoal samples, we do not preclude the use of other materials such as marine shell or nonhuman bone materials.

The Archaeological Consultant firm conducting the Archaeological Monitoring will consult with SHPD and with the client if radiocarbon dates are deemed necessary.

All stratigraphic profiles will be drafted for presentation in the final report. Representative plan view sketches showing the location and morphology of identified sites/features/deposits will be compiled and illustrated.

HUMAN BURIAL MITIGATION

Before any ground disturbing activities begin on the project area, all machine operators and crew will be informed about the project's sensitivity for the presence of pre-Contact human skeletal remains. Work crews are to be notified on how mitigation will be initiated should any burials or cultural materials be inadvertently discovered. In terms of burial treatment methodology, several undertakings are required to appropriately mitigate human remains. These involve steps from initial identification of remains to curation.

First, if human skeletal remains are inadvertently encountered, all work in the immediate area of the remains will cease and the area will be secured from further activity. The SHPD office will be immediately notified to discuss the likely age, ethnicity, and number of burials found. Mitigation measures (see below) will be implemented following procedures outlined in the Hawai'i Revised Statutes (HRS), Chapter 6E-43.6 and Hawaii Administrative Rules (HAR) 13-300. All burial finds will be documented to the extent possible, including a description of context and an inventory of identifiable remains present.

Identified human remains will be distinguished in four ways:

1. **Isolated Remains:** Isolated remains are most likely a product of previous disturbance to select areas. The remains are disarticulated and represent secondary, and possibly even tertiary, burial contexts.
2. **Multiple Remains from Previously Disturbed Burials and/or Secondary Burials:** In this classification, there are enough remains to suggest a burial occurred in the area but after searching/screening the trench and excavated material, no discrete evidence for a burial and/or burial pit can be discerned. It could be assumed that multiple, commingled and disarticulated remains may constitute secondary deposition or represent previously in situ remains.
3. **Remains Recovered after Burial Identification:** During monitoring excavation work, it is thought that many recovered burials and/or cultural strata may be identified after being partially disturbed by backhoe. Raking, screening, and

collecting remains and soil will ensure that all remains are recovered from both in situ and disturbed proveniences. The location of all burial finds will be recorded as accurately as possible, using professionally accepted standards.

4. Complete, In Situ Burials: This category represents complete or almost complete sets of human remains that are identified in a primary, in situ context. Raking, screening, and collecting remains and soil will ensure that all remains are recovered from the in situ provenience. The location of all burial finds will be recorded as accurately as possible, using professionally accepted standards.

If human skeletal remains are inadvertently disturbed during construction activities, backfill materials excavated from the area will be manually screened to recover any displaced skeletal material. The burial location will be identified and marked using a Global Positioning System (GPS). Appropriate recordation of the burial, including contextual and provenience information, will be taken. A plan view map will be drawn and a skeletal inventory form will be completed. No photographic documentation of the burial(s) will occur. Should relocation of the human skeletal remains be authorized by SHPD, all subsequent treatment measures – including transport, temporary curation containers, and location of a curation facility – shall be carried out at the direction of the SHPD Burial Sites Program staff. In addition, an appropriate plan will be prepared to discuss the SHPD recommended mitigation measure for the treatment of the burial(s).

CURATION

SCS will curate all recovered materials in Honolulu (except human remains, which would remain on-island) until the work is completed, reviewed, and accepted by the state. All materials gathered during this project (including documentation) are ultimately the property of the client, who may request their transfer subsequent to the acceptance of the final Archaeological Monitoring Report (see below).

REPORTING

An Archaeological Monitoring Report documenting all aspects of the work will be submitted within 180 days of the completion of fieldwork, in accordance with SHPD administrative rules (§13-279-5). This time line is requested to account for any radiocarbon age determinations (typically 45 days), if necessary.

If cultural features or deposits are identified during fieldwork, the sites will be evaluated for historic significance according to criteria established in §13-275-6(b), HAR. The

Archaeological Monitoring Report will be drafted until accepted by SHPD and final revised reports will be submitted to SHPD and to the client.

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APPENDIX H
Cultural Impact
Assessment

**The Plantation Inn
Cultural Impact Assessment**

For

The Plantation Inn
174 Lahainaluna Rd.
Lahaina, HI 96761

By
Jill Engledow
and
Laurel Murphy

December 2012

**The Plantation Inn
Cultural Impact Assessment**

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The Plantation Inn Cultural Impact Assessment

I. Introduction

This Cultural Impact Assessment was prepared in support of an Environmental Assessment and a Special Management Area permit. The proposed project will encompass TMKs (2) 4-6-009: 36, 38, and 44. Existing Plantation Inn improvements on Parcel 36 include two two-story buildings containing 19 guestrooms and restaurant (Gerard's), a swimming pool, a landscaped courtyard, and guest parking. The Plantation Inn also owns Parcel 38 and Parcel 44, which will be consolidated with Parcel 36 to create a single lot as part of the proposed project. The existing structures on Parcels 38 (former office building) and 44 (former dwelling and barbershop) will be demolished. The proposed project will involve the construction of a new two-story building containing 14 guestrooms (on Parcels 36 and 44), new parking areas (on Parcels 38 and 44), and various ancillary improvements.

This Cultural Impact Assessment was accomplished during November and December 2012 by writers Jill Engledow and Laurel Murphy at the request of Chris Hart & Partners for The Plantation Inn. Because of its location in a neighborhood that has been urbanized and focused on tourism for decades, it would appear that there are few if any cultural resources affected by the proposed project. This view was shared by individuals interviewed for this report.

II. Report Methodology/Resource Materials Reviewed

Sources cited in archival research are listed in the attached bibliography. Additional searches included the Internet and the indexes of a variety of books on Hawaiian culture and history. Laurel Murphy conducted extensive research in the Windley Files of the Lahaina Restoration Foundation and conducted oral interviews with former residents of the area. Legal ads requesting cultural information about the parcel ran in *The Maui News* November 18 and 19.

One important source was *He Wahi Mo'olelo No Kaua'ula A Me Kekāhi 'Āina O Lahaina I Maui*, a collection of legendary accounts of native and early foreign writers, early historical journals and narratives, historic maps and land records, and translations of Hawaiian language newspaper articles recorded by Kepā and Onaona Maly of Kumu Pono Associates in their two-volume study prepared for Mākila Land Company and Kamehameha Schools. Another source was the book *Moku'ula: Maui's Sacred Island* by P. Christiaan Klieger.

III. Study Area Description

The subject parcel is in the Lahaina District, Panae'wa Ahupua'a, at 174 Lahainaluna Road, between Front and Waine'e streets. The parcel is within the boundaries of the Historic Lahaina District. Lahaina has been settled for at least 1,500 years, its original inhabitants probably drawn by the ideal location

between the ocean and the mountains and the plenitude of fresh water that once ran from the mountains. A few houses of a tiny plantation-era village remain behind and next to the Inn, but the majority of the surrounding neighborhood is in commercial use primarily aimed at the tourist trade. Several of the remaining houses on Pana'ewa Street, behind the Inn, are now bed-and-breakfast operations, according to Plantation Inn manager Herb Coyle. Another, next to the Inn on its mauka side, has been the home of Trilogy Excursions.

IV. Study Area History

The following is a summary of some events that cast light on the history of the area and indirectly on the subject parcel.

Lele is an ancient name for the Lahaina District, one of the most historically significant areas in the Islands. (Pukui et. al: 131) The ancient chief Kaka'alaneo had his seat here. (Maly 2007: 23) He is credited with planting the breadfruit that symbolized Lahaina for generations (Fornander, in Sterling, 1998: 35), shading the village from the hot sun and providing the image found in several proverbs:

Hālau Lahaina, malu i ka 'ulu.

(Lahaina is like a large house shaded by breadfruit trees.) (Pukui, 1983: No. 430)

Lahaina, i ka malu 'ulu o Lele.

(Lahaina, in the shade of the breadfruit trees of Lele.) (Pukui, 1983: No.1936)

Hua'i ka 'ulu o Lele i ka makani Kona.

(The breadfruit of Lele is exposed by the Kona wind.) (Pukui, 1983: No 1117)

Pukui's interpretation: "Hidden matters are exposed in time of anger. When the Kona wind blows, the leaves of the trees are blown off to expose the fruit."

By the time of Kaka'alaneo (circa 1500) Maui was divided into 11 or 12 major districts and smaller divisions. Lahaina was one of the large districts, or moku-o-loko. Within these larger districts were a number of smaller divisions, the most significant of which was the ahupua'a. In many other places, ahupua'a ran from the mountains to the sea, with well-defined boundaries on all sides, but Lahaina was different. According to Maly:

In the area of Lahaina extending from the Kauaula-Launiupoko boundary to Wahikuli, the system of ahupua'a divisions is something of an anomaly, in that there are some twenty-four ahupua'a in this section of Lahaina. Many of the ahupua'a do not run in contiguous sections from sea to mountain, but are broken apart with small sections of an ahupua'a (say near the shore), then several other sections of ahupua'a in between, with another portion of the same ahupua'a being situated further inland or mauka. (Maly: 8)

The subject parcel is located on the outside edge of one of the most important areas in the islands, Kalua'ehu, home of West Maui's highest chiefs. "Lahaina, flanked by excellent fishing grounds, was the primary seat of the chiefs of West Maui." (Handy, et al., 1972: 272). In addition to the fishing grounds, the area offered quick access to the neighboring islands of Lāna'i, Moloka'i and Kaho'olawe, which were governed from Lahaina. (Maly: 9) And while the area is in the lee of the West Maui mountains, hot, sunny and with low rainfall, abundant water was available from the streams that flowed from those mountains. In addition to the water directed from the streams by an extensive irrigation

system, springs provided fresh water near the sea. Mokuhinia fishpond, south of the subject parcel, was “a freshwater, springfed fishpond that formed naturally behind a long beach berm.” (Klieger, 1998: 5) Moku‘ula, an island within Mokuhinia, was headquarters of generations of Maui chiefs.

Among the famous chiefs who called Lahaina home was Pi‘ilani, known for unifying Maui and for creating the King's Highway that circled the island of Maui. While the most sacred chiefs, who descended from the Pi‘ilani line, lived on Moku‘ula and in the immediate area, the entire area of Lua‘ehu was an elite neighborhood populated by chiefs. Klieger says the boundaries of status and power radiated in rings from a center at Moku‘ula, with government and court members in Kalua o Kiha, chiefs and extended family in Kalua‘ehu, and traders and commoners in the rest of Lahaina. (Klieger, 1998: 70) According to Klieger's maps, the subject property is probably on the edge of Kalua‘ehu and was perhaps the home of lesser chiefs in pre-contact and early monarchy days.

At some point in pre-contact times, a heiau was built on land mauka of the subject parcel. Halekumukalani was in Pūehuehu, and was mentioned by Kamakau as a meeting place for Kahekili and his leaders as he prepared to invade O‘ahu in the early 1870s. (Kamakau 1992: 135) Thrum quoted a former caretaker of several Lahaina heiau: “Halekumukalani also gives forth the sound of drums beating on the nights of Kane and Lono, and within its walls are some canoes and other ancient articles.” Early archaeological studies by Stokes and Walker also mention the heiau, which by that time was destroyed and covered by cane fields. (Maly: 71-73)

The richness of these lands and those above them is evident from descriptions by early Western visitors. Archibald Menzies, who visited in March 1793 in the company of Captain George Vancouver, described traders who visited Vancouver's ship with an “abundance of large gourds, sweet potatoes, watermelons and some musk melons, and plenty of fresh water in calabashes. . .” Along the shore, he said, were “numerous habitations amongst a grove of cocoanut palms and other trees.” Menzies went ashore, climbing with his guides some three miles above the seaside where he observed “the rugged banks of a large rivulet that came out of the chasm cultivated and watered with great neatness and industry. Even the shelving cliffs of rocks were planted with esculent roots, banked in and watered by aqueducts from the rivulet with as much art as if their level had been taken by the most ingenious engineer. We could not indeed but admire the laudable ingenuity of these people in cultivating their soil with so much economy.”

On another day, Menzies described a trip to see the village of Lahaina, which was:

neatly divided into little fields and laid out in the highest state of cultivation and improvement by being planted in the most regular manner with the different esculent roots and useful vegetables of the country, and watered at pleasure by aqueducts that ran here and there along the banks intersecting the fields, and in this manner branching through the greatest part of the plantation. . . In short, the whole plantation was cultivated with such studious care and artful industry as to occupy our minds and attention with a constant gaze of admiration during a long walk through it . . . (Menzies, 1920: 103)

Despite these glowing descriptions, Vancouver himself reported that the many battles that had surged through Lahaina as chiefs of the late 1700s fought for control of the island had ravaged the area of Lahaina. Streams had been cut off and terraces and ‘auwai destroyed. He said:

The taro was growing among the water, but in a very bad state of culture, and in very small quantities. To the ravage and destruction of Tamaahamaah's [Kamehameha's] wars, the wretched appearance of their crops was to be ascribed; of this they grievously complained, and

continually pointed out the damages they had sustained; the despoiled aspect of the country was an incontrovertible evidence of this melancholy truth. Most of the different tenements in the lands formerly cultivated were now lying waste, their fences partly or intirely [sic] broken down, and their little canals utterly destroyed, nor was a hog or a fowl any where to be seen. By far the larger part of the plain was in this ruinous state; and the small part that was in flourishing condition bore the evident remarks of very recent labor. (Vancouver, 1801: 333)

The end result of these destructive battles was that Kamehameha united and took control of the Islands, increasing his mana and guaranteeing the high rank of his heirs by marrying the sacred chiefess Keōpūolani, a descendant of Pi'ilani (Lee-Greig, 2008:17). Kamehameha's court lived in Lahaina in 1802 and 1803, where he repaired damaged taro fields while he prepared for the planned invasion of Kaua'i. (Klieger,1998: 22)

Lahaina once again became a focal point for royal life in May 1823, when Queen Keōpūolani, now Kamehameha's widow and the mother of three of his children, moved back, bringing with her missionaries to introduce the Gospel to Maui. While her son Liholiho (Kamehameha II) remained on O'ahu, her new husband Hoapili (newly appointed governor of Maui) and other chiefs accompanied her. "Lahaina was in those days a popular resort for the chiefs," and the queen's newfound Christianity and support of the missionaries began to convert these formerly high-living ali'i, turning them to worship the Christian God and to take up reading and writing. Lands close to the sacred center of Moku'ula were handed over to the Christians, who built Waine'e Church just mauka of Mokuhinia. But the queen was in her last year of life, and died September 16, 1823, after being baptized shortly before her death to become the first Hawaiian convert to Christianity. Her passing drew many prominent ali'i to Lahaina, where they stayed for some time following her funeral. (Kamakau 1992: 262) While on Maui, Liholiho informed a council of the chiefs that he wanted to visit England and named his younger brother Kauikeauouli as his successor in the event that he did not return. (Kamakau 1992: 255)

Liholiho died while on the trip to England, and Kauikeauouli became Kamehameha III. In 1845, due to the increasing importance of the port of Honolulu, the king surrendered the relatively traditional lifestyle he had enjoyed in Lahaina and moved the royal court back to Honolulu. A few years later, continued westernization of the Islands brought about the division of lands known as the Māhele. Though the King visited Lahaina after the move to O'ahu, life in Lahaina must have changed considerably. Hoapili remained as governor, Lahaina was now a center of whaling, and the missionaries brought literacy to high levels among the people.

While the Protestants labored from their headquarters in Wainee, at Lahainaluna and at the mission house now known as the Baldwin Home, new missionaries were at work establishing a Catholic presence on Maui. The very first mass ever celebrated on Maui was "January 25, 1841, in the grass hut of the Spanish cowboy Joakini" (Joaquin Armas), on the southern side of Mokuhinia. A contingent of French priests set up in Lahaina in 1846 and began traveling the island from this home base. In September 1858, Bishop Maigret arrived from Honolulu to dedicate a new church, Maria Lanakila, which still stands today just a block from the subject property. (*Pioneers of the Faith*: 261-269)

Meanwhile, a new industry had begun on the Islands: sugar growing. One early experimenter was scholar David Malo, who grew cane in the 1840s in both Lahaina and Ka'anapali. (Ainsworth: 105) Sugar really took off after the founding in 1860 of what would become the Pioneer Mill Company. Carpenter James Campbell started a sugar plantation with a small mill powered by mules. He made sugar from his own fields and on shares for small cane growers in the vicinity. Soon after the establishment of the new plantation, Henry Turton and James Dunbar joined Campbell. Under the name

of Campbell & Turton, the company grew cane and manufactured sugar. In 1865, Dunbar had left the company and the plantation became known as Pioneer Mill Company. By 1874, Campbell and Turton added the Lahaina Sugar Company and the West Maui Sugar Company, a venture of Kamehameha V, to the holdings of Pioneer Mill Company. (HSPA Archives)

The company was incorporated in 1885 and acquired by H. Hackfeld & Co., the predecessor of Amfac. (Wilcox: 126) As Pioneer Mill's cane fields covered the uplands above Lahaina, water was needed for this water-thirsty crop, and ditches were installed to drain the streams that had made Lahaina so productive. Still, it remained a pleasant place to live. In 1877, an article in *Thrum's Hawaiian Annual* by E.S. Baker said:

This town is the capital of Maui and the residence of the Governor and other executive officers. It is built in a grove of cocoanut, bread-fruit, mango, tamarind, orange, banana and other trees. The courthouse, the native churches, Protestant and Catholic, the Anglican Sisters School, the sugar plantation of Messrs. Campbell & Turton, and the Native Hawaiian College at Lahainaluna are the principal objects of interest. (Baker, 1877: 38)

As in other parts of Hawaii, the thriving sugar industry resulted in the importation of laborers from other countries, who were housed in plantation villages known as camps. Though Lahaina's plantation camps have disappeared since the closing of Pioneer Mill in 1999, Lahaina Restoration Foundation and Kaunoa Senior Center have collected an assortment of plantation memorabilia from old-timers for museum displays at the Wharf Center and in the Old Lahaina Courthouse.

The Plantation Inn Site

The Plantation Inn property falls within what is today considered the ahupua'a of Pana'ewa, a result of mapping consolidation in the 1920s (Waihona.org). At the time of the Māhele, when the lands of the kingdom were divided and made available for sale, it belonged to the ahupua'a of Paunau, fabled for its association with the high chiefs and its cultural significance. Paunau ran from Pa'upa'u, or Mount Ball, the rounded mountain near Lahainaluna, down to the ocean, bordered by Kahoma Stream on the north and Kanahā Stream on the south. Above Mount Ball, all the way to the ridge overlooking 'Īao, the same valley was considered Pana'ewa. (Sterling, 1998) Even back then, however, the names seemed to have been used interchangeably.

Paunau included the point of Lahaina (now the location of the Old Lahaina Courthouse, the Banyan Tree and Pioneer Inn), with its rich history as a domain where Hawaiian royalty lived, and the landmark Hauola Stone, a sacred place for healing and birthing, said to have been a girl frozen in stone to save her from enemies. (Sterling, 1998) When Kamehameha conquered the Hawaiian Islands in 1796, two foreigners—a Mr. Mela (Miller) and Mr. Keaka-'ele'ele (Blackjack)—came over to his side after the battle of Nu'uaniu and built for him a two-story “red stone house.” (Kamakau, *Ruling Chiefs*: 174) “His palace is built after the European style, of brick, and glazed windows, and defended by a battery of ten guns.” (Turnbull: 223) The “brick palace” stood for over 70 years near the landing at Dickenson Street, near the site of the old public market. (Alexander: 151) Kamehameha lived in it for a year from 1802-1803, and thereafter it became known as the home of Ka'ahumanu, his favorite wife. (Kamakau, *Ruling Chiefs*: 174) A storehouse in later years, it was a prominent landmark of Paunau.

Kamehameha designated all the lands belonging to Ka'ahumanu as pu'uhooua, places of refuge, and Paunau on Maui was set aside for that purpose. Ka'ahumanu herself was at times a pu'uhooua. A lawbreaker who ran to her was saved from death. (Kamakau, *Ka Poe Kahiko*: 19)

In 1823 Kamehameha's sacred queen Keōpūolani moved to the point of Lahaina, bringing with her the first American Protestant missionaries to Lahaina, the Revs. William Richards and Charles Stewart. (Murphy, *The Baldwins*)

During the Māhele of the 1850s, Paunau was given to Victoria Kamamalu, sister of two kings, Alexander Liholiho (Kamehameha IV) and Lot Kapuaiwa (Kamehameha V) as Royal Patent 4475. The two kuleana comprising the Plantation Inn premises would have fallen within this chiefly grant, Royal Patent Grant Number 1778, Land Commission Award Number 6729, Apana 2 to Maluo for Kamauoha, and Royal Patent Grant Number 2741, Land Commission Award Number 285, to J. Kamakini. (Waihona.org)

The historical record on these transactions is flimsy, but a picture can be constructed from the details that are available. The properties are outside the boundaries of Lua'ehu, the chiefly enclave on the banks of Mokuhinia, the pond in which Moku'ula, the island sacred to the Pi'ilani lineage was located. (Klieger, 1998) But they are within the orbit of Waine'e Church (now Waiola), the original missionary church in Lahaina, built in 1828-1832. It is likely that Kamauoha and Kamakini were Christian converts and congregants of the Rev. Dwight Baldwin, who was pastor of Waine'e at the time of the Māhele. (Murphy, *The Baldwins*)

Very few Hawaiians had the resources to file their own claims when the opportunity arose in 1846, nor did they possess a viable understanding of the concept of private property and what it involved. The announcement that Hawaiians would henceforth be able to own their kuleana in fee simple was thus largely met with indifference. Hawaiian commoners—unlike the chiefs, who were granted many extensions—were given only until 1848, or two years, in which to make their claims. Foreigners seized on the opportunity, but Chief Justice William L. Lee, who was head of the Board of Commissioners to Quiet Land Titles, became alarmed two months before the deadline when it became clear that few Hawaiians had applied.

Lee quickly appealed to the American Protestant missionaries in the kingdom to educate their congregations about the opportunity, and to help them file claims. Most of the claims filed by Hawaiian commoners came from these congregations. Baldwin's hand was certainly in this. Kamauoha's land was adjacent that of Timoteo, a well-known teacher and Christian convert, and Haleu, a place where the Baldwins grew vegetables for their table. (Murphy, *The Baldwins*)

No information could be found on Kamauoha, who probably did not speak English and hired Maluo to secure title for him. The size of his grant, three pieces comprising 1.29 acres, was the standard size for a kuleana award, so he was probably a farmer who worked his taro lo'i amidst the rich farmland laced with 'auwai (water channels) of early Lahaina. (Murphy, *The Baldwins*) His property extended "along the road to the church"—that is, Chapel Street in the 1850s, Luakini Street now. It also ran along "Hotel Street," an early name for Lahainaluna Road. (Waihona.org, Windley)

About J. Kamakini much more is known. He was a circuit court judge (Windley) and a man of property, a sharp businessman at that. The 5.5 acres of his grant extended to "the road to Lahainaluna," which in those days was what is now Dickenson Street, the main road into town. (Waihona.org, Windley) His property on the Plantation Inn site would have come near the house on Dickenson Street built by the missionary Alonzo Chapin in 1832 and the rear of the mission premises where the Baldwin family lived and the Seamen's Reading Room stood. (Murphy, *The Baldwins*)

Kamakini also owned "the courthouse site" on the beach. In 1847 a foreigner named John Lynch paid him \$50 for a five-year lease and planned to build a house. Maui Gov. J. Y. Kanehoā was skeptical of

the deal and wrote to John Young, “I believe this rent is ample, because the seaside is all being taken away by the sea...” Indeed, in October 1850, Lynch wrote to Young asking to cancel the lease as the sea had taken away his house. (Windley)

It is safe to assume Kamakini was educated at Lahainaluna Seminary, the preeminent educational institution for young Hawaiian men at the time (Murphy, *The Baldwins*) but this did not stop him from eyeing a piece of land the seminary owned. His challenge evoked a letter from John S. Emerson, a teacher at the school, to William Richards seeking a boundary clarification. “What I especially desire of you is to know whether the dry valley to the North of the pasture first given to the School by Hoapili is included in the grant—Kamakau, Mr. Andrews, Baldwin & others say this valley was given to the Sem [inary]. Kamakini says he did not know that it was given & wishes proof of the same.” (Windley)

In another incident involving Kamakini’s cunning, the Englishman Mellish complained about “the following injustice which I have recd at the hands of Dr. Judd, involving a dispute with Kapihi... The first man examined by name of Kamakini admitted to have been present at the conversation with me & the Chief Kahekili but said he knew nothing whatever of what had been said – and would say nothing. There cannot be any doubt but that he had been tutored to my prejudice.” (Windley)

As a government official, Kamakini no doubt leased his lands and lived on the income. He could have been a lesser chief with more family holdings than a commoner, but in any case he was one of the few Hawaiians at the time of the Māhele who grasped the value of private property and made good use of it. His success would have pleased Chief Justice Lee and former missionaries in the government who hoped that the kingdom’s momentous change in land policy would make a nation of prosperous, independent men out of the native people. (Murphy, *The Baldwins*)

In the early 20th century, with Pioneer Mill Company growing sugar and running the town and the various small “camps” for workers, one tiny camp was established on the land formerly owned by Kamakini and Kamaoehua. This was Store Village, the six houses of which are still in existence on Pana’ewa Street behind The Plantation Inn. More information about this camp can be found in the interview section below.

While plantation life dominated Lahaina for much of the 20th century, a new industry began in the 1960s. County leaders tried to draw tourists with events emphasizing the whaling history of Lahaina and with the restoration of the historic buildings of the town. At the same time, the Kā’anapali Beach Resort was under development, with the Kā’anapali Beach Hotel opened in 1964. The hotel was purchased by Hong Kong media mogul Sir Run Run Shaw in the early 1970s. In 1999, Kā’anapali Beach Hotel bought The Plantation Inn, which had been built by a hui of Canadians in 1986-1987. The Inn is a bed-and-breakfast operation with 19 rooms and suites. (Coyle, personal communication)

VI. Oral Interviews

Researcher Laurel Murphy interviewed members of the Agena family, whose former home will be demolished during the building that is the subject of this report. In addition, a legal ad requesting comments ran in *The Maui News* November 18 and 19. No comments were received. Engledow and Murphy also visited The Plantation Inn to interview manager Herb Coyle about the history of the inn.

Murphy conducted an in-person interview on November 17, 2012, with two people who once lived in parcel 44, the lot formerly owned by Clarence S. Agena and his wife Patricia, whose house and barbershop building on Pana’ewa Street are scheduled for demolition. One was Hawai’i National Guard

Brig. Gen. Clarence Merton Agena, 68, the couple's oldest son, the other his aunt, Nancy Agena, 87. According to Gen. Agena, the family purchased the property around 1947 from Pioneer Mill Co. and moved from nearby Kīlauea Village.

The house was one of the six homes in "Lahaina Store Camp," built around 1932 for employees of the nearby store on Front Street and their families. Clarence S. Agena was employed in the store warehouse. He slowly became blind due to untreated glaucoma, but that did not prevent him in later years from pecking out "West Side Bird," his long-running column for *The Maui News*. In 1962 Agena ran for an at-large seat on the county Board of Supervisors and lost, but garnered so many West Side votes that Mayor Eddie Tam nicknamed him the "Honorary Mayor of Lahaina." The title stuck.

There were three houses on each side of the foot of Pana'ewa Street between Luakini and Waine'e streets. All six were identical structures painted grey and white, with three bedrooms, a single bath and a raised front porch.

The Agena residence was across the street from the Ah Sing family; the Ideoka family next door was across from the Nishiharas, the Imamotos on the corner across from Correia. "Above our house was all empty lots," General Agena recalled. Along Luakini Street, "There was nothing but haole koa bushes." The bare land stretched up Pana'ewa Street to Waine'e Street, above which were plantation houses and a recreational field including a softball field and a basketball court, extending all the way to Maria Lanakila Church.

Patricia Agena worked for Nakasone Barber Shop on Front Street and bought the shop in 1949. The family lived in the Pana'ewa Street home until the early 1950s, after which they moved to a rental property behind the shop for convenience. Clarence S. Agena's father, Kama Agena, and mother, Kana, moved into the Pana'ewa Street house, at the point when other homes were being constructed mauka on the street.

Kana and Kama's daughter, Nancy, lived in the home from 1952 to 1970. She also worked at Lahaina Store. "Walk to work. Walk home," is how she described life. "In those days no crimes around. The doors were all open." Said Gen. Agena, "Lahaina was a simple, quiet town."

Clarence S. and Patricia Agena moved back to the home in the early 1960s, and in the late 1970s she received a zoning exemption to build a barber shop on the property. Mango trees along the street were cut down to make way for the paved parking area in front of the house. Nancy Agena's older brother, Masaru Agena, purchased parcel 38 on Lahainaluna Road, which is also within the redevelopment project for the Plantation Inn.

Neither Nancy Agena nor Gen. Agena recall any Hawaiian cultural practices taking place on the property, which was part of the Pioneer Mill plantation system. They do not believe there will be a negative cultural impact with the expansion of the Plantation Inn facilities. "There was nothing there before," just scrub growth, Gen. Agena said.

VI. Cultural resources, practices, and beliefs

The subject parcel has been in commercial use for years, is located on one of Lahaina's busiest streets, and is not on the shoreline. It seems unlikely, therefore, that its development would have any effect on modern-day cultural uses such as gathering or access to fishing sites. The ancient spiritual center of the town is farther south, in the area of Moku'ula, so it's unlikely that this site was used for any sort of religious purposes.

VII. Confidential information withheld; Conflicts in information or data

No confidential information was withheld. There were no conflicts in information or data within the reports consulted for this Cultural Impact Assessment.

VIII. Effects on Plan

Construction of the proposed project is not expected to have an adverse impact on cultural beliefs, practices, resources or gathering rights around the project area.

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Appendices
Affidavit of Publication for Legal Ad

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, }
County of Maui. } ss.

Rhonda M. Kurohara being duly sworn
deposes and says, that she is in Advertising Sales of
the Maui Publishing Co., Ltd., publishers of THE MAUI NEWS, a
newspaper published in Wailuku, County of Maui, State of Hawaii;
that the ordered publication as to _____
Information Wanted for Cultural Impact Assessment

of which the annexed is a true and correct printed notice, was
published 2 times in THE MAUI NEWS, aforesaid, commencing
on the 18th day of November, 2012, and ending
on the 19th day of November, 2012, (both days
inclusive), to-wit: on _____
November 18, 19, 2012

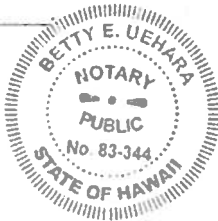
and that affiant is not a party to or in any way interested in the above
entitled matter.

mklh

This 1 page Information Wanted, dated
November 18, 19, 2012,
was subscribed and sworn to before me this 18th day of
November, 2012, in the Second Circuit of the State of Hawaii.
by Rhonda M. Kurohara

Betty E. Uehara
Notary Public, Second Judicial
Circuit, State of Hawaii

BETTY E. UEHARA
My Commission expires 09-26-15



Royal Patent Document information from Waihona.org

Document Text Body

Helu 1778, Maluo no Kamaouha, Paunau & Panaewa Ahupuaa, District of Lahaina, Island of Maui, Vol. 7, pps. 65-66 [RP Reel 4, 00740-00741]

HELU 1778

PALAPALA SILA NUI, A KE ALII, MAMULI O KA OLELO A KA POE HOONA KULEANA

No ka mea, ua hooholo na Luna Hoonai na kumu kuleana aina i ka olelo, he kuleana oiaio ko Maluo no Kamaouha, Kuleana Helu 6729, ma ke ano Kuleana Nui malalo o ke Ano Alodio. iloko o kahi i oleloia malalo, a no ka mea ua haawi mai o ua Maluo nei, iloko o ka Waihona Dala Aupuni i Kanakolu Dala no ko ke Aupuni Kuleana iloko o ia aina.

Nolaila, ma keia Palapala Sila Nui, ke hoike aku nei o Kamehameha III, ke Alii nui a ke Akua i kona lokomaikai i hoonoho ai maluna o ko Hawaii Pae Aina, i na kanaka a pau, i keia la, nona iho a no kona mau hope alii, ua hoolilo, a ua haawi aku oia ma ke Ano Alodio ia Kamaouha, i kela wahi a pau loa ma Paunau a me Panaewa Lahaina, ma ka mokupuni o Maui, penei na mokuna.

Apana 1 Ma Paunau, Mahele 1

E hoomaka ana i ke kihi Hema Komohana, a e holo ana

Akau 37 1/4° Komohana 1.31 kaulahao e pili ana me Umiumi

Akau 51° Hikina 2.23 kaulahao e pili ana me ko Timoteo i A

Hema 34° Hikina 0.75 kaulahao e pili ana me ko Keaweluaole

Akau 51 1/2° Hikina 0.96 kaulahao e pili ana me ko Keaweluaole

Hema 29 1/2° Hikina 0.46 kaulahao e pili ana me ko Umiumi

Hema 53 1/4° Hikina 0.90 kaulahao e pili ana me ko Haleu

Hema 44 1/2° Komohana 1.23 kaulahao e pili ana me ko Haleu

Hema 50 1/2° Komohana 1.00 kaulahao e pili ana me ko Haleu a hiki i Kahi i hoomaka'i.

0.30 Eka.

Mahele 2.

E hoomaka ana i Kahi i hoailonaia dalo[?] i ka A, a e holo ana

Akau 52° Hikina 0.95 kaulahao e pili ana iwaena o Timoteo & Keaweluaole

Akau 39° Komohana 0.49 kaulahao e pili ana me ko Timoteo

Akau 49 1/2° Hikina 2.68 kaulahao e pili ana me ko Timoteo

Hema 44 3/4° Hikina 1.54 kaulahao e pili ana me ko Kaneoalii

Akau 43 1/2° Komohana 0.81 kaulahao e pili ana me ko Haleu
Akau 34° Komohana 1.12 kaulahao e pili ana me ko Umiumi & Keaweluaole
Hema 50° Komohana 2.10 kaulahao e pili ana me ko Keaweluaole a hiki i Kahi i hoomaka'i.
0.23 Eka.

Apana 2 ma Paunau
E hoomaka ana ma ke kihi Komohana Akau, [Page 66]
Hema 34° 20' Hikina 2.16 kaulahao e pili ana me ke Alanui i Halepule
Akau 43° Hikina 3.50 kaulahao e pili ana me ko Kamakini
Akau 39 1/2° Komohana 2.44 kaulahao e pili ana me ko Kamakini
Hema 39° Komohana 3.33 kaulahao e pili ana me ke Alanui i Lahainaluna a hiki i Kahi i hoomaka'i.
0.75 Eka.

Maloko o ia mau Apana 1.29 Eka a oi iki aku, a emi iki mai paha. Ua koe nae i ke Aupuni na mine
minerela a me na metela a pau.

No Kamauoha ua aina la i haawiia ma ke ano Alodio, a no kona mau hooilina, a me kona Waihona; ua
pili ka auhau a ka Poe Ahaolelo e kau like ai ma na aina alodio i kela manawa keia manawa.

A i mea e ike'a'i, ua kau i ko'u inoa, a me ka Sila Nui o ko Hawaii Pae Aina ma Honolulu i keia la 18
o Okatoba, 1854.

Inoa} Kamehameha
Keoni Ana

[Royal Land Patent No. 1778, Maluo no Kamauoha, Paunau & Panaewa Ahupuaa, District of Lahai-
na, Island of Maui, 3 apana, 1.29 Acres, 1854]

Island
Patentee
LCA Number

RP #
District
Ili

Ahupua`a

Book Number

Page Number

TMK

Miscellaneous

Document Text Body

Helu 2741, Kamakini, J., Panaewa Ahupuaa, Lahaina District, Island of Maui, Volume 12, pps 561-562[RP Reel 7, 00010-00011.tif]

[Seal]

HELU 2741

PALAPALA SILA NUI,

A KE ALII, MAMULI O KA OLELO A KA POE HOONA KULEANA.

No ka mea, ua hooholo na Luna Hoona i ua kumu kuleana aina i ka olelo, he kuleana oiaio ko J. Kamakini, Kuleana Helu 285 ma ke Ano Kuleana Nui, malalo o ke Ano Alodio iloko o kahi i oleloia malalo, a no ka mea, ua haawi mai oia i ke kauwahi o ia aina no ka hana hou ana i ke alanui hou malaila ua haalele wale ke aupuni i kona kuleana i loko o ia wahi.

Nolaila, ma keia Palapala Sila Nui, ke hoike aku nei o Kamehameha IV, ke Alii nui a ke Akua i kona lokomaikai i hoono ai maluna o ko Hawaii Pae Aina, i na kanaka a pau, i keia la nono iho, a no kona mau hope alii, ua haawi aku oia ma ke Ano Alodio ia J. Kamakini, i kela wahi a pau loa ma Panaewa Lahaina ma ka mokupuni o Maui; penei na mokuna,

E hoomaka ana ma ke kahi Hema Komohana ma ka aoao mauka o ke alanui e hele ai i ka Halepule o na haole, e pili pu ana hoi me ka loi nui o Kanaina, a e holo ana
Akau 43 1/2° Hikina 11.28 kaulahao e pili pu ana me Kanaina
Akau 43 3/4° Komohana 3.60 kaulahao e pili pu ana me Keoni Kiwini
Akau 41° Komohana 1.71 kaulahao e pili pu ana me Keoni Kiwini
Hema 86° Komohana 1.06 kaulahao e pili pu ana me Keoni Kiwini
Hema 36 1/2° Komohana 6.58 kaulahao e pili pu ana me Alanui i Lahainaluna
Hema 39 1/2° Hikina 2.54 kaulahao e pili pu ana me Kamauoka
Hema 43 1/4° Komohana 3.50 kaulahao e pili pu ana me Kamauoka
Hema 34 1/2° Hikina 3.15 kaulahao e pili pu ana me Alanui i ka Halepule a hiki i kahi i hoomaka'i.
5 1/2 Eka

[Page 562]

Maloko o keia Apana 5 1/2 Eka a oi iki aku, a emi iki mai paha. Ua koe nae i ke aupuni na mine minerela a me na metela a pau.

No J. Kamakini, ua aina la i haawii ma ke Ano Alodio a no kona mau hoolina, a me kona waihona; ua pili nae ku auhau a ka Poe Ahaolelo e kau like ai ma na aina alodio i kela manawa i keia manawa.

A i mea o ike'a i ua kau wau i ko'u inoa, a me ka Sila Nui o ko Hawaii Pae Aina ma Honolulu i keia la 7th o Augate 1856.

Kamehameha
Kaahumanu

[Royal Land Patent No. 2741, Kamakini, J., Panaewa Ahupuaa, Lahaina District, Island of Maui, 5.5 Acres, 1856]

APPENDIX I
Affordable
Housing
Agreement



KĀ'ANAPALI BEACH HOTEL

Iānuāli (January) 20, 2005

Ms. Jo-Ann Ridao
Lokahi Pacific
1935 Main St., Suite 204
Wailuku, HI 96793

Aloha Jo-Ann:

Please find the enclosed Agreement between Lokahi Pacific and KBHL, LLC, for your records. We look forward to working with you on this important project in Lahaina.

We have requested a check in the amount of \$100,000 representing our donation, and enclose a fax received from our office in Hong Kong this morning. It should arrive sometime next week, at which time we will deliver it to you.

Aloha and Mahalo,

Mike White
General Manager

MW:sr

Enclosure

cc: Martin Luna
Rory Frampton

AGREEMENT

This Agreement, made this 10th day of December, 2004, by and between KBHL, LLC, a Hawaii limited liability company, whose business and mailing address is 2525 Kaanapali Parkway, Lahaina, Maui, Hawaii 96761 (hereinafter referred to as the "Co-Developer"), and LOKAHI PACIFIC, a 501(c)(3) nonprofit corporation organized under the laws of the State of Hawaii, whose business and post office address is 1935 Main Street, Suite 204, Wailuku, Hawaii 96793, (hereinafter referred to as "Lokahi Pacific").

WITNESSETH:

WHEREAS, Lokahi Pacific is the owner and developer of the Lokahi Kuhua Subdivision, a 12-lot subdivision on which homes will be constructed and sold as affordable homes ("Lokahi Kuhua Subdivision") in Lahaina, Maui, Hawaii; and

WHEREAS, Co-Developer desires to support and encourage affordable housing within the County of Maui; and

WHEREAS, Co-Developer desires to contribute \$100,000 (hereinafter referred to as the "Donation") to Lokahi Pacific to develop the Lokahi Kuhua Subdivision;

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. Representations of Lokahi Pacific. To induce the Co-Developer to contribute the Donation to Lokahi Pacific as set forth herein, Lokahi Pacific warrants and represents to the Co-Developer as follows:

(a) Lokahi Pacific is a 501(c)(3) nonprofit corporation organized and in good standing under the laws of the State of Hawaii;

(b) The purpose of Lokahi Pacific is to improve the quality of life, both economically and socially, of low-income residents of Maui County;

(c) Lokahi Pacific shall use the Donation solely for the development of the Lokahi Kuhua Subdivision as more fully described hereinbelow;

(d) The Lokahi Kuhua Subdivision will be built upon land owned by Lokahi Pacific consisting of approximately 1.558 acres, bearing Tax Map Key No. (2) 4-5-23:70 and 72, situated on Kopili Street and Paeohi Street, Lahaina, Maui; and

(e) The 12 affordable homes in the Lokahi Kuhua Subdivision will be sold to individuals and families earning 80% or less of the median family income in Maui County in accordance with the then existing U.S. Department of Housing and Urban Development (HUD) guidelines.

2. Amount and Conditions for Use of Donation. The total amount of the Donation will be \$100,000 and shall be used solely to pay the costs associated with the development of the Lokahi Kuhua Subdivision.

3. Contribution of Donation. Upon the execution of this Agreement, and following the execution by the County of Maui and Co-Developer of an affordable housing agreement granting Co-Developer affordable housing credits, Co-Developer shall deliver to Lokahi Pacific a check in the amount of \$100,000 for the Lokahi Kuhua Subdivision.

4. Scope of Co-Developer's Participation. By making this donation to Lokahi Pacific, Co-Developer shall not be entitled (a) to participate in the planning and construction of the Lokahi Kuhua Subdivision, (b) to engage in any way in the design and construction of the homes to be built on the twelve lots of the subdivision, and (c) to participate in the marketing and sales of the 12 affordable homes.

5. Co-Developer's Limited Liability. Accordingly, the parties agree that Co-Developer's liability for the development of the Lokahi Kuhua Subdivision shall be limited only to the donation of the \$100,000 for said project.

6. Amendments. The parties may by mutual agreement amend or modify this Agreement, provided, however, no such amendment or modification shall be effective unless such amendment is set forth in writing duly executed by the Co-Developer and Lokahi Pacific.

7. Facsimile Signatures. The parties agree that this Agreement, and any of the documents required to be submitted pursuant to this Agreement, may be submitted by facsimile transmittal and may be executed by the use of facsimile signatures; all original signatures reflected thereby shall be placed in the records of Lokahi Pacific with copies provided to Co-Developer.

8. Binding Agreement. This Agreement is binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

9. Severability. If any provision of this Agreement or the application thereto to any person or circumstances shall, for any reason and to any extent be invalid or unenforceable, the remainder of this Agreement and the application of such provision to the other persons or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

10. Applicable Law. This Agreement and the rights and obligations of the parties hereto will be governed by the laws of the State of Hawaii.

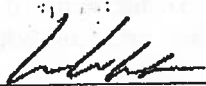
11. No Party Deemed Drafter. No party shall be deemed the drafter of this Agreement. If this Agreement is ever construed by a court of law, such court shall not construe this Agreement or any provision hereof against any party as drafter.

12. Entire Agreement and Modification. This Agreement constitutes the entire agreement between the parties and there are no understandings or agreements other than those

incorporated in this Agreement. This Agreement shall not be amended, modified, or supplemented at any time unless by a writing executed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date first above written.

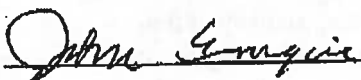
KBHL, LLC ("Co-Developer")

By: 

Print Name: MICHAEL B. WHITE

Its: GENERAL MANAGER

LOKAHI PACIFIC ("Lokahi Pacific")

By: 

Print Name: John Enriquez

Its: Treasurer

20 Jan. 2005 15:19

-8E2 2E580E26

No.4951 P. 1

MUSIC PALACE CORPORATION

c/o LOT 220, CLEAR WATER BAY ROAD, KOWLOON, HONG KONG
TEL: (852) 2335 5113 FAX: (852) 2338 0526 - GENERAL (852) 2719 5768

By Fax to (808) 661 5318 and airmail

Mr. Mike White
General Manager
Kaanapali Beach Hotel
2525 Kaanapali Parkway
Lahaina
Maui
HAWAII 96761-1987

January 20, 2005

Dear Mike,

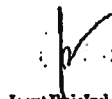
RE: LOKAHI PACIFIC

We refer to your fax of January 19, 2005

Please find enclosed cheque# 1406 for USD100,000 in favour of the above, in respect of the housing requirement for the change in zoning to allow for the expansion of the Plantation Inn, for you to sign as a second signature.

Thank you.

Kind regards,



Jerry Rajakulendran
Chief Financial Officer

Enclosure

KAANAPALI BEACH HOTEL 2525 KAANAPALI PARKWAY LAHAINA MAUI HAWAII 96761-1987 TEL: (808) 661-5318		A/C PAYEE ONLY #1406	
DATE 20-01-2005		PAY TO THE ORDER OF LOKAHI PACIFIC \$ 100,000.00	
ONE HUNDRED THOUSAND ONLY:		DOLLARS	
First Hawaiian Bank LAHAINA BRANCH 1111 HAWAII STREET LAHAINA, HAWAII 96761		FOR: MW	

APPENDIX J
Preliminary
Engineering
Report

PRELIMINARY
CIVIL ENGINEERING
AND
DRAINAGE AND SOIL EROSION CONTROL STUDY
FOR

PLANTATION INN

LAHAINA, MAUI, HAWAII

TAX MAP KEY: (2) 4-6-09:36, 38 & 44

PREPARED FOR:

STEVE HELLER ARCHITECT, LLC
P. O. BOX 80240
HAIKU, HAWAII - 96708

PREPARED BY:



CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT & INSPECTIONAL SERVICES

871 KOLU STREET, SUITE 201
WAILUKU, MAUI, HAWAII - 96793
JOB 12-048

MAY 20, 2013

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- II. PROPOSED PROJECT
- III. LOCATION AND ACCESS
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 - B. ACCESS
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I. **PURPOSE:**

The purpose of this preliminary report is to investigate the infrastructural requirements for the proposed project. This report will present a brief description of the existing conditions and discuss anticipated improvements for roadway, drainage, water and sewer systems that are required by the appropriate governmental agencies.

II. **PROPOSED PROJECT:**

The proposed project involves the construction of an additional hotel building (2 story, 14 guest rooms) along with appurtenant parking lot, water, sewer and drainage facilities to support the new building and Plantation Inn operations.

Also included in the proposed project is the redevelopment of the existing swimming pool and the demolition of the existing structures on Lots 2 and 11.

Appurtenant to this development will be the consolidation and resubdivision of Lots 2, 18-A and 11. The conceptual subdivision layout is shown on Figure 14. Lots 18-A-2 and 18-A-3 are for roadway widening purposes.

The proposed improvements are discussed in their respective sections of this report to be dedicated to the County of Maui.

III. LOCATION AND ACCESS:

A. LOCATION:

The project site is located in Lahaina, Maui, Hawaii. It is particularly situated on the southern side of Lahainaluna Road and northern side of Panaewa Street. Refer to Figures 1 and 2.

B. ACCESS:

Lahainaluna Road and Panaewa Street provides present access to the project site. Panaewa Street joins Wainee Street which is in turn connected to Lahainaluna Road. Lahainaluna Road, which is the major access to the adjacent residential subdivisions, connects to Honoapiilani Highway that links West Maui to other parts of the island.

C. PROPOSED ROADWAY WIDENING IMPROVEMENTS:

The proposed project will be serviced from Lahainaluna Road on the northwest side of the property and Panaewa Street on the southeast side of the property. Refer to Figure 2. The existing concrete sidewalk and concrete curb and gutter on both roads, in front of the subject property, will be extended and pavement will be widened up to the new curb and gutter.

A typical section of the proposed onsite roadway widening is shown on Figure 11. It includes concrete sidewalk along the right-of-way; paved travelway; and concrete curb and gutter. Parallel parking stalls will be provided along Lahainaluna Road where space is available.

IV. EXISTING SOILS AND TOPOGRAPHY:

A. SOIL:

The U.S. Department of Agriculture Soil Conservation Service's Soils Survey of the Island of Kauai, Oahu, Maui, Molokai and Lanai [2], classifies the soils within the project site as Ewa Silty Clay Loam (EaA), 0 to 3 percent slopes and as shown on Figure 3. EaA, which occupies the entire site, is characterized as very slow runoff and no more than slight erosion hazard. It belongs to Ewa soil series that consist of well-drained soils in basins and on alluvial fans on the island of Maui at elevations ranging from nearly sea level to 150 feet. These soils developed in alluvium derived from basic igneous rock.

B. TOPOGRAPHY:

The existing topography of the project site is shown on Figure 5.

The existing ground has elevations ranging from 13 feet to 17 feet above mean sea level. In general, the ground surface slopes down in a southeasterly direction from the north end to the south end of the project site, at an average slope of about 1.2 percent.

V. WASTEWATER SYSTEM:

A. EXISTING:

The existing buildings on the subject property are being served by the existing 8" sewerline on Lahainaluna Road and existing 6" sewerline on Panaewa Street.

This existing wastewater system also serves the adjacent residential subdivisions and nearby developments and is a part of the County's Lahaina Sewerage System. A portion of the system that collects wastewater flows generated by existing developments in the vicinity of the project site is shown on Figure 6. The collected wastewater is transmitted by a series of force mains and gravity sewerlines to the Lahaina Wastewater Reclamation Facility above the intersection of Honoapiilani Highway and Lower Honoapiilani Road, about 5 miles north of the project site.

B. PROJECTED WASTEWATER FLOW:

Based on the County of Maui's Wastewater Flow Standards, the estimated average wastewater flow generated by the proposed addition to the existing development is as follows:

Hotel, average with laundry:

$$= 14\text{-guest rooms} \times 300 \text{ gpd} = 4,200 \text{ gallons per day}$$

$$\text{Total Average Wastewater Flow} = 4,200 \text{ gallons per day}$$

C. PROPOSED WASTEWATER SYSTEM:

The proposed wastewater system is conceptually laid out on Figure 7.

The proposed onsite system will consist of 6" PVC sewer pipe, and property sewer service manhole. The proposed Phase 3 improvements will be served by a single service lateral in compliance with the requirements of the Wastewater Reclamation Division (WWRD) of the Department of Environmental

Management. This lateral will be connected to the existing 8" sewerline off Lahainaluna Road.

VI. WATER SYSTEM:

A. EXISTING:

There are existing waterlines that currently serve the existing buildings within the subject property and developments in the vicinity of the project site. Refer to Figure 8. The system consists of an 8" water main on Lahainaluna Road and 3" and 8" water mains on Panaewa Street.

B. PROJECTED WATER REQUIREMENTS:

1. Domestic:

The domestic and irrigation consumption of the subject property is prepared and computed by Neil S. Nishida, P.E., Inc. which shows that the domestic water and irrigation demand for the proposed Phase 3 improvement is 39.53 gpm.

(See attached Domestic and Irrigation Calculations - Exhibit A)

2. Fire Flow:

The fire flow requirements as computed by Neil S. Nishida, P.E., Inc. for the proposed Phase 3 improvements is 1,500 gallons per minute (gpm).

C. PROPOSED WATER SYSTEM IMPROVEMENTS:

The size of the required waterline is usually governed by the fire flow requirements. The needed fire flow of 1,500 gpm for the Phase 3 improvements is used to size the main distribution line. Thus, the existing 8-inch waterline, which can deliver about 1,565 gpm at a velocity of 10 feet per second, is sufficient to provide the needed fire flow.

The conceptual water system is laid out on Figure 9. Presently, there are six (6) water meters serving the project site. There also exists one (1) fire hydrant fronting the east corner of the property on Panaewa Street and a single detector check meter serving the property off of Lahainaluna Road.

The proposed water system improvements include the installation of a fire hydrant within the Lahainaluna Road right-of-way fronting the proposed development as well as the relocation/upgrade of existing water laterals to meet current Dept. of Water Supply standards.

Finally, the upgrade of the existing single detector check meter serving the onsite fire protection system to a double check detector assembly would be required by the County Dept. of Water Supply.

VII. GAS SYSTEM:

There exists a 2" propane gas line running along Panaewa Street and the subject project may have the opportunity to connect to this line to satisfy their gas needs.

VIII. DRAINAGE, GRADING AND SOIL EROSION:

A. GENERAL:

The preliminary Drainage Study, in general, is based on the requirements, formulas, charts and tables of the Rules of the Design of Storm Drainage Facilities of the County of Maui [1] hereinafter referred to as County Drainage Standards; whereas, the Best Management Practices to control soil erosion are in accordance with the Construction Best Management Practices (BMPs) for the County of Maui [2] and Rules for the Design of Storm Water Treatment Best Management Practices [9] hereinafter referred to as "County Standard BMPs".

B. FLOODING HAZARD:

The site is found on Panel 361 revised September 19, 2012, of the Flood Insurance Rate Map (FIRM) for the County of Maui. Refer to Figure 4. The site is situated within Flood Designation Zone X where areas are subject to minimal flooding or areas determined to be outside the 0.2% annual chance flood plain. Therefore the proposed project does not need a flood development permit as may be required by Chapter 19.62, Flood Hazard Areas, of the Maui County Code.

C. EXISTING DRAINAGE CONDITIONS:

The present onsite drainage flow pattern is generally characterized by sheet flow across the project site in a southwesterly direction. Existing drainage runoff is being collected by grated drain inlets connected by 12-inch drainlines

towards three separate subsurface retention basins and three (3) seepage pits shown on Figure 5, Existing Topographic Map.

D. STORM RUNOFF QUANTITIES:

Hydrologic calculations are given in Appendix A - Preliminary Drainage Calculations. According to the County Drainage Standards, the 10-year, 1-hour storm is used for design of surface drainage facilities such as roadway gutter flow, while the 50-year, 1-hour duration is used for the design of culverts and retention basins or drainage ponds.

Based on the preliminary drainage calculations (Appendix A), the overall project site is anticipated to increase the existing 1-hour rainfall storm as follows:

10-year Runoff Rate:	0.27 cfs, from 2.33 to 2.60 cfs
50-year Runoff Rate:	0.34 cfs, from 2.91 to 3.25 cfs
50-year Runoff Volume:	1,015 cf, from 3,625 to 4,640 cf

E. CONCEPTUAL DRAINAGE PLAN:

The drainage system scheme is laid out on Figure 10. The main feature of the proposed system is the construction of two (2) onsite subsurface drainage basins that will be sized, at a minimum, to retain the 50-year, 1-hour storm runoff volume increase that is anticipated to be generated by the proposed project site. Storing the volume increase is expected to maintain the runoff volume leaving the project site below or at pre-development level.

Aside from the subsurface retention basin, the proposed drainage system will also include grated drain inlets to collect runoff and non-perforated pipes to

convey runoff to the drainage basins. It will also include possible rerouting of the existing 12" drainlines within the project site.

The proposed subsurface retention basin will be constructed as shown on Figure 10.

F. GRADING REQUIREMENTS:

Grading for the proposed development will be performed in compliance with the applicable requirements of the Maui County Grading Ordinance. It is expected that grading will be essentially associated with the construction of the proposed Phase 3 building pad and parking lots. This will involve grading on the proposed building site and new parking areas including development of the subsurface drainage basins; construction of 6' high solid fence on CMU retaining wall along the northwest and southeast sides of the property and landscaping on various locations within the project site.

A grading and grubbing permit must be obtained from the Development Services Administration (DSA) of the County of Maui prior to commencing land disturbance activities. Associated submittals for the permit application are Grading Plans, Soil Erosion Control Plan or Best Management Practices, Drainage Plan and Drainage Report.

G. BEST MANAGEMENT PRACTICES:

Requirements for the temporary control of soil erosion and dust during site improvement will be outlined and shown on the construction plans during the

design development for the project. Some of the temporary control measures will be as follows:

1. Installation of BMP such as silt fence, gravel bag berms or other approved sediment trapping devices at the downstream side of the grading area and sediment pits.
2. Installation of dust control fence surrounding the project site.
3. Control dust by means of water trucks or by installing temporary sprinkler systems or both if necessary.
4. Graded areas shall be thoroughly watered after construction activity has ceased for the day and for weekends and holidays.
5. All exposed areas shall be paved, grassed, or permanently landscaped as soon as finished grading is completed.
6. Storm runoff will be diverted away from graded areas to natural drainageways during construction by means of sand bag berms or lined temporary swales.
7. Time of construction will be minimized.
8. Only areas that are needed for new improvements will be cleared.
9. Early construction of drainage control features.
10. Construction of pit for proposed drainage basin prior to mass grading of project site. The pits will be temporarily utilized as sediment catchment during construction.
11. Temporary control measures shall be in place and functional prior to construction and shall remain operational throughout the construction period or until permanent controls are in place.

The Contractor will also be required to submit a satisfactory soil erosion control plan to minimize soil erosion prior to an issuance of a grubbing and grading permit. Best Management Practices shall be in compliance with Section 20.08.035 of the Maui County Code (Ord. No. 2684) and County Standard BMPs.

The grading area is expected to be less than 1.0 acre; therefore, NPDES General Permit Coverage Authorizing Discharges of Storm Water associated with construction activities is not anticipated to be required.

H. CONCLUSION:

Based on this preliminary drainage study, the proposed development will increase the existing storm runoff due to addition of impervious surfaces such as building roofs, pavement and concrete walkways. Despite the increase in runoff, the proposed development is not anticipated to have adverse drainage effects on adjacent and downstream properties. In keeping with the guidelines of the County Drainage Standards, the proposed drainage improvements will include the impoundment of the 50-year, 1-hour storm runoff volume increase to be generated by the proposed development. The future onsite drainage basin will result in a zero runoff increase for the 50-year storm to downstream properties and will also have the effect of reducing the potential for sediments contained in the runoff from entering the ocean.

Soil erosion and dust control measures (BMPs) will be instituted during development of the proposed project. These measures will include BMPs in compliance with County Standard BMPs and Section 20.08.035 of the Maui County Code.

IX. CONSTRUCTION PLAN APPROVALS:

Approval of construction plans and appropriate permits for site grading and infrastructural improvements of the proposed project will be obtained from the Department of Public Works; Department of Environmental Management; Department of Water Supply and Fire Prevention Bureau. The various infrastructure will be designed in compliance with the applicable requirements of these governmental agencies.

X. REFERENCES:

1. Rules for the Design of Storm Drainage Facilities in the County of Maui, Title MC-15, Department of Public Works and Waste Management, County of Maui, Chapter 4.
2. Construction Best Management Practices (BMPs) for the County of Maui, Department of Public Works and Waste Management, May 2001.
3. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, prepared by U. S. Department of Agriculture, Soil Conservation Service, August 1972.
4. Erosion and Sediment Control Guide for Hawaii, prepared by U. S. Department of Agriculture, Soil Conservation Service, March 1981.
5. Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U. S. Department of Commerce, Weather Bureau, 1962.
6. Flood Insurance Rate Maps for the County of Maui
7. Water System Standards, Department of Water Supply, County of Maui, 2002.
8. Wastewater Flow Standards, Wastewater Reclamation Division, Department of Public Works & Environmental Management, February 2, 2000.
9. Rules for Design of Storm Water Treatment Best Management Practices, Department of Public Works, Chapter 15-111.

EXHIBIT A

**DOMESTIC AND IRRIGATION
FLOW CALCULATIONS**

DOMESTIC AND IRRIGATION FLOW CALCULATIONS

for

THE PLANTATION INN PHASE III

at

174 Lahainaluna Road
Lahaina, Maui, Hawaii 96761
TMK: 2nd 4-6-009: 37, 42, 43
(BT2013/_____)

Prepared by:

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Neil S. Nishida

February 5, 2013

This report is an "instrument of service" and is part of an integrated process of technical design. Use outside this process is inappropriate and transfer of its observations, conclusions, or methodology to any other work may have serious consequences. Definitions used have only the meanings in the context employed.

DOMESTIC AND IRRIGATION FLOW CALCULATIONS:

The Plantation Inn is proposing on developing its third phase of the property by adding a third 2-story building with 14 additional guest rooms. The first two phases on this property has a total of 19 guest units including a swimming pool and jacuzzi and a popular restaurant onsite.

EXISTING PLUMBING FIXTURES

PHASE I

LUNA INN BUILDING:

FIRST LEVEL:

	<u>LF</u>	<u>NLF</u>	<u>QTY</u>	<u>FU/FIX</u>	<u>FU</u>	<u>UNITS</u>	<u>TTL</u>
<u>OFFICE BATHROOMS (PRIVATE):</u>							
LAVATORY	X		1	0.6	0.6		
SHOWER		X	1	2.0	2.0		
<u>FT WATER CLOSET</u>	<u>X</u>		<u>1</u>	<u>1.7</u>	<u>1.7</u>		
SUBTOTAL:					4.3	2	8.6
<u>RESTROOMS (PUBLIC):</u>							
LAVATORY	X		2	1.0	2.0		
URINAL		X	1	2.8	2.8		
<u>FT WATER CLOSET</u>	<u>X</u>		<u>2</u>	<u>2.8</u>	<u>5.6</u>		
SUBTOTAL:					10.4	1	10.4
<u>BAR (PUBLIC):</u>							
COFFEE (1/4")		X	1	2.0	2.0		
3-COMPARTMENT SINK		X	1	4.0	4.0		
<u>GLASS WASHER (1/2")</u>		<u>X</u>	<u>1</u>	<u>4.0</u>	<u>4.0</u>		
SUBTOTAL:					10.0	1	10.0
<u>KITCHEN (PUBLIC):</u>							
HAND SINK		X	2	2.0	4.0		
PREP SINK		X	1	4.0	4.0		
RINSE SINK		X	1	4.0	4.0		
1-COMPARTMENT SINK		X	1	4.0	4.0		
3-COMPARTMENT SINK		X	1	4.0	4.0		
<u>DISH WASHER</u>		<u>X</u>	<u>1</u>	<u>4.0</u>	<u>4.0</u>		
SUBTOTAL:					24.0	1	24.0
<u>SECOND LEVEL:</u>							
<u>TYPICAL ROOMS (4-8):</u>							
LAVATORY	X		1	0.6	0.6		
SHOWER		X	1	2.0	2.0		
<u>FT WATER CLOSET</u>	<u>X</u>		<u>1</u>	<u>1.7</u>	<u>1.7</u>		
SUBTOTAL:					4.3	5	21.5
<u>LUNA ROOM 8 SUITE:</u>							
LAVATORY	X		1	0.6	0.6		

SHOWER		X	1	2.0	2.0		
<u>FT WATER CLOSET</u>	X		1	<u>1.7</u>	<u>1.7</u>		
SUBTOTAL:					4.3	1	4.3

LAHAINA ROOM 9:

LAVATORY		X	1	0.6	0.6		
TUB/SHOWER		X	1	2.0	2.0		
<u>FT WATER CLOSET</u>	X		1	<u>1.7</u>	<u>1.7</u>		
SUBTOTAL:					4.3	1	4.3

LAUNDRY:

CLOTHES WASHER		X	1	4.0	4.0	1	4.0
SUBTOTAL:							

EXTERIOR:

HOSE BIBS		X	3	5.0	15.0		
ICE MACHINE		X	1	2.0	2.0		
<u>OUTDOOR SHOWER</u>	X		1	<u>4.0</u>	<u>4.0</u>		
SUBTOTAL:					21.0	1	21.0

TOTAL EXISTING FIXTURE UNITS: 108.1

TOTAL PHASE I DOMESTIC FLOW: 45.3

ESTIMATED IRRIGATION FLOW: 4.0

TOTAL FLOW: 49.3

NOTE: EXISTING SWIMMING POOL HAS A 1" MANUAL FILL VALVE.

The existing 1" water meter No. 18183961 is adequate; maximum flow is 50 gpm.

EXISTING PLUMBING FIXTURES

PHASE II

PANA'EWA INN BUILDING:

FIRST LEVEL:

	<u>LF</u>	<u>NLF</u>	<u>QTY</u>	<u>FU/FIX</u>	<u>FU</u>	<u>UNITS</u>	<u>TTL</u>
<u>TYPICAL ROOMS (10-13):</u>							
LAVATORY	X		1	0.6	0.6		
SHOWER		X	1	2.0	2.0		
<u>FT WATER CLOSET</u>	X		1	<u>1.7</u>	<u>1.7</u>		
SUBTOTAL:					4.3	4	17.2

ROOM 14 SUITE:

BAR SINK		X	1	1.0	1.0		
LAVATORY	X		1	0.6	0.6		
SHOWER (2 HEADS)		X	1	4.0	4.0		

<u>FT WATER CLOSET</u>	X		1	<u>1.7</u>	<u>1.7</u>		
SUBTOTAL:					7.3	1	7.3

SECOND LEVEL:

TYPICAL ROOMS (15-18 & 21):

LAVATORY	X		1	0.6	0.6		
SHOWER		X	1	2.0	2.0		
<u>FT WATER CLOSET</u>	X		1	<u>1.7</u>	<u>1.7</u>		
SUBTOTAL:					4.3	5	21.5

ROOM 19 SUITE:

BAR SINK		X	1	1.0	1.0		
LAVATORY	X		1	0.6	0.6		
SHOWER (2 HEADS)		X	1	4.0	4.0		
<u>FT WATER CLOSET</u>	X		1	<u>1.7</u>	<u>1.7</u>		
SUBTOTAL:					7.3	1	7.3

ROOM 20 SUITE:

KITCHEN SINK		X	1	2.0	2.0		
LAVATORY	X		1	0.6	0.6		
TUB/SHOWER	X		1	1.6	1.6		
<u>FT WATER CLOSET</u>	X		1	<u>1.7</u>	<u>1.7</u>		
SUBTOTAL:					5.9	1	5.9

EXTERIOR:

HOSE BIBS		X	2	<u>5.0</u>	<u>10.0</u>		
SUBTOTAL:					10.0	1	10.0

TOTAL EXISTING FIXTURE UNITS:	69.2
TOTAL PHASE II DOMESTIC FLOW:	36.04
<u>ESTIMATED IRRIGATION FLOW:</u>	<u>3.0</u>
TOTAL FLOW:	39.04

Existing 5/8" compound water meters nos. 33103930 & 32331341 are adequate;
maximum flow is 40 gpm.

PROPOSED PLUMBING FIXTURES

PHASE III

1ST & 2ND FLOORS:

	<u>LF</u>	<u>NLF</u>	<u>QTY</u>	<u>FU/FIX</u>	<u>FU</u>	<u>UNITS</u>	<u>TTL</u>
<u>TYPICAL ROOMS</u>							
LAVATORY	X		1	0.6	0.6		
SHOWER	X		1	1.6	1.6		
<u>FT WATER CLOSET</u>	X		1	<u>1.7</u>	<u>1.7</u>		
SUBTOTAL:					3.9	14	<u>54.6</u>

EXTERIOR:
HOSE BIBS

	X	<u>2</u>	<u>5.0</u>	<u>10.0</u>		
SUBTOTAL:				10.0	1	10.0

TOTAL PROPOSED FIXTURE UNITS:	64.6
TTL PHASE III DOMESTIC FLOW:	34.53
<u>PROPOSED IRRIGATION FLOW:</u>	<u>5.0</u>
TOTAL FLOW:	39.53

5/8" compound water meters or 1" meter minimum required.

ABBREVIATIONS:

LF LOW-FLOW FT FLUSH TANK
NLF NON LOW-FLOW FU FIXTURE UNIT

APPENDIX A

PLANTATION INN
LAHAINA, MAUI, HAWAII
TMK: (2) 4-6-09:36, 38 & 44

PRELIMINARY DRAINAGE CALCULATIONS

May 8, 2013

- I. Reference: Rules for the Design of Storm Drainage Facilities in the County of Maui, April 14, 1995
- II. Purpose: To determine the overall pre and post development storm runoff discharges.
- III. Hydrologic Criteria:
 - A. 10-Year, 1-Hour: for design of surface facilities such as gutter
1-Hr. Rainfall Value = 2.0"
 - B. 50-Year, 1-Hour: for design of retention ponds and roadway culverts
1-Hr. Rainfall Value = 2.5"
- IV. Runoff Quantity:
 - A. Runoff Discharge Rate & Volume:
 1. Methodology:

Rational Method, $Q = CIA$

Where Q = Flow rate in cubic feet per second (cfs)

C = Runoff Coefficient

I = Rainfall intensity in inches per hour for a duration equal to the time of concentration

A = Drainage Area in Acres (See Figure 13)

Calculations employing this method were performed on computer using hydrologic software "Hydraflow Hydrographs 2004" by

Intelisolve. The Standard Rational Method is used to calculate storm runoff peak discharge rates while the Modified Rational Method is employed to determine storm runoff volumes. The intensity duration frequency (IDF) curves were developed by inputting into the program the intensity values for 5, 15, 30 and 60 minutes duration corresponding to the 10-year and 50-year, 1-hour rainfall amounts as determined from Plate 2.

2. Runoff Coefficient, C:

Existing Condition:

$$C_1 = 0.30 \text{ (Unimproved Area - Plantation Inn, Parking Area)} \\ \text{(Table 2)}$$

$$C_2 = 0.55 \text{ (Residential Areas - Agena Lot) (Table 3)}$$

$$C_3 = 0.80 \text{ (Business Areas - Trilogy Lot) (Table 3)}$$

$$C_4 = 0.70 \text{ (Plantation Inn - Hotel Area) (Table 3)}$$

Future Condition:

$$C = 0.70 \text{ (Hotel, Apartment Area)}$$

3. Drainage Area, A:

Existing Area:

$$A_1 = 7,417 \text{ Sq. Ft. (Plantation Inn - Parking Area)} \\ = 0.170 \text{ Ac.}$$

$$A_2 = 8,919 \text{ Sq. Ft. (Agena Lot)} \\ = 0.205 \text{ Ac.}$$

$$A_3 = 6,512 \text{ Sq. Ft. (Trilogy Lot)} \\ = 0.149 \text{ Ac.}$$

$$A_4 = 21,416 \text{ Sq. Ft. (Plantation Inn - Hotel Area)}$$
$$= 0.492 \text{ Ac.}$$

Future Area:

$$A = 44,264 \text{ Sq. Ft. (Plantation Inn)}$$
$$= 1.016 \text{ Acs.}$$

4. Time of Concentration, Tc:

Existing Condition:

Tc1: (Plantation Inn - Parking Area)

Length of Flow = 130 l.f.

Average Slope = 0.54%

Tc1 = 11 min.

Tc2: (Agena Lot)

Length of Flow = 162 l.f.

Average Slope = 1.0%

Tc2 = 13 min.

Tc3: (Trilogy Lot)

Length of Flow = 152 l.f.

Average Slope = 0.33%

Tc3 = 16 min.

Tc4: (Plantation Inn - Hotel Area)

Length of Flow = 86 l.f.

Average Slope = 0.58%

Tc4 = 12 min.

Future Condition:

Length of Flow = 229 l.f.

Average Slope = 1%

Tc = 16 min.

5. Storm Runoff Quantity, Q:

(Refer to attached Hydrograph Report)

1-Hour Storm Peak Discharge Rate:

	<u>Existing</u>	<u>Future</u>	<u>Increase</u>	
10-Year	2.33 cfs	2.60 cfs	0.27 cfs	✓
50-Year	2.91 cfs	3.25 cfs	0.34 cfs	✓

6. Runoff Volume (50-Year, 1-Hour Storm):

(Refer to attached Hydrograph Report)

	<u>Existing</u>	<u>Future</u>	<u>Increase</u>	
	3,625 cf	4,640 cf	1,015 cf	✓

The 50-year, 1-hour rainfall volume increase is the minimum volume to be retained onsite in order to attain zero runoff increase to adjacent/downstream properties.

V. Drainage Basin:

In accordance with the County Drainage Standards, drainage basin shall have a storage capacity to at least equal to the anticipated 50-year, 1-hour storm runoff volume increase for drainage areas less than 100 acres; however, in determining the storage capacity, soil percolation shall not be taken into account.

Based on this guideline, the proposed project will require a minimum storage of 1,015 cf.

The conceptual layout of the proposed drainage basins is shown on Figure 11.

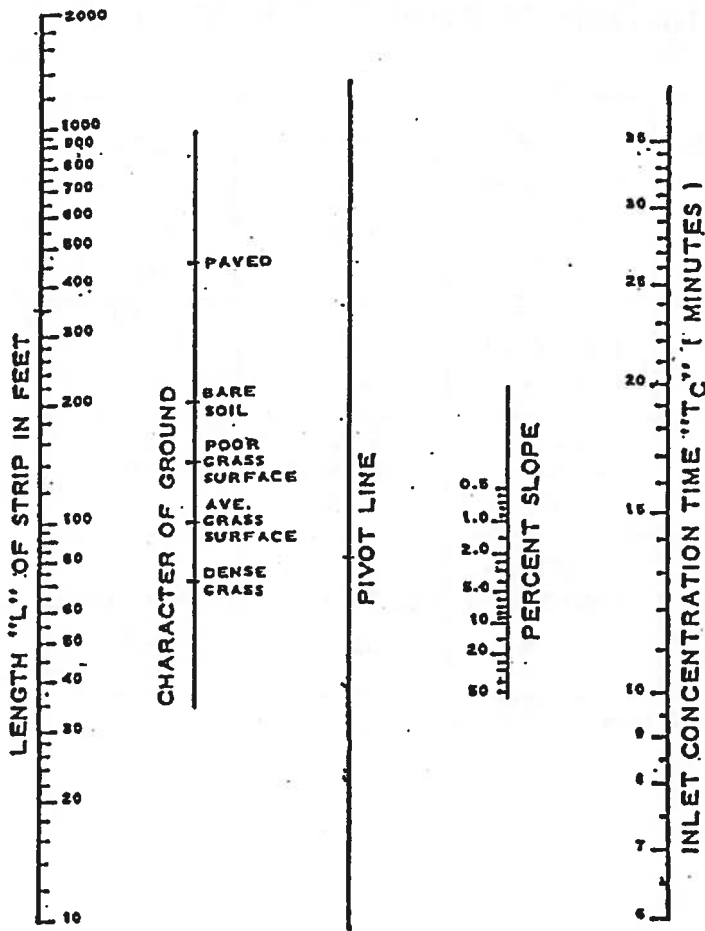
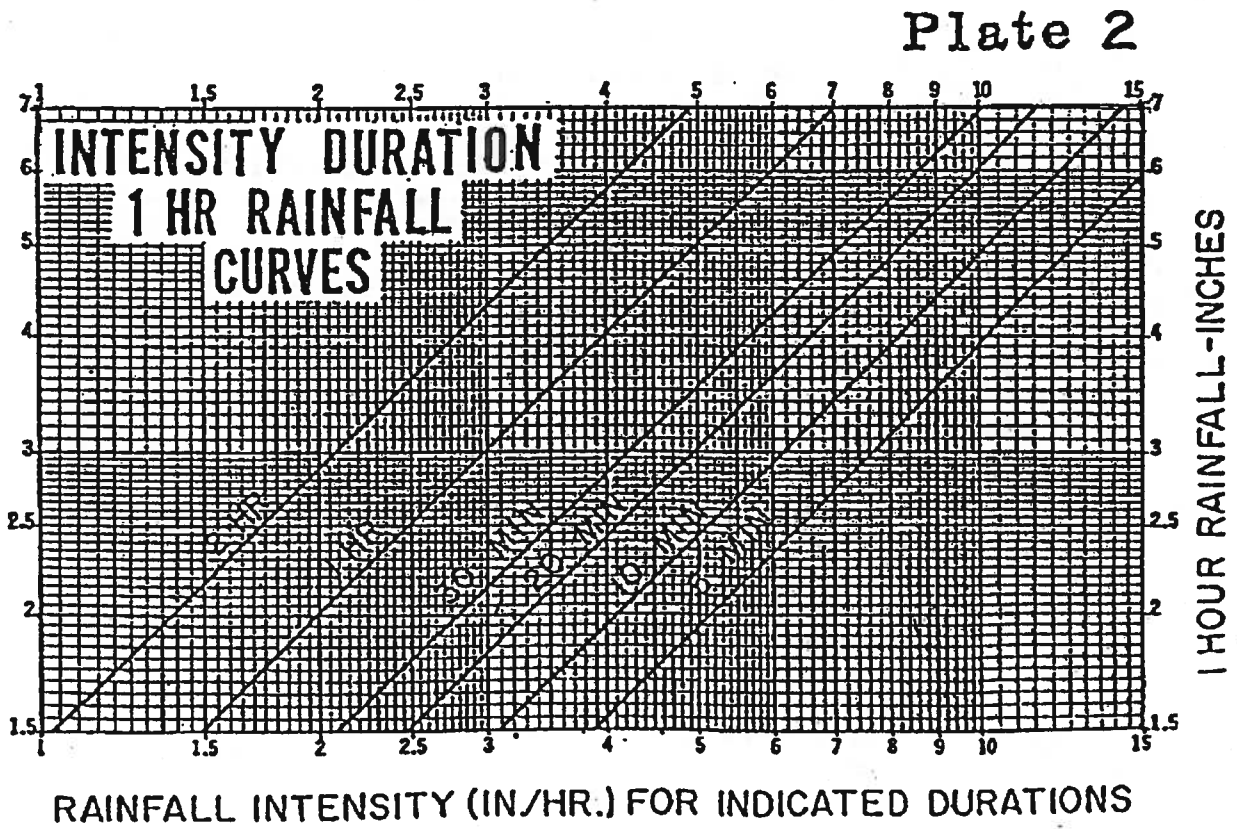


Plate 1
Overland
Flow
Chart



RAINFALL INTENSITY (IN./HR.) FOR INDICATED DURATIONS

GUIDE FOR THE DETERMINATION OF RUNOFF COEFFICIENTS
FOR BUILT-UP AREAS*

WATERSHED CHARACTERISTICS	EXTREME	HIGH	MODERATE	LOW
INFILTRATION	NEGLECTIBLE 0.20	SLOW 0.14	MEDIUM 0.07	HIGH 0.0
RELIEF	STEEP (> 25%) 0.08	HILLY (15 - 25%) 0.06	ROLLING (5 - 15%) 0.03	FLAT (0-5%) 0.0
VEGETAL COVER	NONE 0.07	POOR (< 10%) 0.05	GOOD (10 - 50%) 0.03	HIGH (50 - 90%) 0.0
DEVELOPMENT TYPE	INDUSTRIAL & BUSINESS 0.55	HOTEL - APARTMENT 0.45	RESIDENTIAL 0.40	AGRICULTURAL 0.15

*NOTE: The design coefficient "c" must result from a total of the values for all four watershed characteristics of the site.

Table 2

RUNOFF COEFFICIENTS

Type of Drainage Area	Runoff Coefficient C
Parks, cemeteries	0.25
Playgrounds	0.35
Railroad yard areas	0.40
Unimproved areas	0.30
Streets:	
Asphaltic	0.95
Concrete	0.95
Brick	0.85
Driveway and walks	0.85
Roofs	0.95
Lawns:	
Sandy soil, flat, 2%	0.10
Sandy soil, avg., 2-7%	0.15
Sandy soil, steep, 7%	0.20
Heavy soil, flat, 2%	0.17
Heavy soil, avg., 2-7%	0.22
Heavy soil, steep, 7%	0.35

Table 3

MINIMUM RUNOFF COEFFICIENTS FOR BUILT-UP AREAS

Residential areas	C=0.55
Hotel, apartment areas	C=0.70
Business areas	C=0.80
Industrial areas	C=0.80

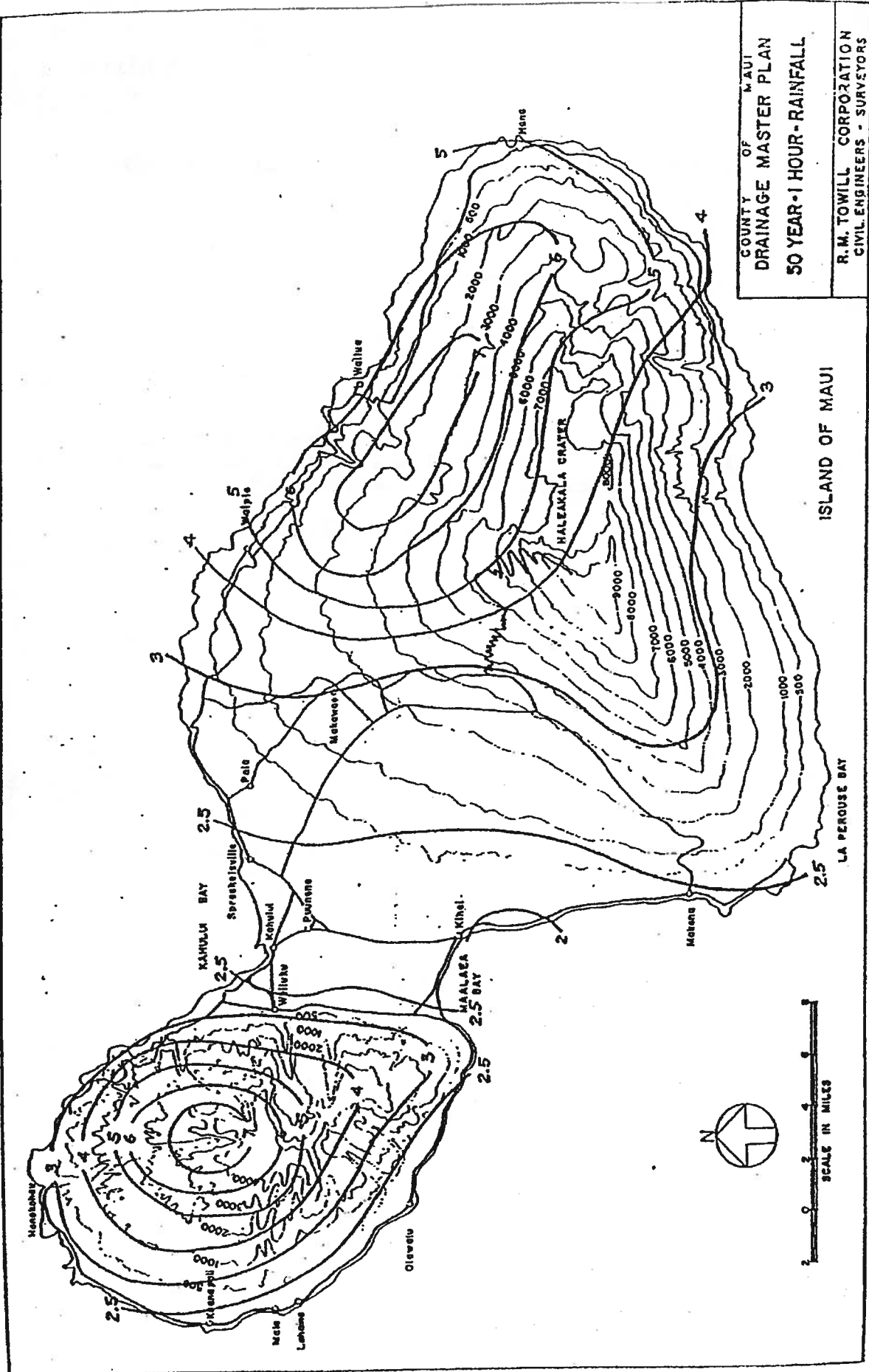
The type of soil, the type of open space and ground cover and the slope of the ground shall be considered in arriving at reasonable and acceptable runoff coefficients.

Table 4

APPROXIMATE AVERAGE VELOCITIES OF RUNOFF FOR CALCULATING TIME OF CONCENTRATION

TYPE OF FLOW	VELOCITY IN FPS FOR SLOPES (in percent) INDICATED			
	0-3%	4-7%	8-11%	12-15%
OVERLAND FLOW:				
Woodlands	1.0	2.0	3.0	3.5
Pastures	1.5	3.0	4.0	4.5
Cultivated	2.0	4.0	5.0	6.0
Pavements	5.0	12.0	15.0	18.0
OPEN CHANNEL FLOW:				
Improved Channels	Determine Velocity by Manning's Formula			
Natural Channel* (not well defined)	1.0	3.0	5.0	8.0

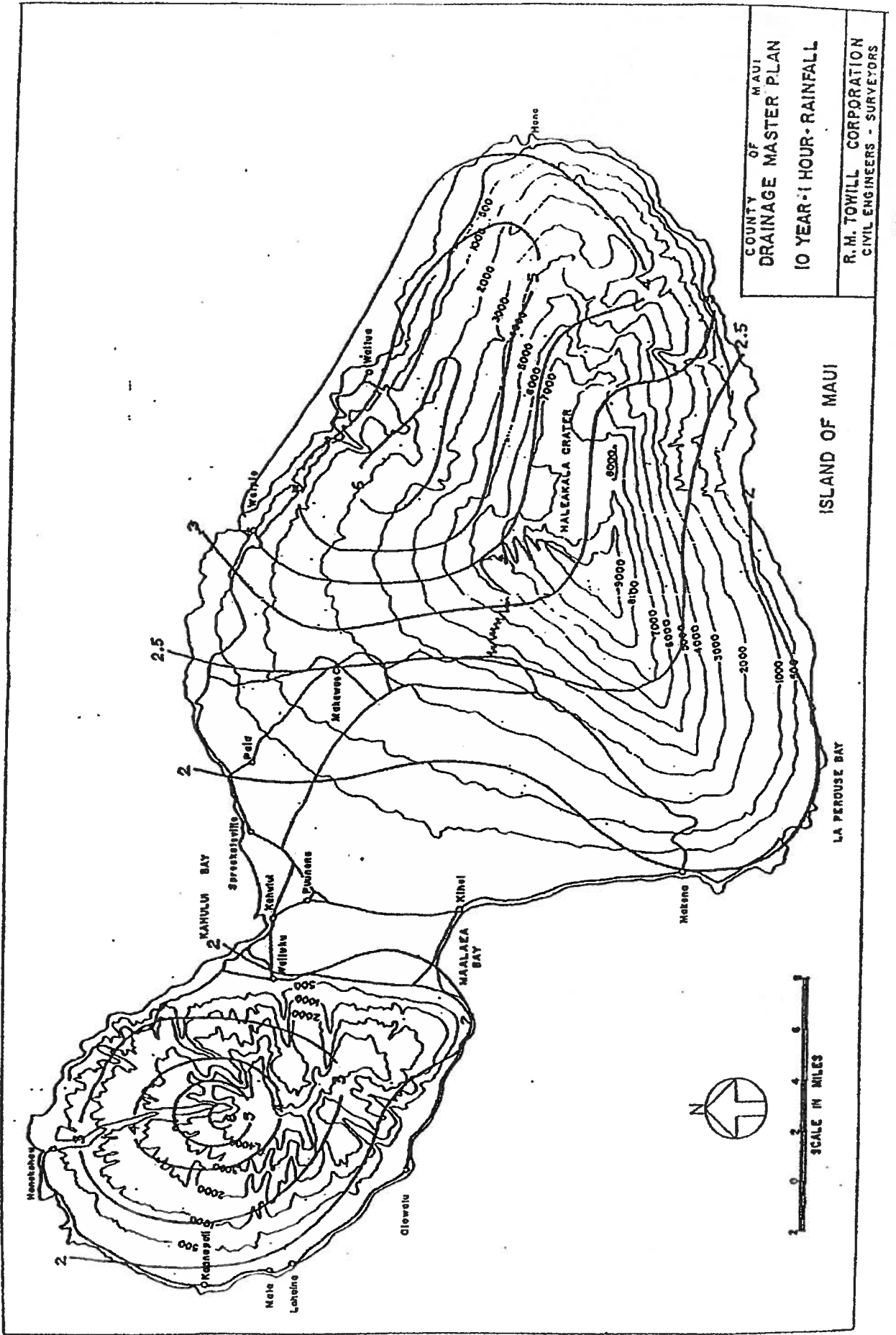
*These values vary with the channel size and other conditions so that the ones given are the averages of a wide range. Wherever possible, more accurate determinations should be made for particular conditions by Manning's formula.



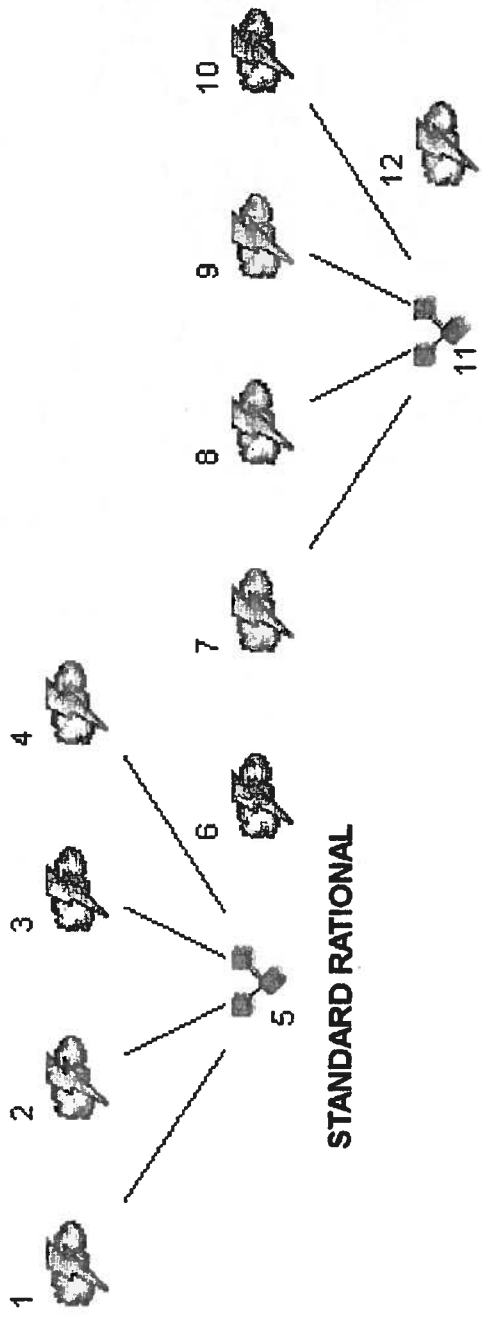
COUNTY OF MAUI
 DRAINAGE MASTER PLAN
 50 YEAR - 1 HOUR - RAINFALL
 R. M. TOWILL CORPORATION
 CIVIL ENGINEERS - SURVEYORS

ISLAND OF MAUI

Plate 3



COUNTY OF MAUI
 DRAINAGE MASTER PLAN
 10 YEAR - 1 HOUR - RAINFALL
 R. M. TOWILL CORPORATION
 CIVIL ENGINEERS - SURVEYORS



STANDARD RATIONAL

MODIFIED RATIONAL

Legend

<u>Hyd.</u>	<u>Origin</u>	<u>Description</u>
1	Rational	Plantation Inn - Parking Area (Existing)
2	Rational	Agena Lot (Existing)
3	Rational	Trilogy Lot (Existing)
4	Rational	Plantation Inn - Hotel Area (Existing)
5	Combine	Plantation Inn Prop. - Overall EXISTING Condition
6	Rational	Plantation Inn Prop. - Overall FUTURE Condition
7	Mod. Rational	Plantation Inn - Parking Area (Existing)
8	Mod. Rational	Agena Lot (Existing)
9	Mod. Rational	Trilogy Lot (Existing)
10	Mod. Rational	Plantation Inn - Hotel Area (Existing)
11	Combine	Plantation Inn Prop. - Overall EXISTING Condition
12	Mod. Rational	Plantation Inn Prop. - Overall FUTURE Condition

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description	
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr		
1	Rational	-----	-----	-----	-----	-----	-----	0.21	-----	0.27	-----	Plantation Inn - Parking Area (Existin
2	Rational	-----	-----	-----	-----	-----	-----	0.44	-----	0.56	-----	Agena Lot (Existing)
3	Rational	-----	-----	-----	-----	-----	-----	0.44	-----	0.54	-----	Trilogy Lot (Existing)
4	Rational	-----	-----	-----	-----	-----	-----	1.40	-----	1.75	-----	Plantation Inn - Hotel Area (Existing)
5	Combine	1, 2, 3, 4	-----	-----	-----	-----	-----	2.33	-----	2.91	-----	Plantation Inn Prop. - Overall EXISTI
6	Rational	-----	-----	-----	-----	-----	-----	2.60	-----	3.25	-----	Plantation Inn Prop. - Overall FUTUR
7	Mod. Rational	-----	-----	-----	-----	-----	-----	0.16	-----	0.20	-----	Plantation Inn - Parking Area (Exisitn
8	Mod. Rational	-----	-----	-----	-----	-----	-----	0.34	-----	0.42	-----	Agena Lot (Existing)
9	Mod. Rational	-----	-----	-----	-----	-----	-----	0.32	-----	0.40	-----	Trilogy Lot (Existing)
10	Mod. Rational	-----	-----	-----	-----	-----	-----	1.07	-----	1.33	-----	Plantation Inn - Hotel Area (Existing)
11	Combine	7, 8, 9, 10	-----	-----	-----	-----	-----	1.89	-----	2.36	-----	Plantation Inn Prop. - Overall EXISTI
12	Mod. Rational	-----	-----	-----	-----	-----	-----	1.93	-----	2.42	-----	Plantation Inn Prop. - Overall FUTUR

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Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description	
1	Rational	0.21	1	11	141	---	---	---	Plantation Inn - Parking Area (Existin	
2	Rational	0.44	1	13	347	---	---	---	Agena Lot (Existing)	
3	Rational	0.44	1	16	418	---	---	---	Trilogy Lot (Existing)	
4	Rational	1.40	1	12	1,006	---	---	---	Plantation Inn - Hotel Area (Existing)	
5	Combine	2.33	1	12	1,912	1, 2, 3, 4	---	---	Plantation Inn Prop. - Overall EXISTI	
6	Rational	2.60	1	16	2,497	---	---	---	Plantation Inn Prop. - Overall FUTUR	
7	Mod. Rational	0.16	1	11	216	---	---	---	Plantation Inn - Parking Area (Existitn	
8	Mod. Rational	0.34	1	13	526	---	---	---	Agena Lot (Existing)	
9	Mod. Rational	0.32	1	16	622	---	---	---	Trilogy Lot (Existing)	
10	Mod. Rational	1.07	1	12	1,536	---	---	---	Plantation Inn - Hotel Area (Existing)	
11	Combine	1.89	1	16	2,900	7, 8, 9, 10	---	---	Plantation Inn Prop. - Overall EXISTI	
12	Mod. Rational	1.93	1	16	3,710	---	---	---	Plantation Inn Prop. - Overall FUTUR	
PlantationInnProperties.gpw					Return Period: 10 Year		Wednesday, May 8 2013, 11:19 AM			

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

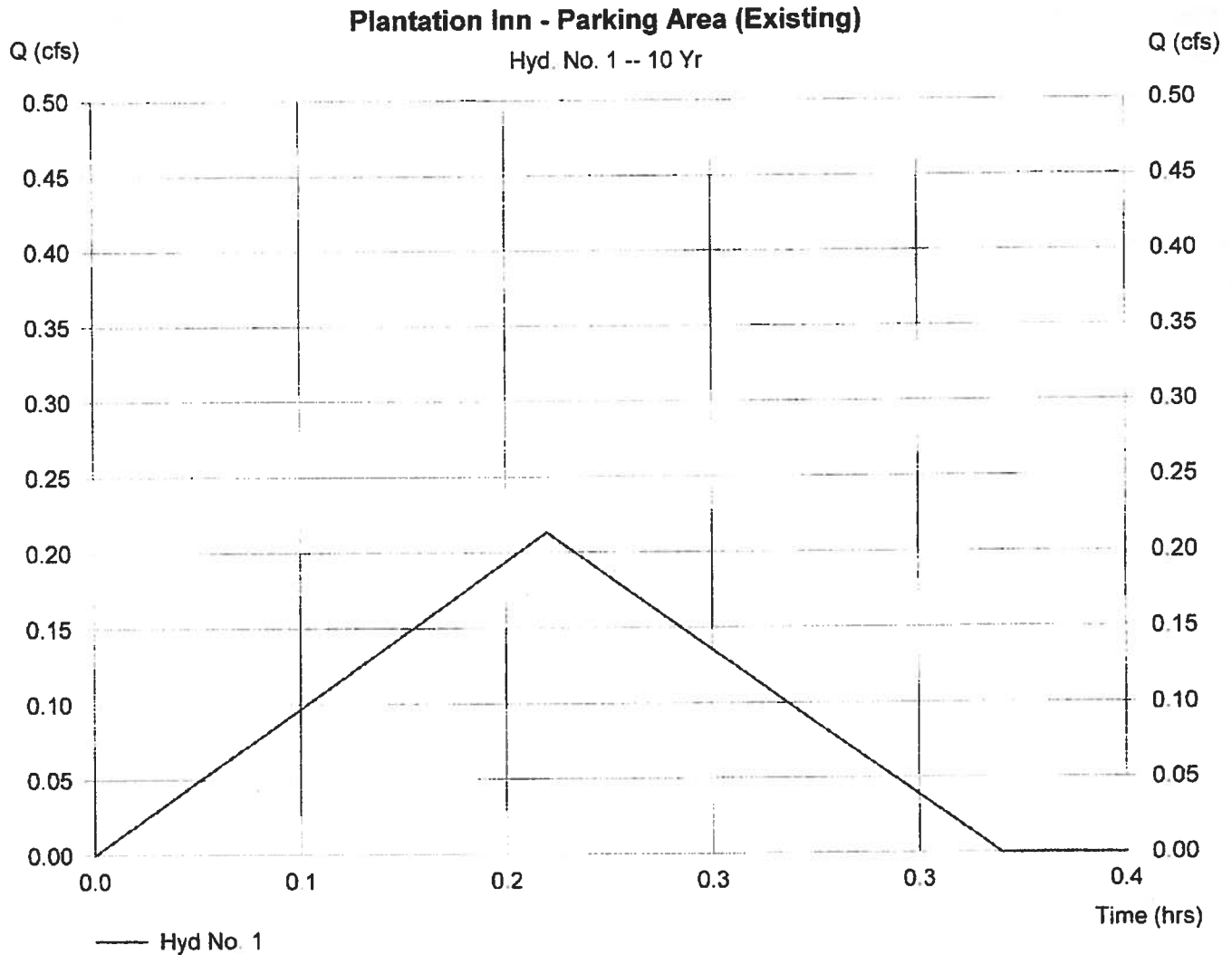
Hyd. No. 1

Plantation Inn - Parking Area (Existing)

Hydrograph type = Rational
Storm frequency = 10 yrs
Drainage area = 0.170 ac
Intensity = 4.176 in/hr
IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.21 cfs
Time interval = 1 min
Runoff coeff. = 0.3
Tc by User = 11.00 min
Asc/Rec limb fact = 1/1

Hydrograph Volume = 141 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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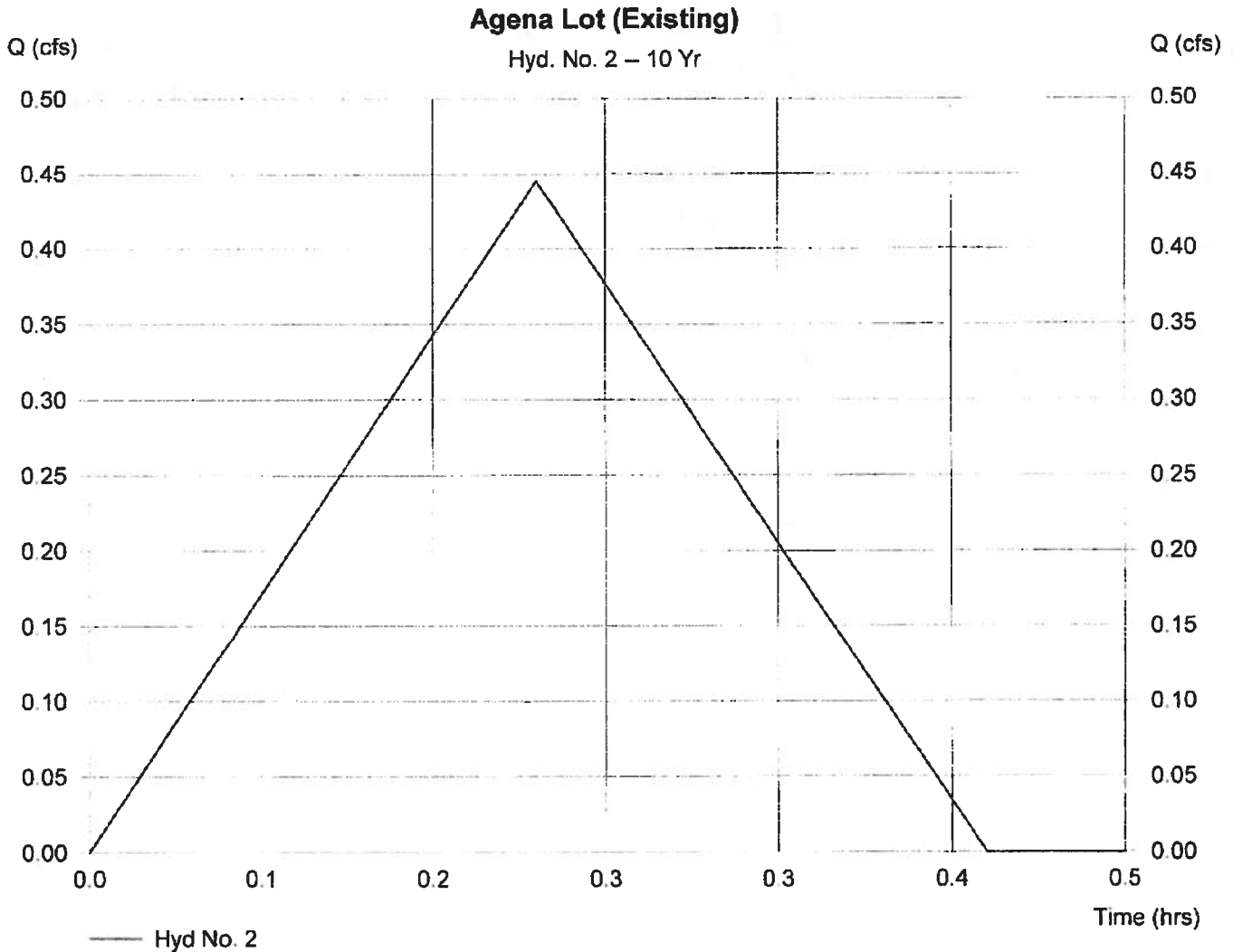
Hyd. No. 2

Agena Lot (Existing)

Hydrograph type = Rational
 Storm frequency = 10 yrs
 Drainage area = 0.205 ac
 Intensity = 3.946 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.44 cfs
 Time interval = 1 min
 Runoff coeff. = 0.55
 Tc by User = 13.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 347 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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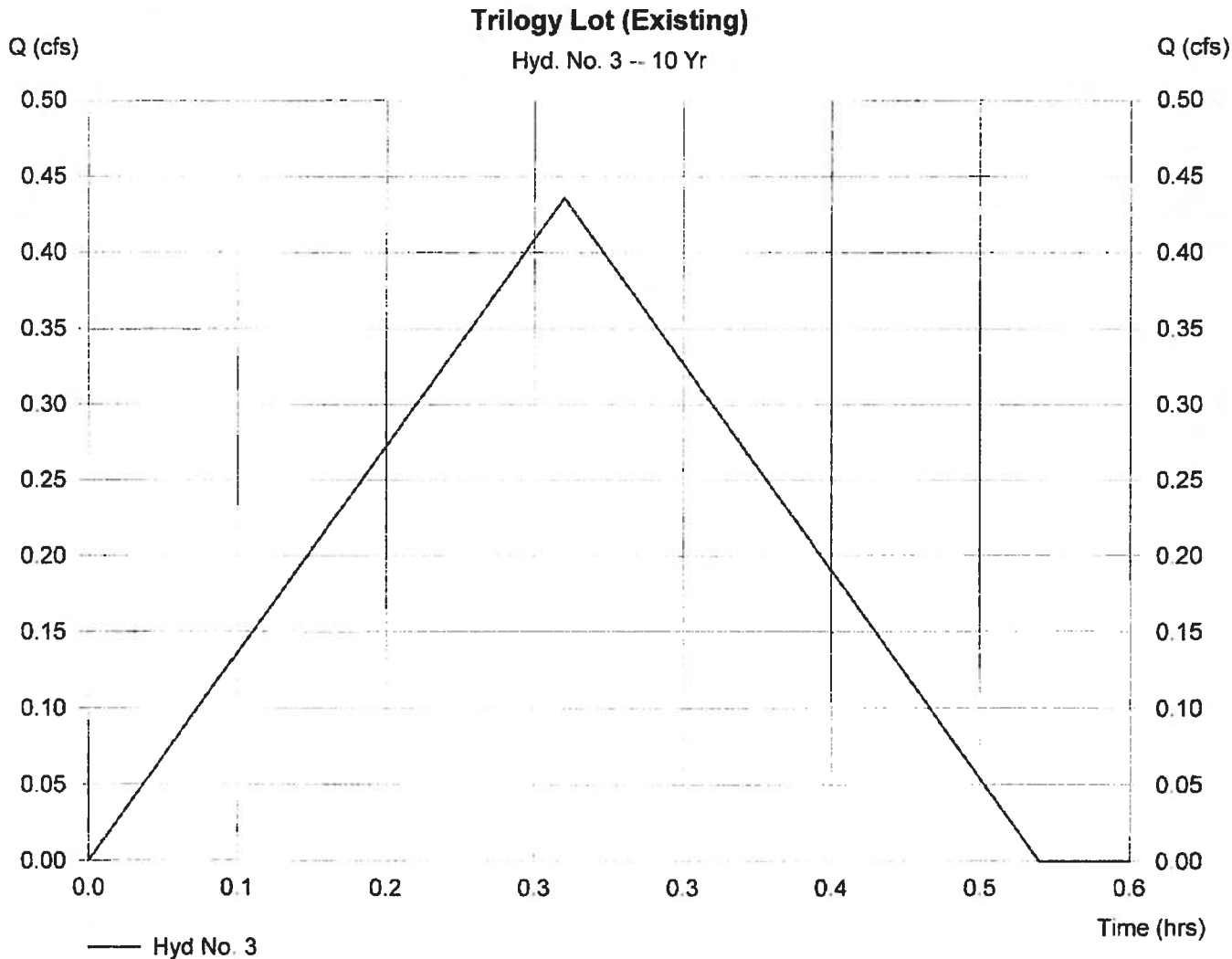
Hyd. No. 3

Trilogy Lot (Existing)

Hydrograph type = Rational
 Storm frequency = 10 yrs
 Drainage area = 0.149 ac
 Intensity = 3.657 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.44 cfs
 Time interval = 1 min
 Runoff coeff. = 0.8
 Tc by User = 16.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 418 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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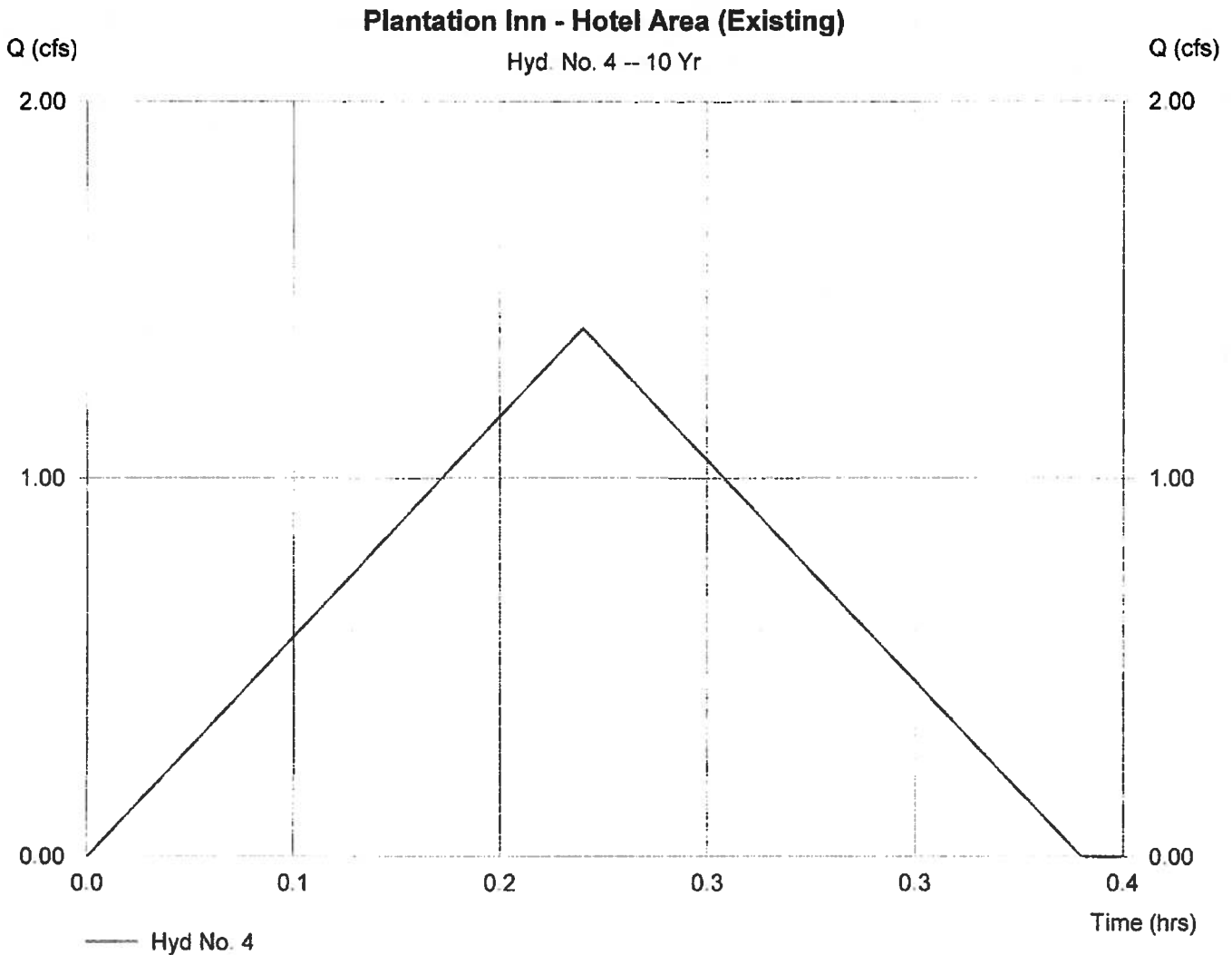
Hyd. No. 4

Plantation Inn - Hotel Area (Existing)

Hydrograph type = Rational
Storm frequency = 10 yrs
Drainage area = 0.492 ac
Intensity = 4.057 in/hr
IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 1.40 cfs
Time interval = 1 min
Runoff coeff. = 0.7
Tc by User = 12.00 min
Asc/Rec limb fact = 1/1

Hydrograph Volume = 1,006 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intellisolve

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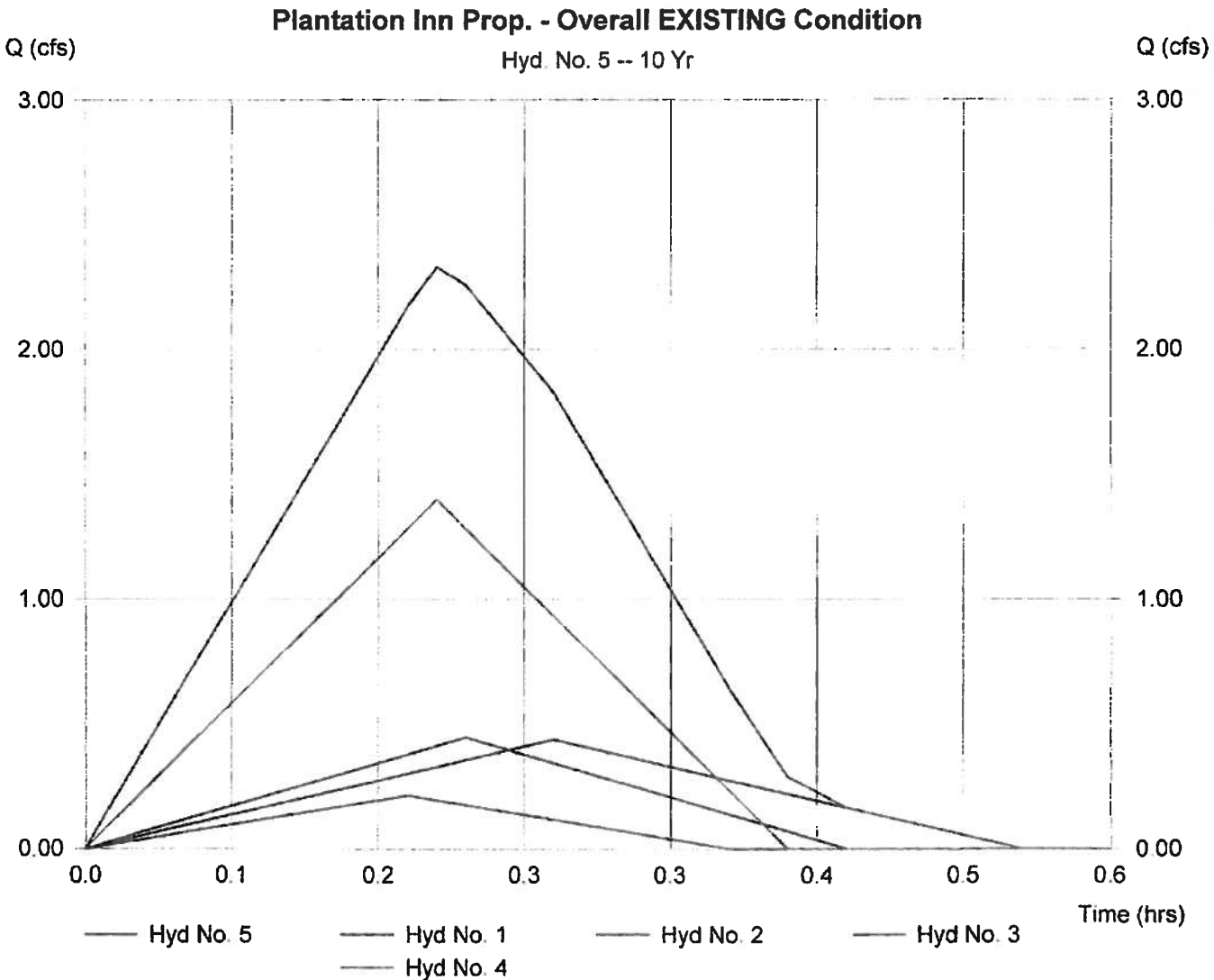
Hyd. No. 5

Plantation Inn Prop. - Overall EXISTING Condition

Hydrograph type = Combine
Storm frequency = 10 yrs
Inflow hyds. = 1, 2, 3, 4

Peak discharge = 2.33 cfs
Time interval = 1 min

Hydrograph Volume = 1,912 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intellsolve

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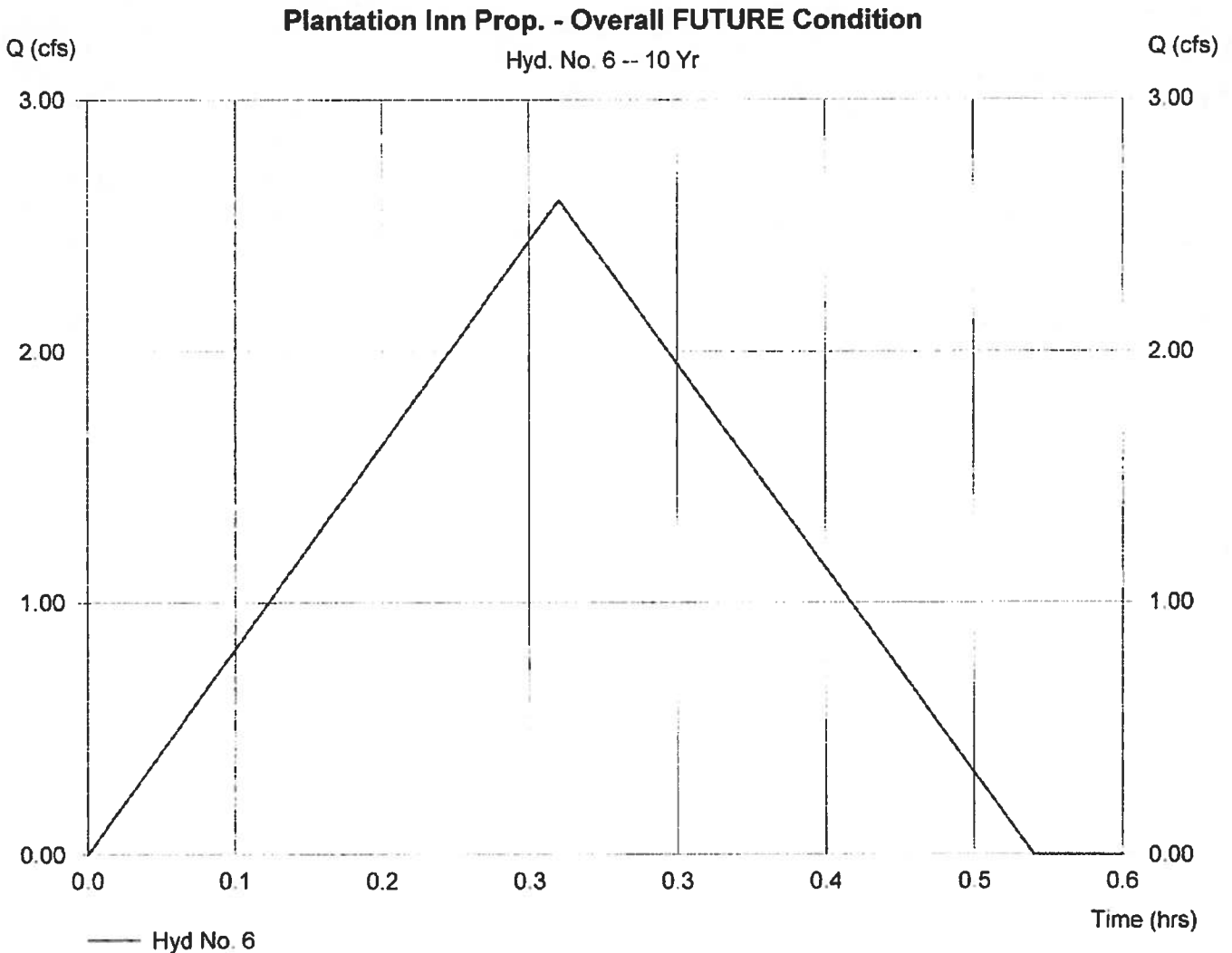
Hyd. No. 6

Plantation Inn Prop. - Overall FUTURE Condition

Hydrograph type = Rational
 Storm frequency = 10 yrs
 Drainage area = 1.016 ac
 Intensity = 3.657 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 2.60 cfs
 Time interval = 1 min
 Runoff coeff. = 0.7
 Tc by User = 16.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 2,497 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

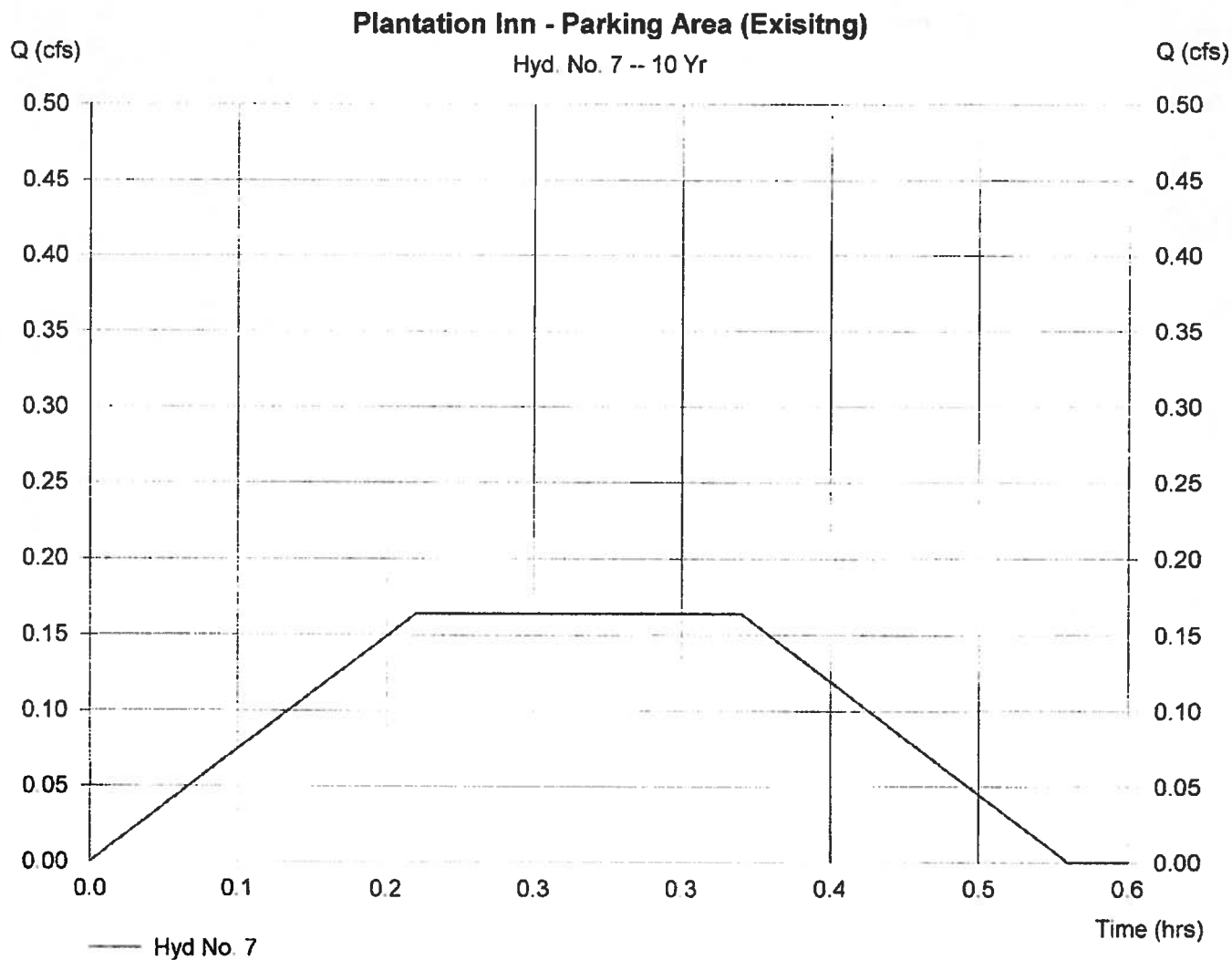
Wednesday, May 8 2013, 11:19 AM

Hyd. No. 7

Plantation Inn - Parking Area (Exisitng)

Hydrograph type	= Mod. Rational	Peak discharge	= 0.16 cfs
Storm frequency	= 10 yrs	Time interval	= 1 min
Drainage area	= 0.170 ac	Runoff coeff.	= 0.3
Intensity	= 3.215 in/hr	Tc by User	= 11.00 min
IDF Curve	= Plantation Inn Properties.IDF	Storm duration	= 2 x Tc

Hydrograph Volume = 216 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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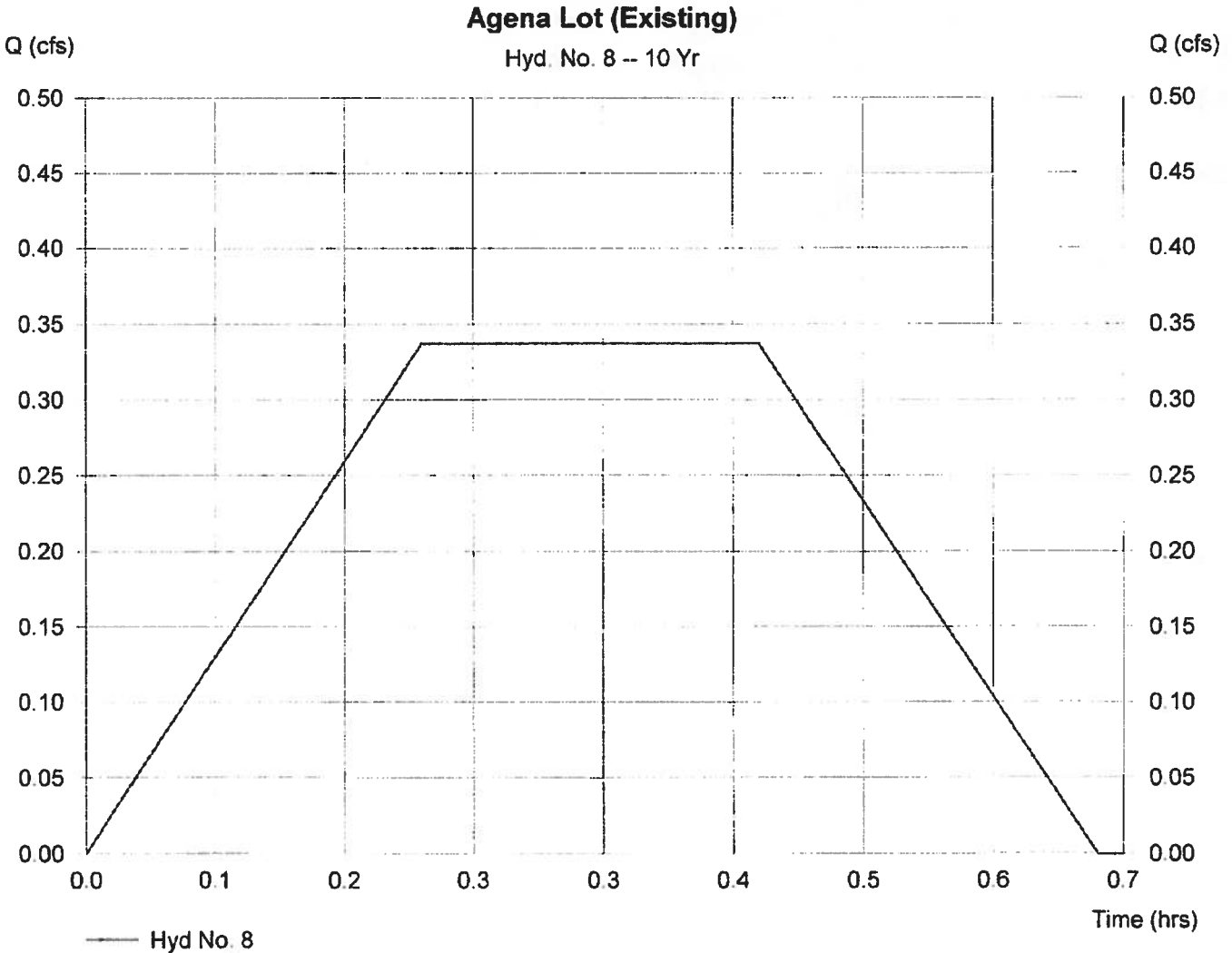
Hyd. No. 8

Agena Lot (Existing)

Hydrograph type = Mod. Rational
 Storm frequency = 10 yrs
 Drainage area = 0.205 ac
 Intensity = 2.989 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.34 cfs
 Time interval = 1 min
 Runoff coeff. = 0.55
 Tc by User = 13.00 min
 Storm duration = 2 x Tc

Hydrograph Volume = 526 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

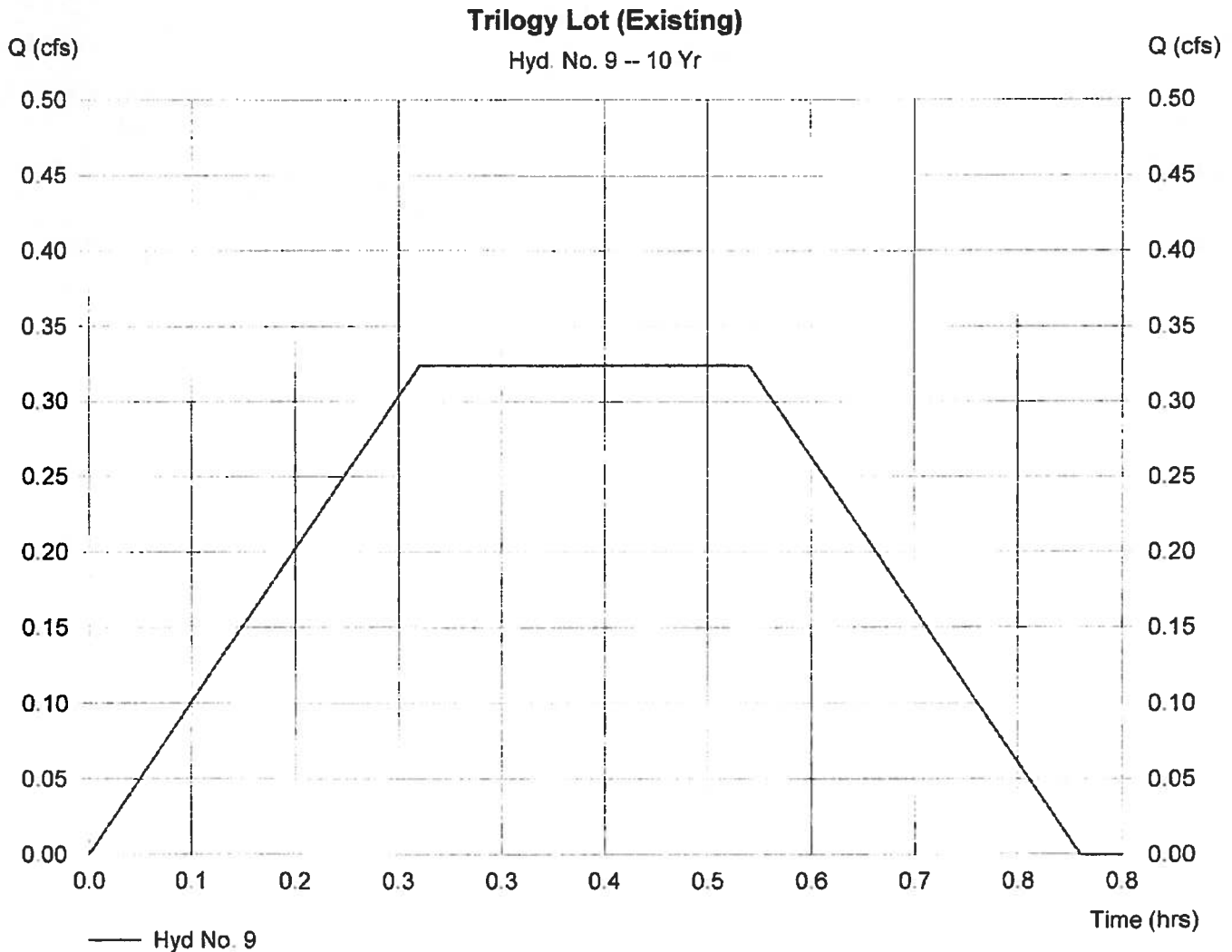
Wednesday, May 8 2013, 11:19 AM

Hyd. No. 9

Trilogy Lot (Existing)

Hydrograph type	= Mod. Rational	Peak discharge	= 0.32 cfs
Storm frequency	= 10 yrs	Time interval	= 1 min
Drainage area	= 0.149 ac	Runoff coeff.	= 0.8
Intensity	= 2.717 in/hr	Tc by User	= 16.00 min
IDF Curve	= Plantation Inn Properties.IDF	Storm duration	= 2 x Tc

Hydrograph Volume = 622 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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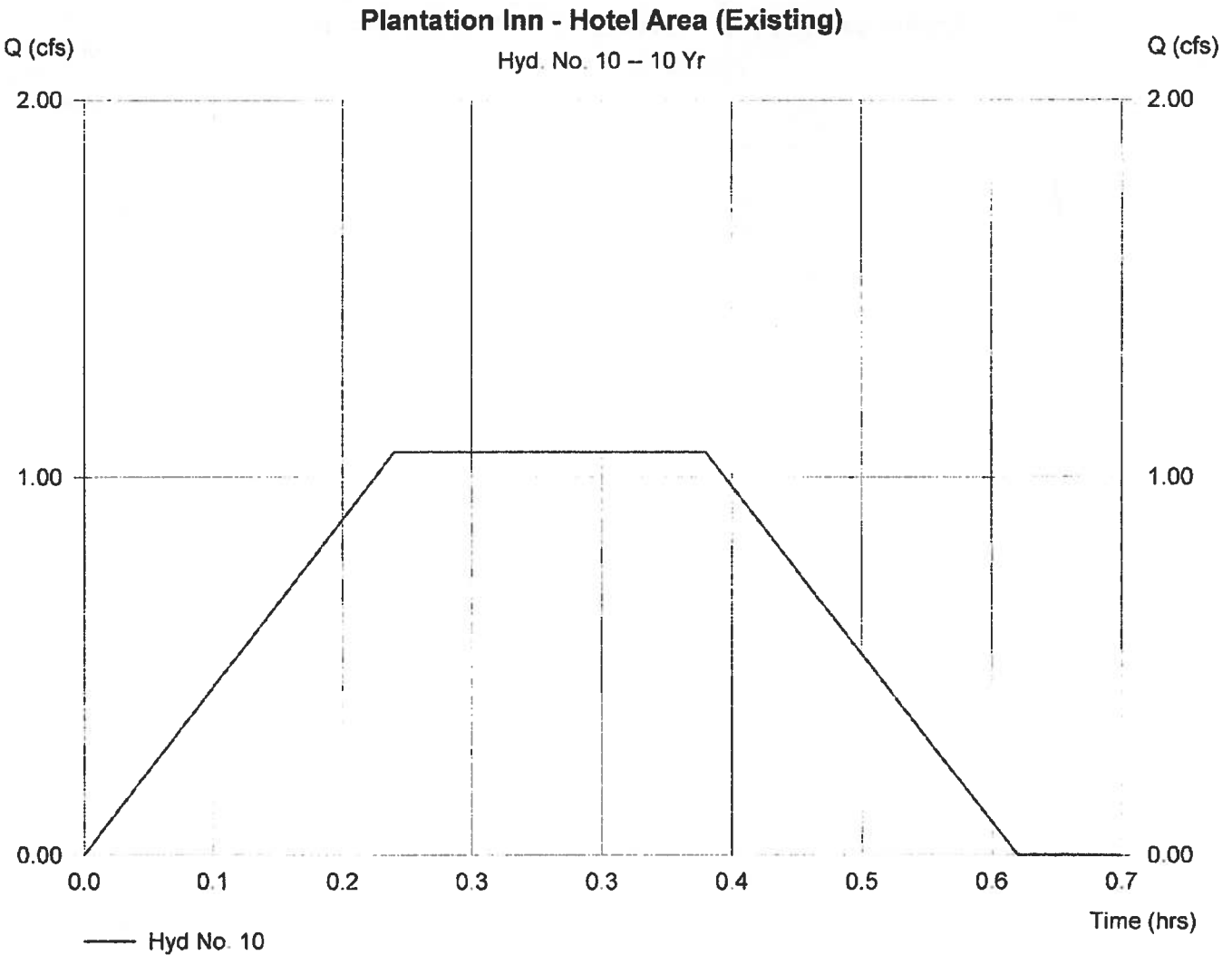
Hyd. No. 10

Plantation Inn - Hotel Area (Existing)

Hydrograph type = Mod. Rational
Storm frequency = 10 yrs
Drainage area = 0.492 ac
Intensity = 3.097 in/hr
IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 1.07 cfs
Time interval = 1 min
Runoff coeff. = 0.7
Tc by User = 12.00 min
Storm duration = 2 x Tc

Hydrograph Volume = 1,536 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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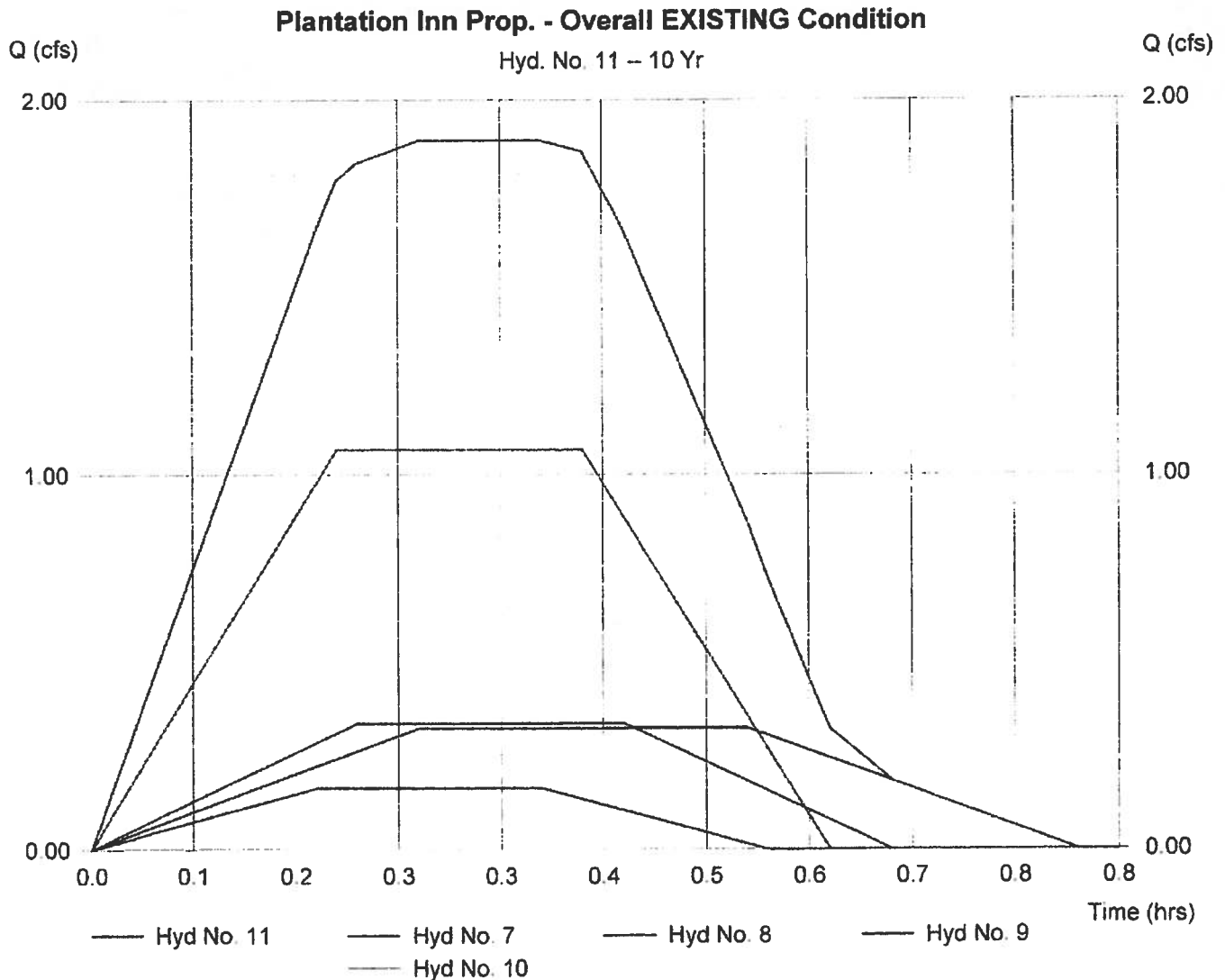
Hyd. No. 11

Plantation Inn Prop. - Overall EXISTING Condition

Hydrograph type = Combine
 Storm frequency = 10 yrs
 Inflow hyds. = 7, 8, 9, 10

Peak discharge = 1.89 cfs
 Time interval = 1 min

Hydrograph Volume = 2,900 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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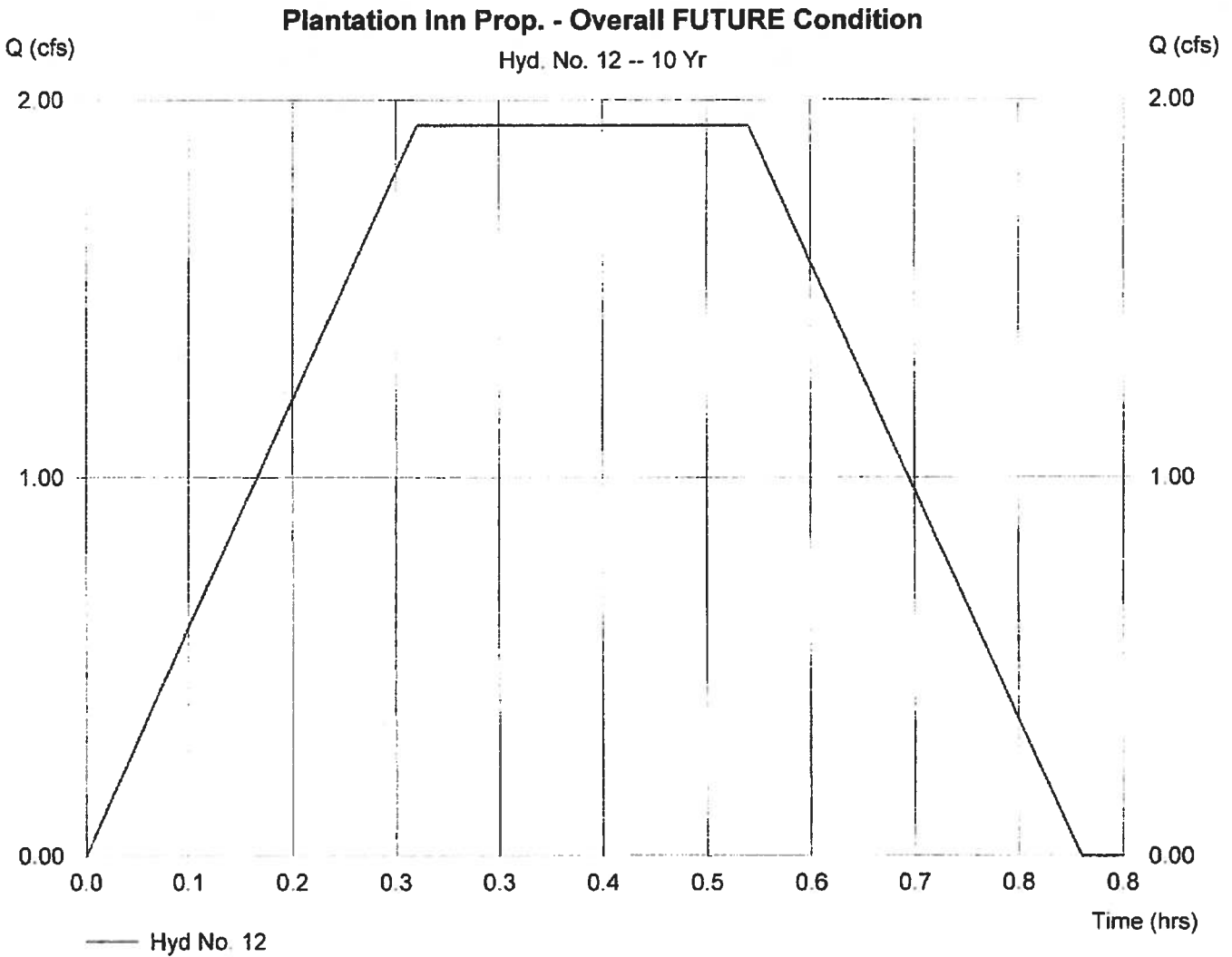
Hyd. No. 12

Plantation Inn Prop. - Overall FUTURE Condition

Hydrograph type = Mod. Rational
Storm frequency = 10 yrs
Drainage area = 1.016 ac
Intensity = 2.717 in/hr
IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 1.93 cfs
Time interval = 1 min
Runoff coeff. = 0.7
Tc by User = 16.00 min
Storm duration = 2 x Tc

Hydrograph Volume = 3,710 cuft



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description	
1	Rational	0.27	1	11	176	---	---	---	Plantation Inn - Parking Area (Existin	
2	Rational	0.56	1	13	434	---	---	---	Agena Lot (Existing)	
3	Rational	0.54	1	16	523	---	---	---	Trilogy Lot (Existing)	
4	Rational	1.75	1	12	1,258	---	---	---	Plantation Inn - Hotel Area (Existing)	
5	Combine	2.91	1	12	2,390	1, 2, 3, 4	---	---	Plantation Inn Prop. - Overall EXISTI	
6	Rational	3.25	1	16	3,120	---	---	---	Plantation Inn Prop. - Overall FUTUR	
7	Mod. Rational	0.20	1	11	270	---	---	---	Plantation Inn - Parking Area (Exisitn	
8	Mod. Rational	0.42	1	13	657	---	---	---	Agena Lot (Existing)	
9	Mod. Rational	0.40	1	16	777	---	---	---	Trilogy Lot (Existing)	
10	Mod. Rational	1.33	1	12	1,919	---	---	---	Plantation Inn - Hotel Area (Existing)	
11	Combine	2.36	1	16	3,624	7, 8, 9, 10	---	---	Plantation Inn Prop. - Overall EXISTI	
12	Mod. Rational	2.42	1	16	4,637	---	---	---	Plantation Inn Prop. - Overall FUTUR	
PlantationInnProperties.gpw					Return Period: 50 Year		Wednesday, May 8 2013, 11:19 AM			

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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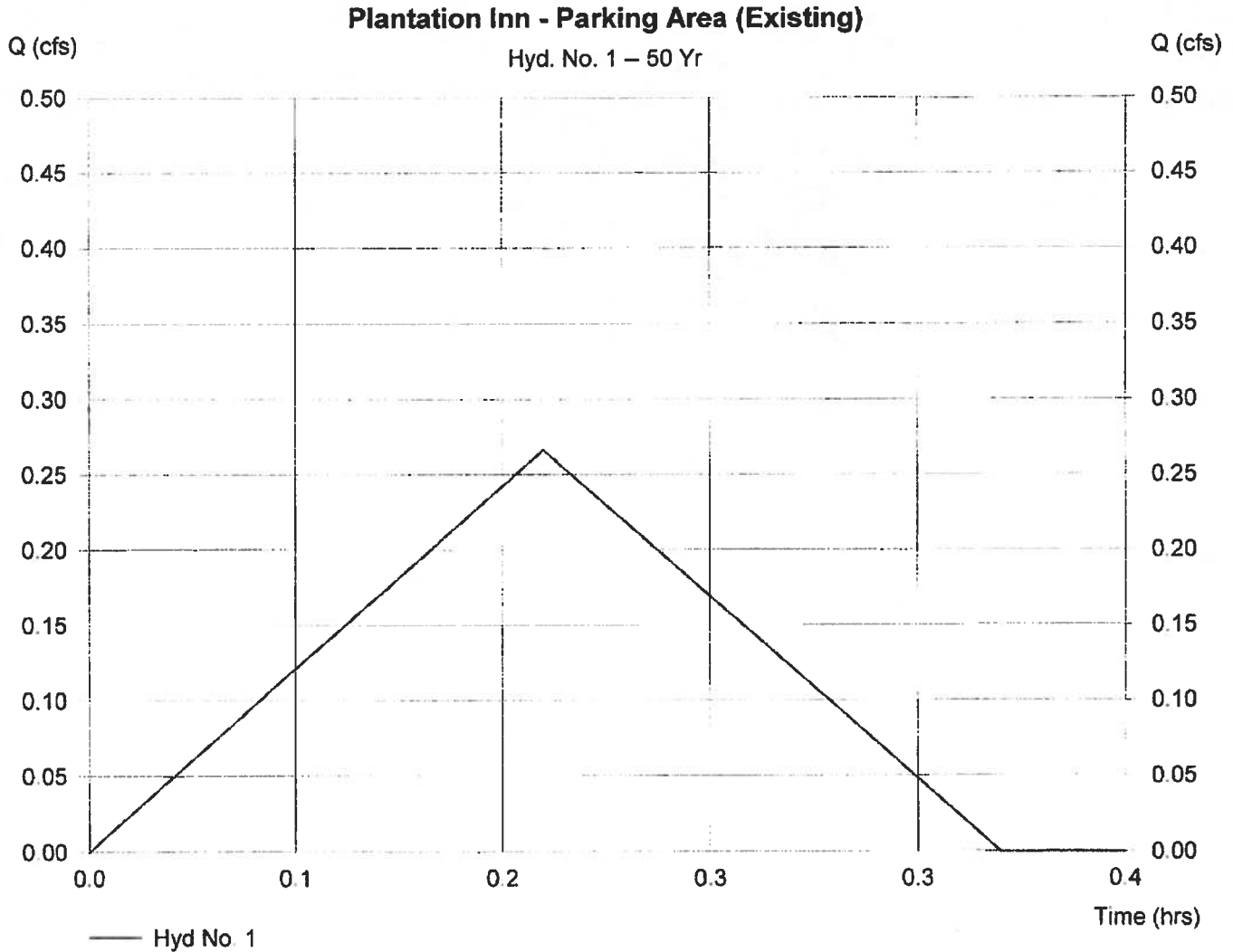
Hyd. No. 1

Plantation Inn - Parking Area (Existing)

Hydrograph type = Rational
Storm frequency = 50 yrs
Drainage area = 0.170 ac
Intensity = 5.221 in/hr
IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.27 cfs
Time interval = 1 min
Runoff coeff. = 0.3
Tc by User = 11.00 min
Asc/Rec limb fact = 1/1

Hydrograph Volume = 176 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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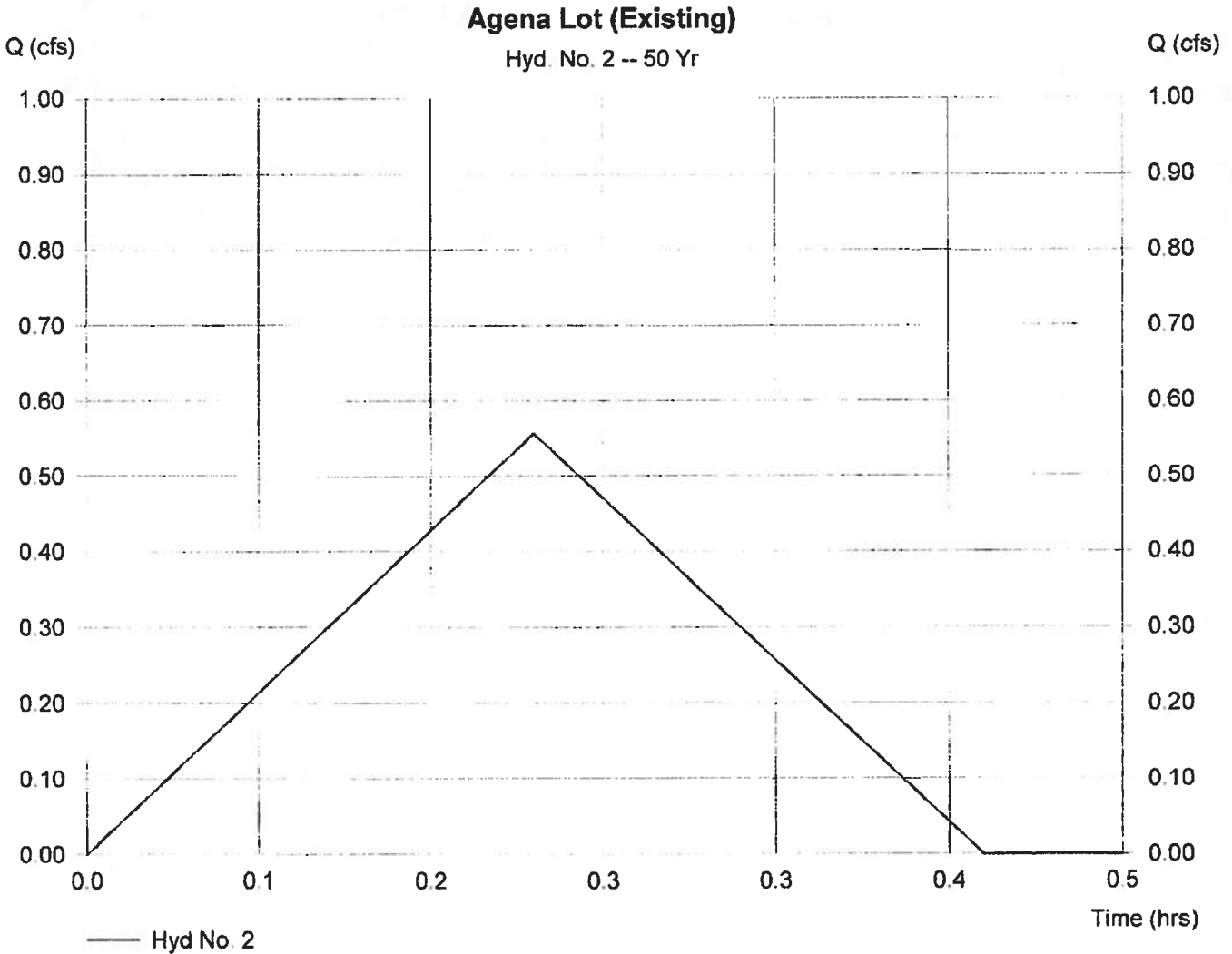
Hyd. No. 2

Agena Lot (Existing)

Hydrograph type = Rational
 Storm frequency = 50 yrs
 Drainage area = 0.205 ac
 Intensity = 4.933 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.56 cfs
 Time interval = 1 min
 Runoff coeff. = 0.55
 Tc by User = 13.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 434 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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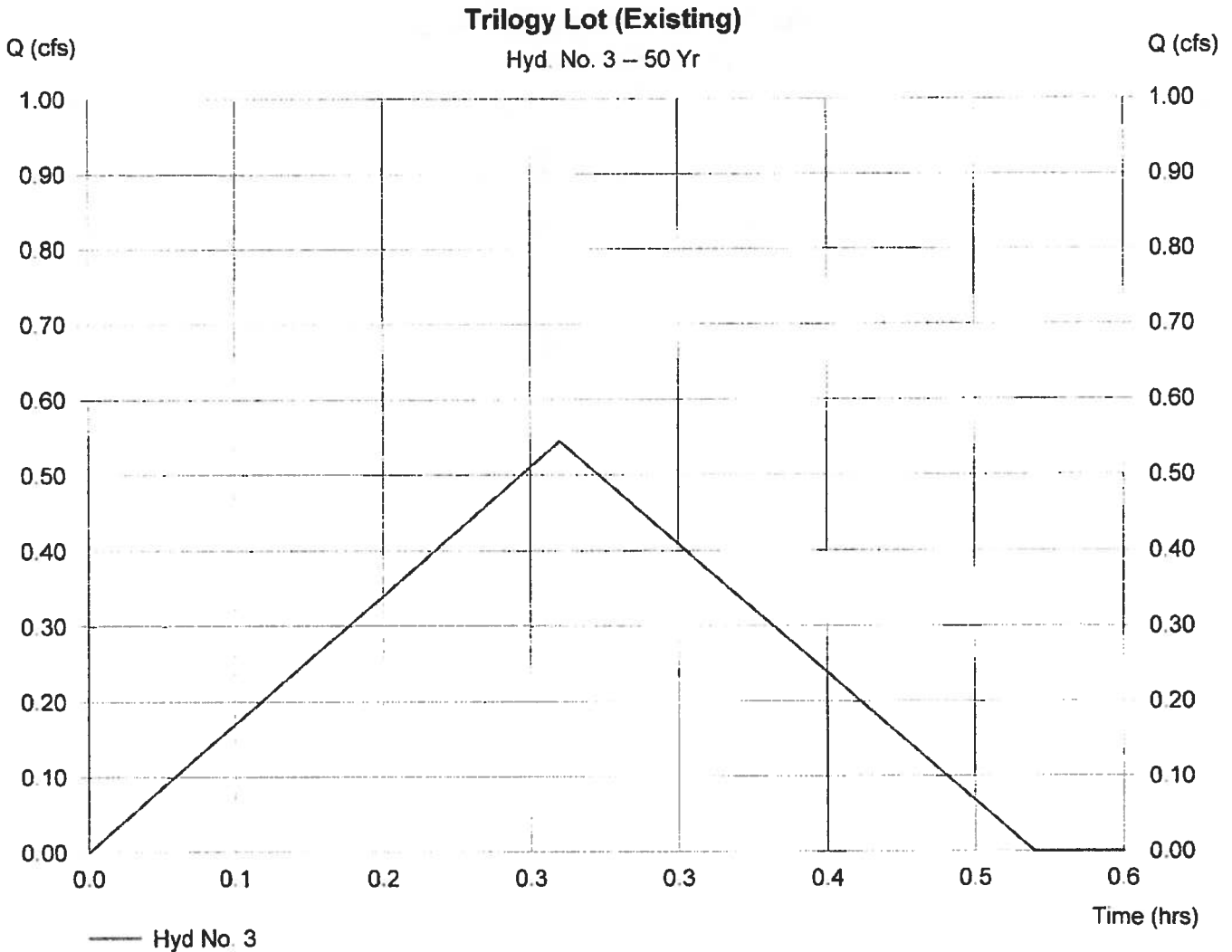
Hyd. No. 3

Trilogy Lot (Existing)

Hydrograph type = Rational
Storm frequency = 50 yrs
Drainage area = 0.149 ac
Intensity = 4.570 in/hr
IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.54 cfs
Time interval = 1 min
Runoff coeff. = 0.8
Tc by User = 16.00 min
Asc/Rec limb fact = 1/1

Hydrograph Volume = 523 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intellisolve

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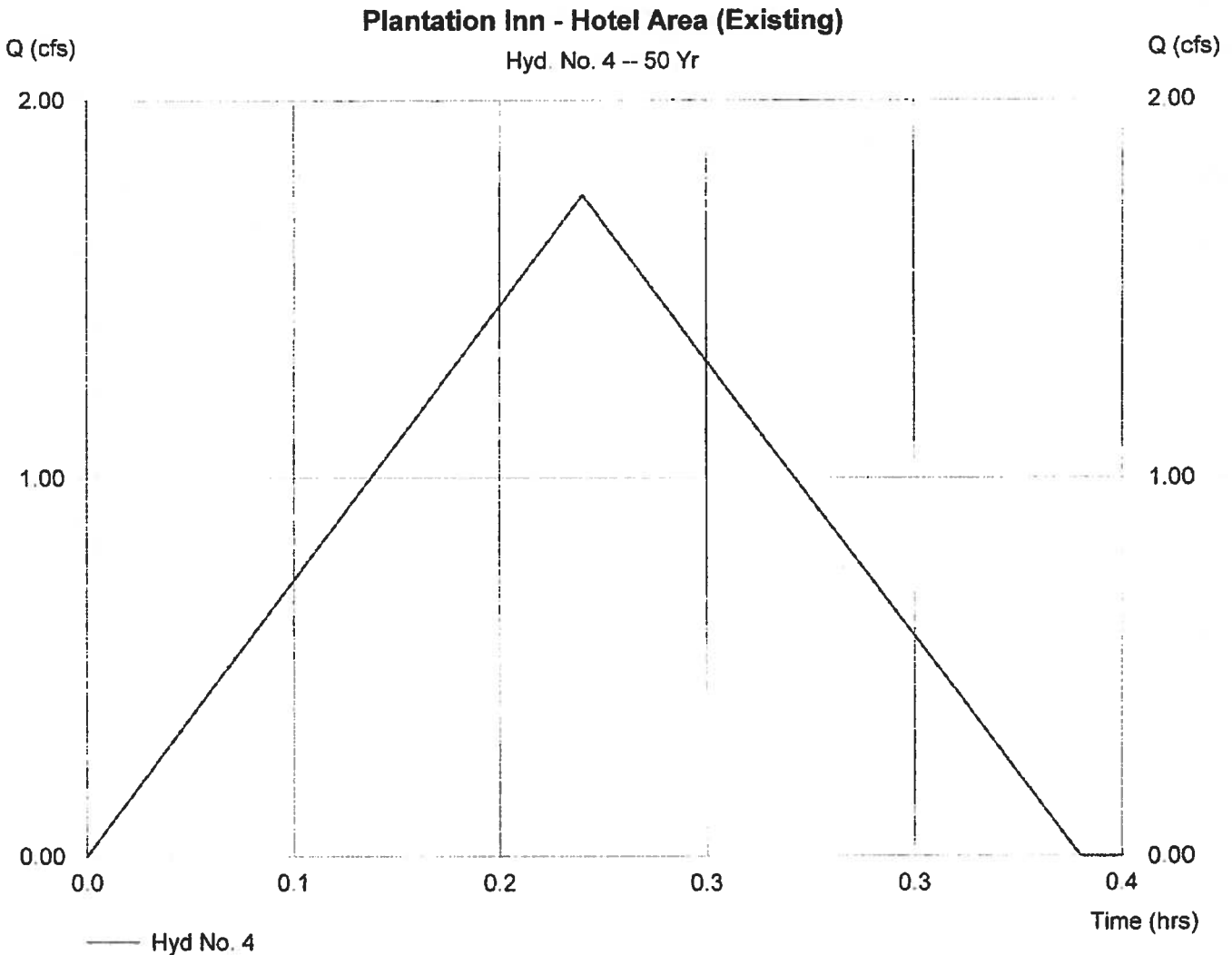
Hyd. No. 4

Plantation Inn - Hotel Area (Existing)

Hydrograph type = Rational
 Storm frequency = 50 yrs
 Drainage area = 0.492 ac
 Intensity = 5.071 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 1.75 cfs
 Time interval = 1 min
 Runoff coeff. = 0.7
 Tc by User = 12.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 1,258 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

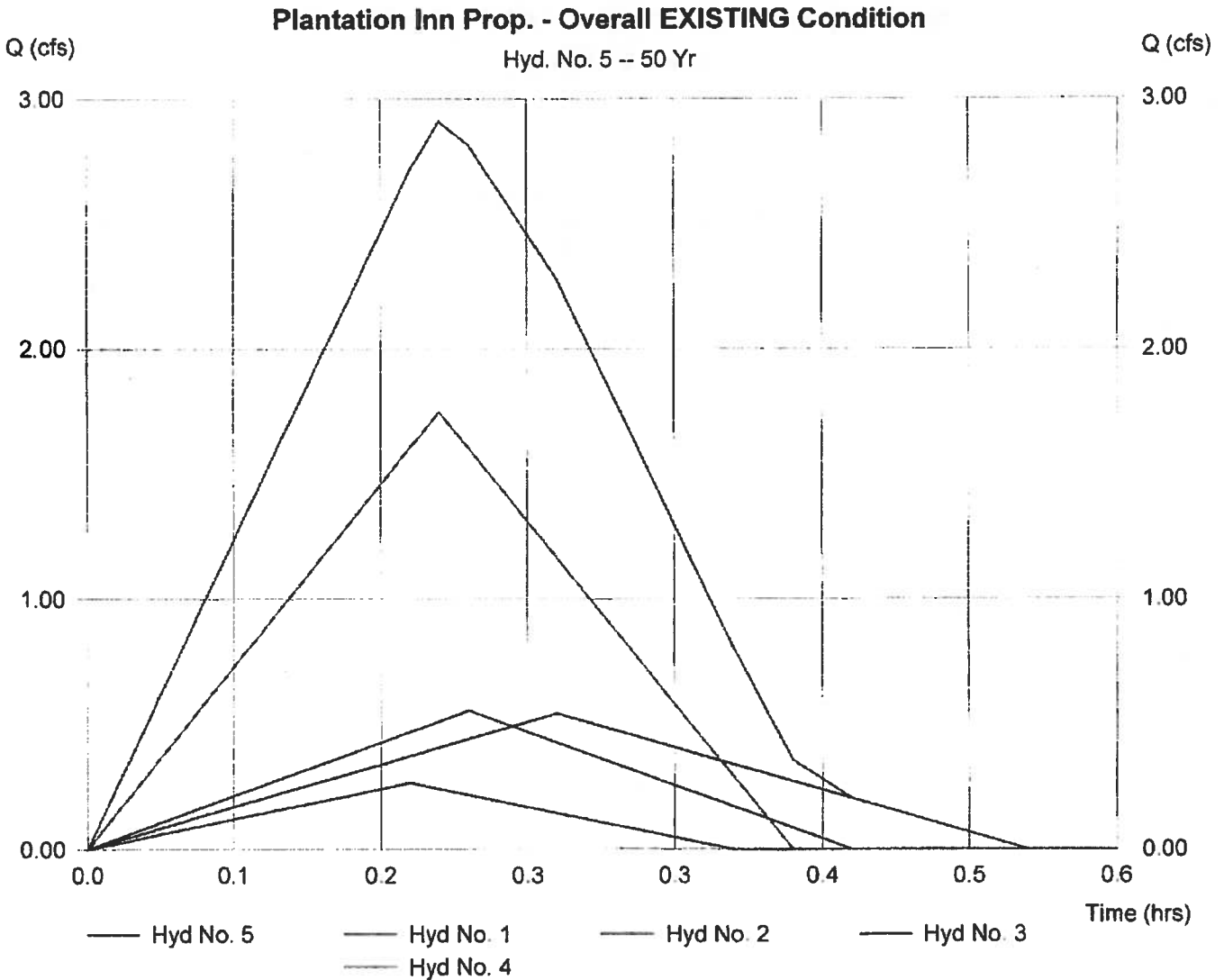
Hyd. No. 5

Plantation Inn Prop. - Overall EXISTING Condition

Hydrograph type = Combine
Storm frequency = 50 yrs
Inflow hyds. = 1, 2, 3, 4

Peak discharge = 2.91 cfs
Time interval = 1 min

Hydrograph Volume = 2,390 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

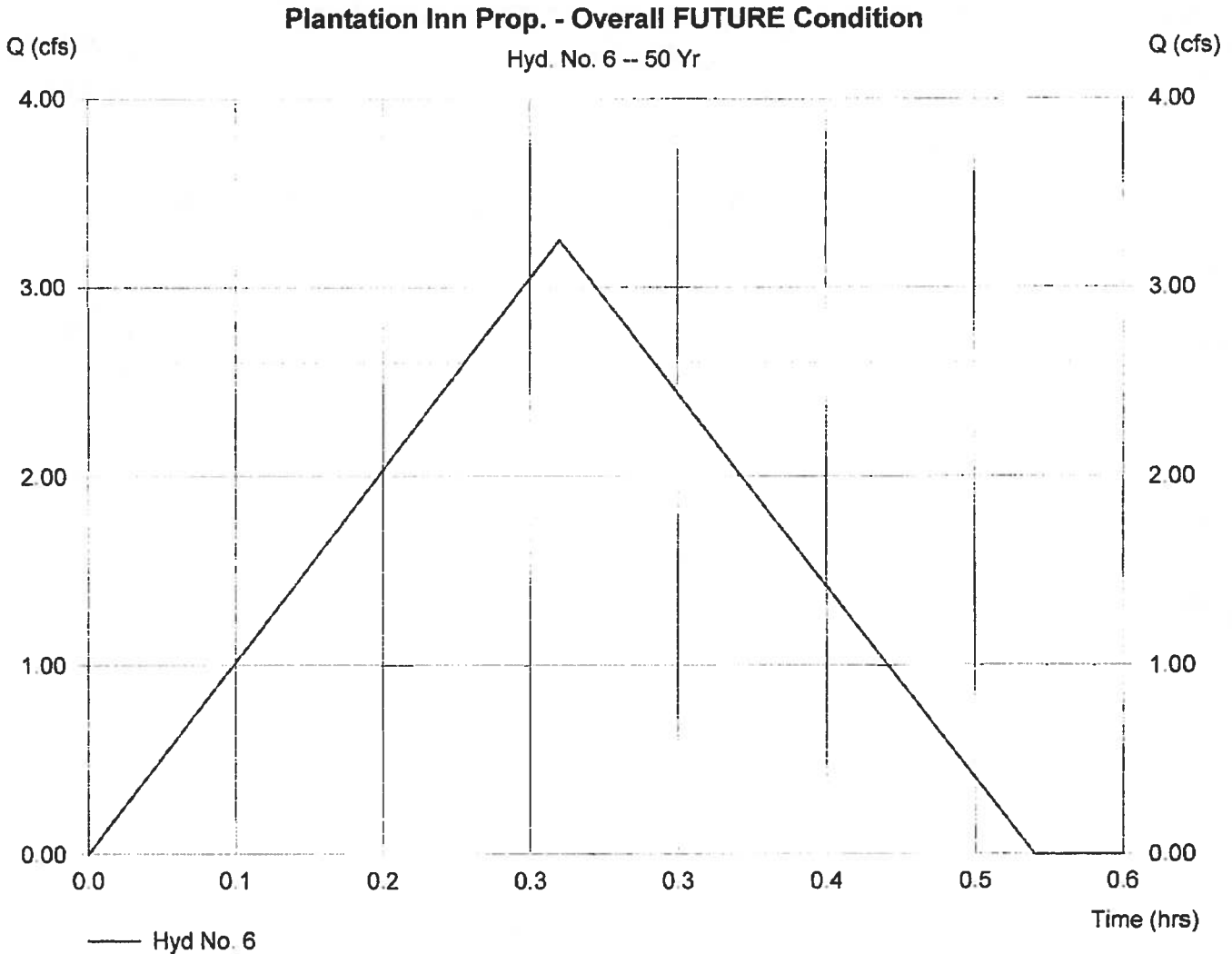
Hyd. No. 6

Plantation Inn Prop. - Overall FUTURE Condition

Hydrograph type = Rational
Storm frequency = 50 yrs
Drainage area = 1.016 ac
Intensity = 4.570 in/hr
IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 3.25 cfs
Time interval = 1 min
Runoff coeff. = 0.7
Tc by User = 16.00 min
Asc/Rec limb fact = 1/1

Hydrograph Volume = 3,120 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

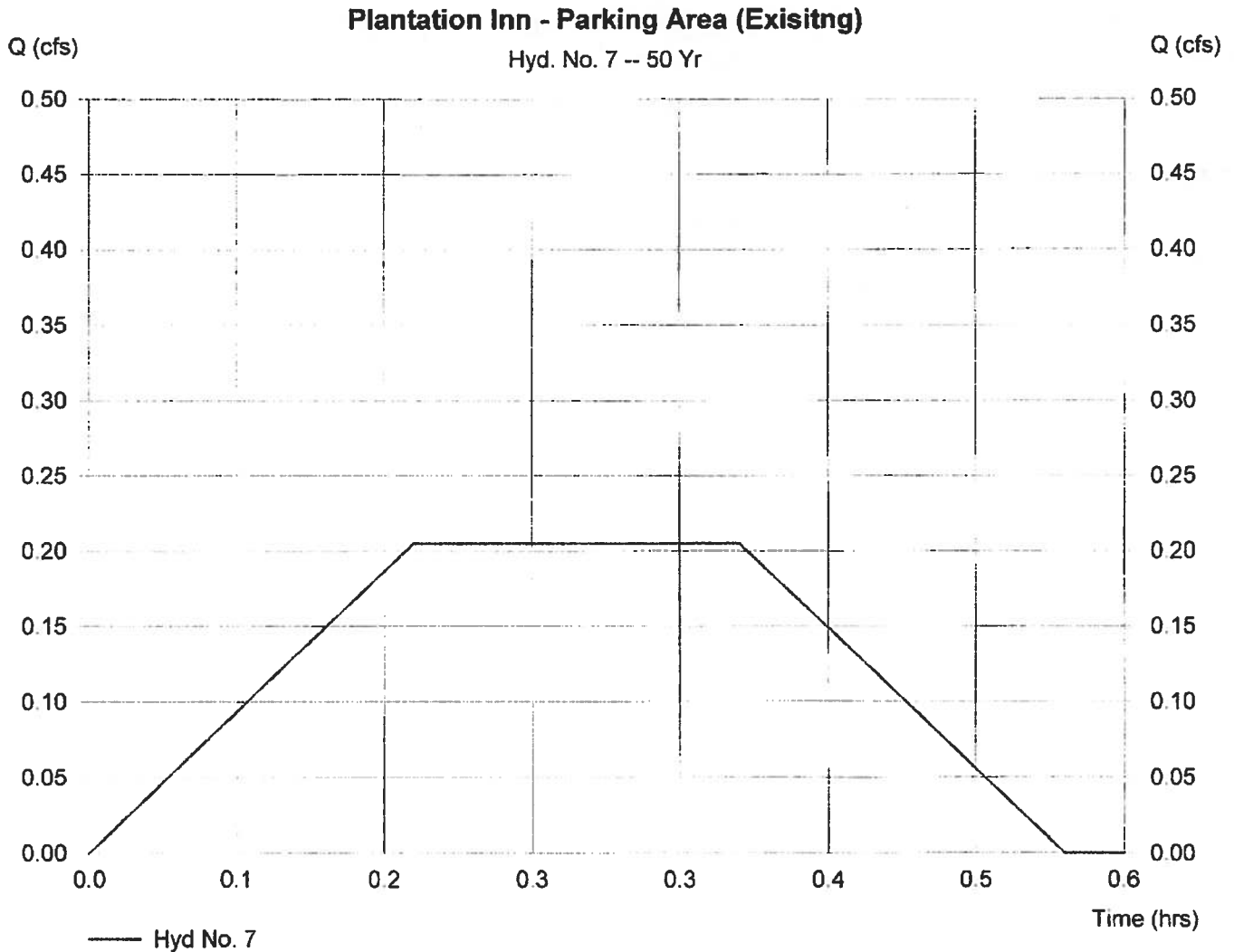
Wednesday, May 8 2013, 11:19 AM

Hyd. No. 7

Plantation Inn - Parking Area (Exisitng)

Hydrograph type	= Mod. Rational	Peak discharge	= 0.20 cfs
Storm frequency	= 50 yrs	Time interval	= 1 min
Drainage area	= 0.170 ac	Runoff coeff.	= 0.3
Intensity	= 4.018 in/hr	Tc by User	= 11.00 min
IDF Curve	= Plantation Inn Properties.IDF	Storm duration	= 2 x Tc

Hydrograph Volume = 270 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

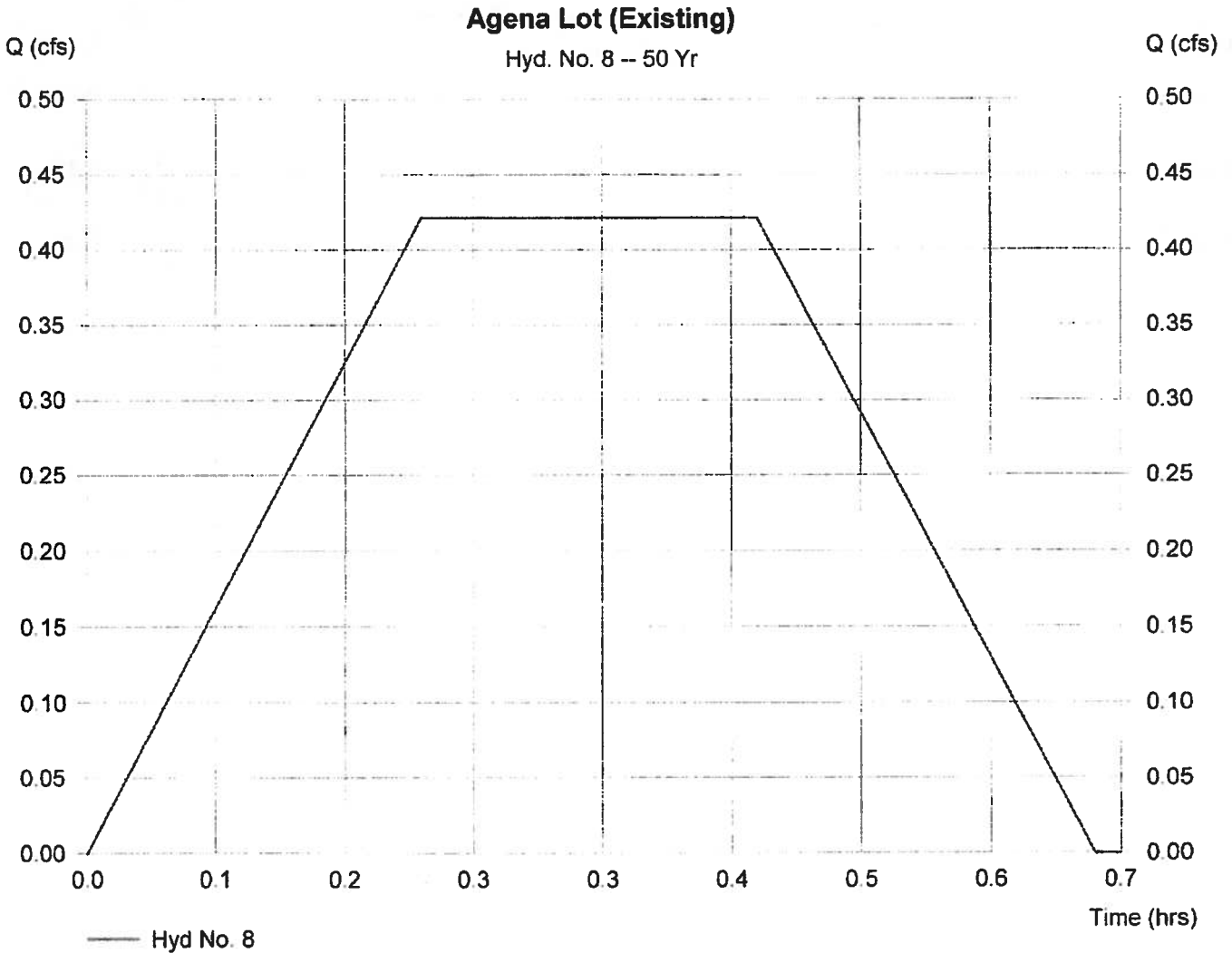
Hyd. No. 8

Agena Lot (Existing)

Hydrograph type = Mod. Rational
Storm frequency = 50 yrs
Drainage area = 0.205 ac
Intensity = 3.735 in/hr
IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.42 cfs
Time interval = 1 min
Runoff coeff. = 0.55
Tc by User = 13.00 min
Storm duration = 2 x Tc

Hydrograph Volume = 657 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

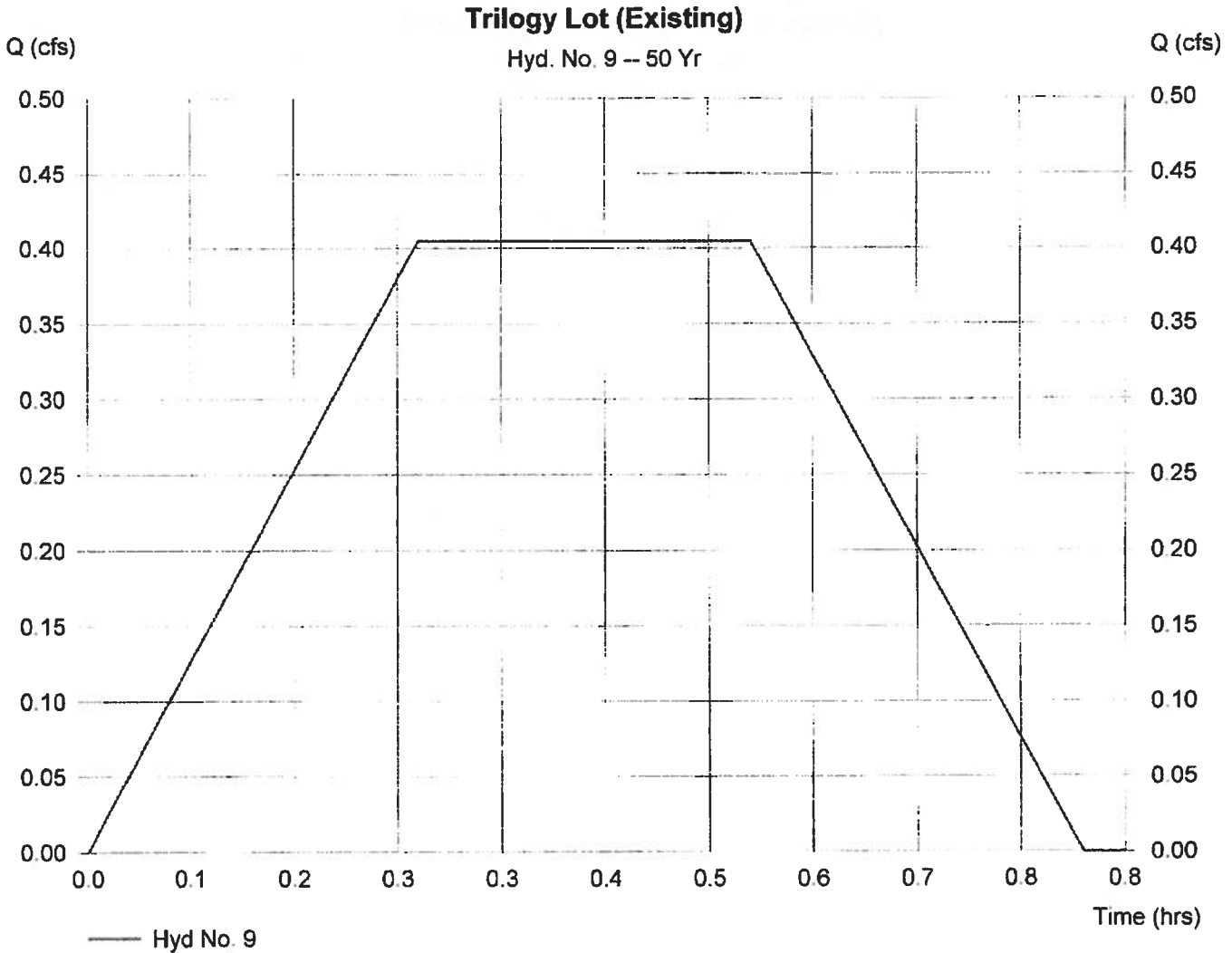
Wednesday, May 8 2013, 11:19 AM

Hyd. No. 9

Trilogy Lot (Existing)

Hydrograph type	= Mod. Rational	Peak discharge	= 0.40 cfs
Storm frequency	= 50 yrs	Time interval	= 1 min
Drainage area	= 0.149 ac	Runoff coeff.	= 0.8
Intensity	= 3.396 in/hr	Tc by User	= 16.00 min
IDF Curve	= Plantation Inn Properties.IDF	Storm duration	= 2 x Tc

Hydrograph Volume = 777 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intellisolve

Wednesday, May 8 2013, 11:19 AM

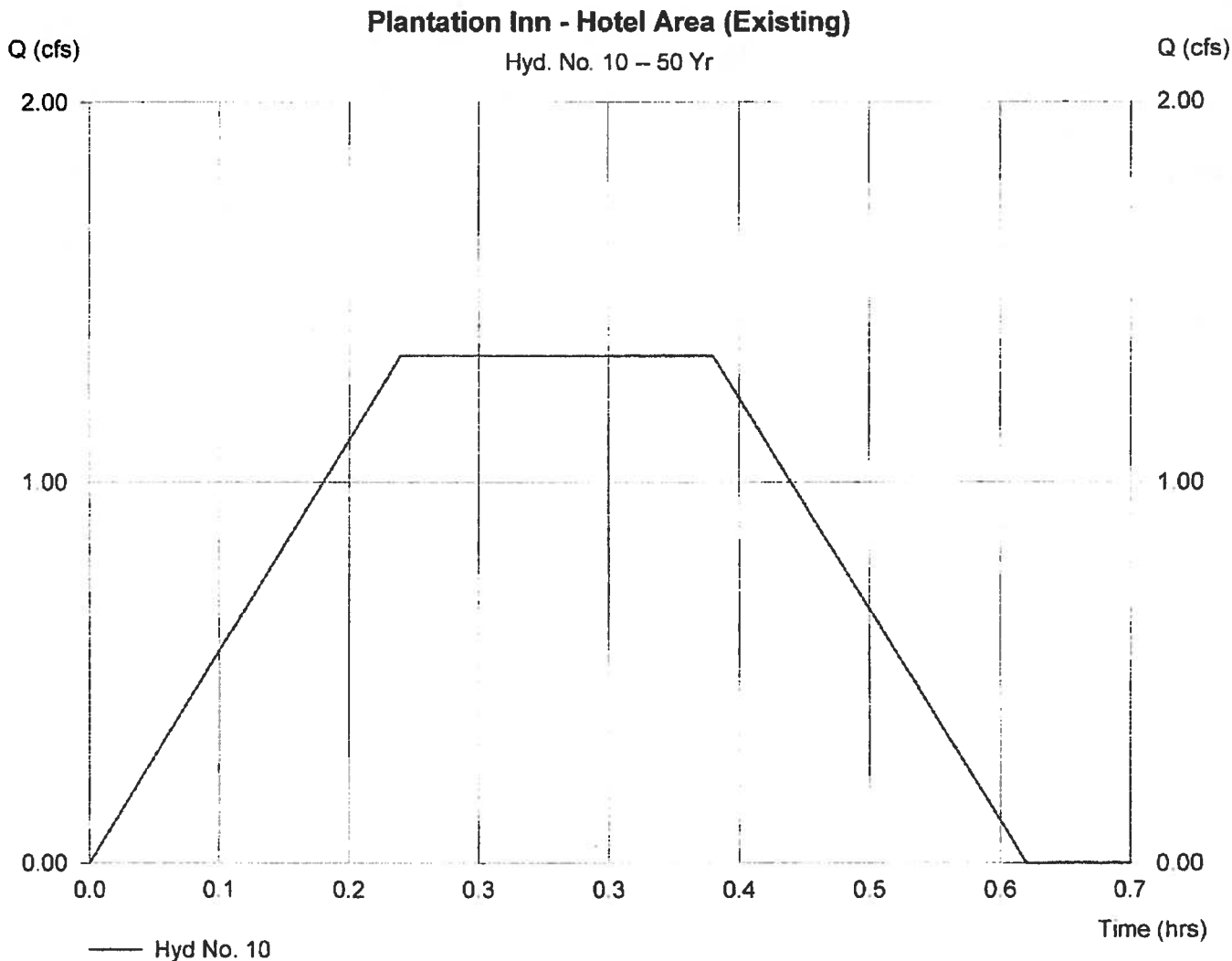
Hyd. No. 10

Plantation Inn - Hotel Area (Existing)

Hydrograph type = Mod. Rational
 Storm frequency = 50 yrs
 Drainage area = 0.492 ac
 Intensity = 3.870 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 1.33 cfs
 Time interval = 1 min
 Runoff coeff. = 0.7
 Tc by User = 12.00 min
 Storm duration = 2 x Tc

Hydrograph Volume = 1,919 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

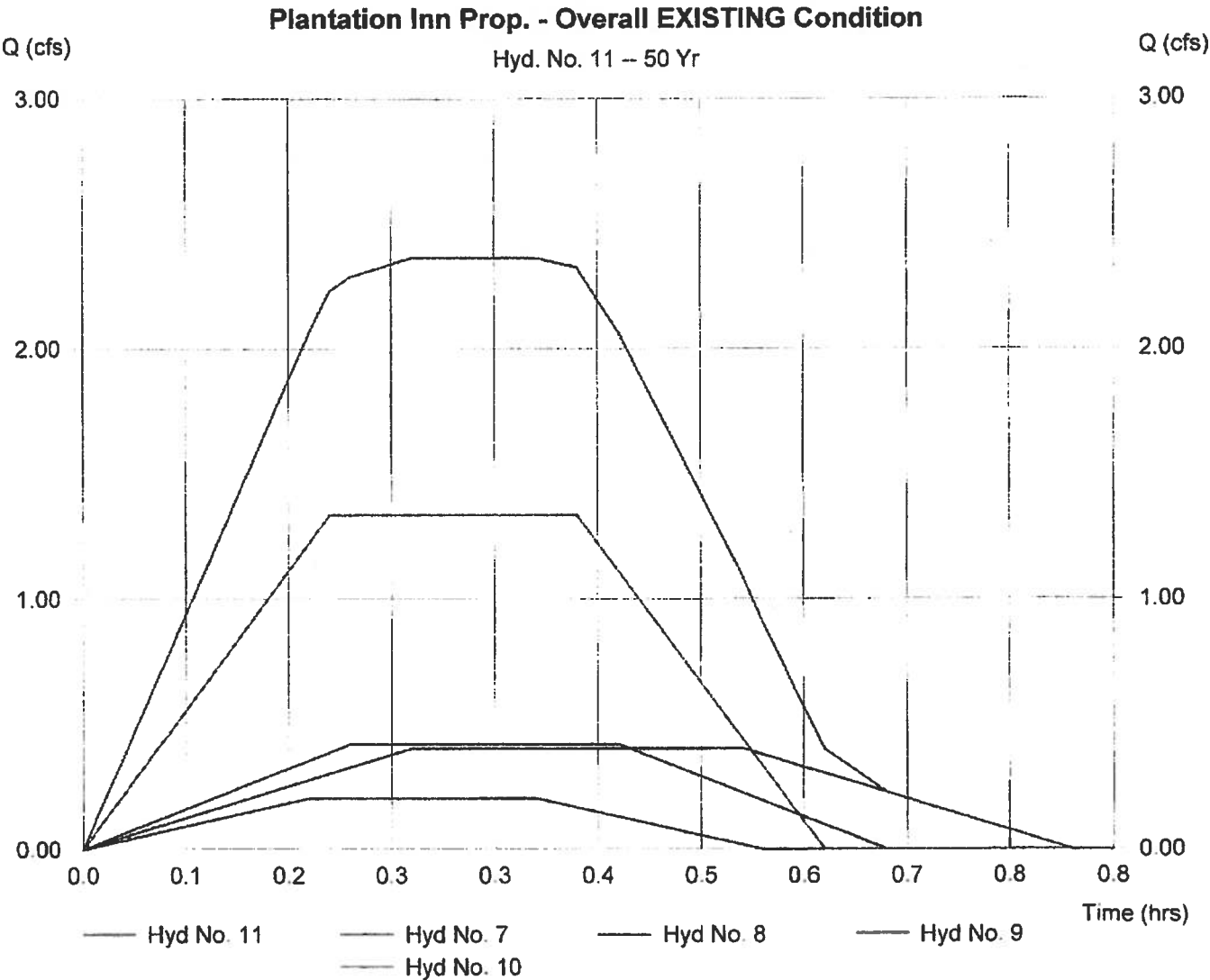
Hyd. No. 11

Plantation Inn Prop. - Overall EXISTING Condition

Hydrograph type = Combine
Storm frequency = 50 yrs
Inflow hyds. = 7, 8, 9, 10

Peak discharge = 2.36 cfs
Time interval = 1 min

Hydrograph Volume = 3.624 cuft
= 3,625 cu ft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

Hyd. No. 12

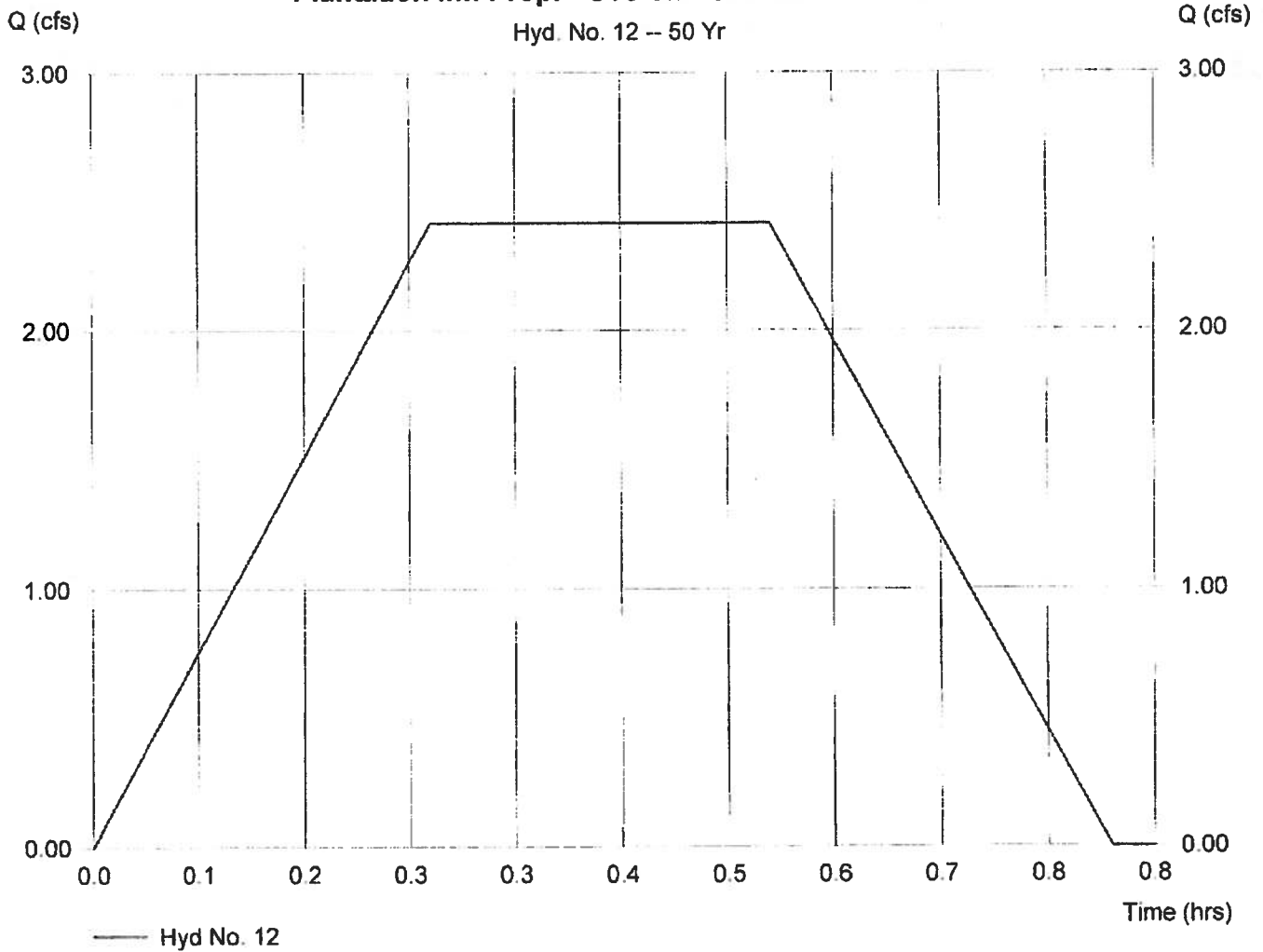
Plantation Inn Prop. - Overall FUTURE Condition

Hydrograph type = Mod. Rational
 Storm frequency = 50 yrs
 Drainage area = 1.016 ac
 Intensity = 3.396 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 2.42 cfs
 Time interval = 1 min
 Runoff coeff. = 0.7
 Tc by User = 16.00 min
 Storm duration = 2 x Tc

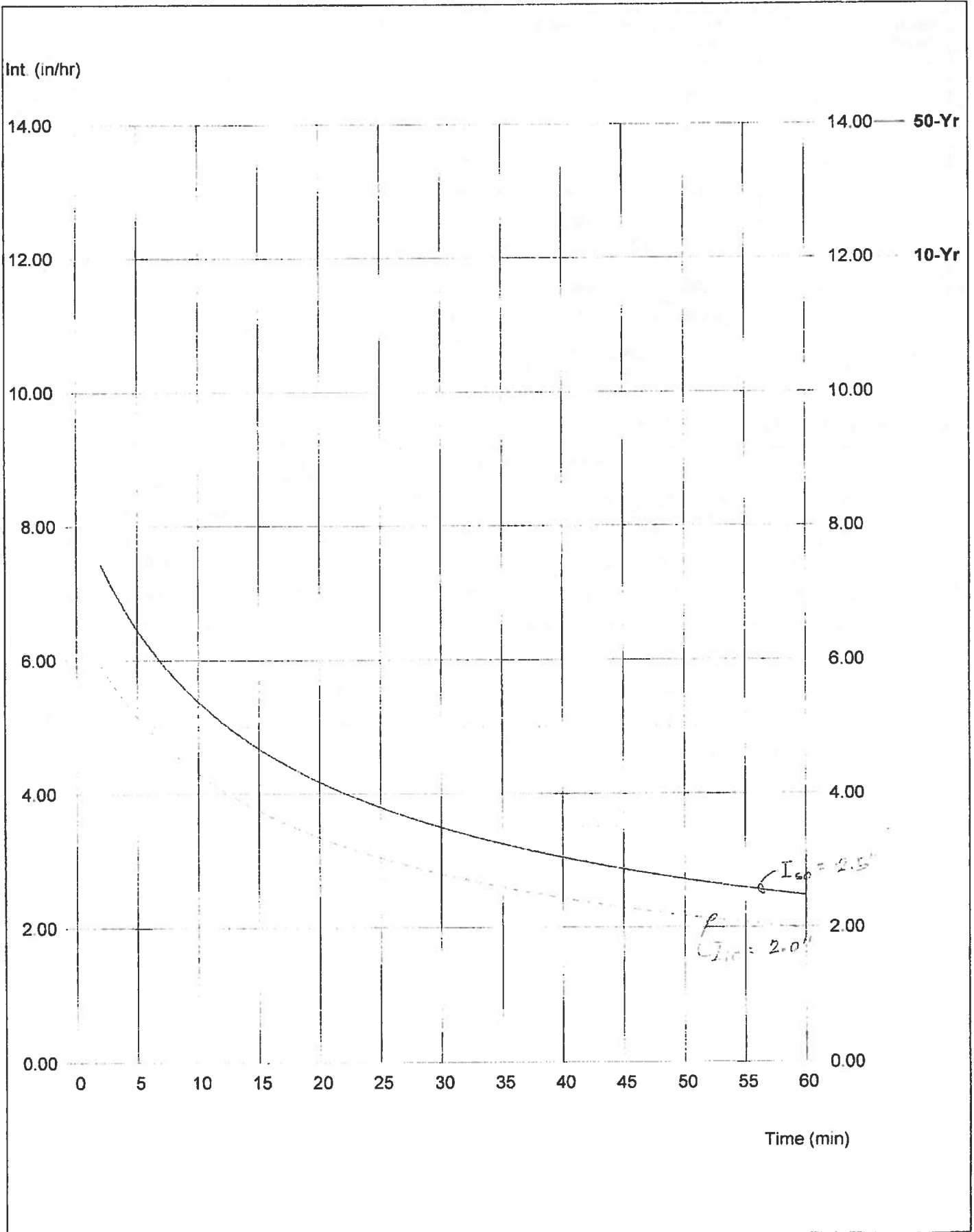
Hydrograph Volume = 4,637 cuft
 = 4,640 cu.ft.

Plantation Inn Prop. - Overall FUTURE Condition



Hydrograph IDF Curves

IDF file: Plantation Inn Properties.IDF



Hydraflow IDF Report

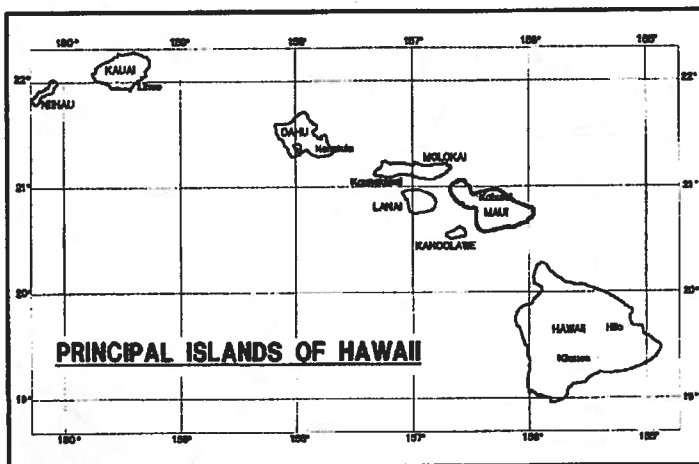
Return Period (Yrs)	Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	----
2	0.0000	0.0000	0.0000	----
3	0.0000	0.0000	0.0000	----
5	0.0000	0.0000	0.0000	----
10	27.3279	9.9000	0.6180	----
25	0.0000	0.0000	0.0000	----
50	32.9258	9.5000	0.6097	----
100	0.0000	0.0000	0.0000	----

C:\Program Files\Hydraflow\Hydrographs 2004\Planation Inn Properties IDF

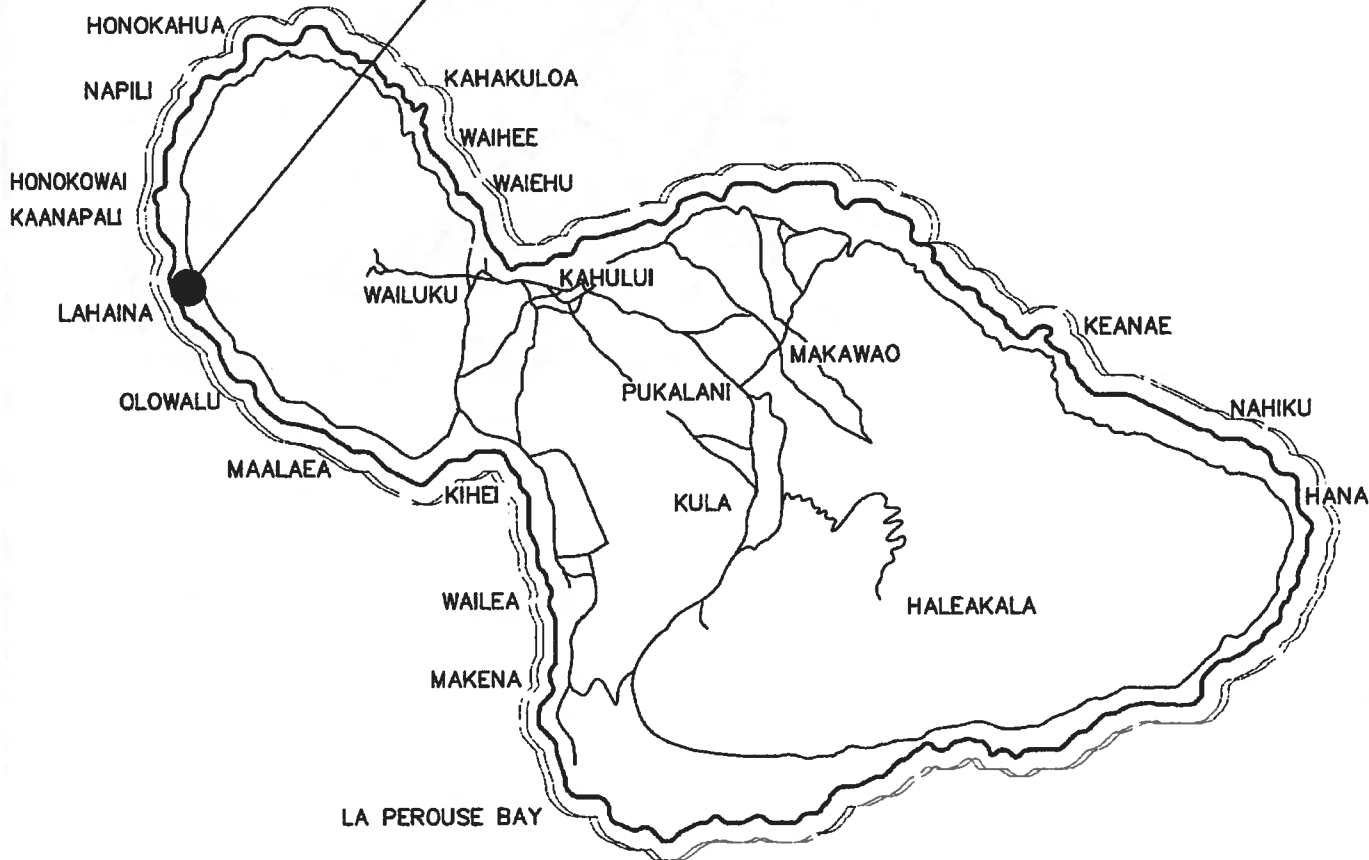
Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (In/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	5.15	4.30	3.75	3.35	3.04	2.80	2.60	2.44	2.30	2.18	2.07	1.98
25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	6.45	5.38	4.68	4.18	3.80	3.50	3.25	3.05	2.88	2.73	2.60	2.48
100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Tc = time in minutes



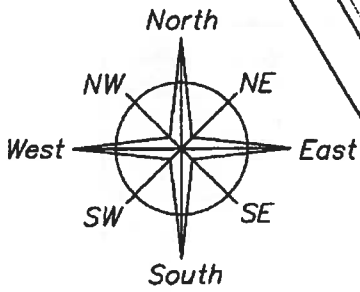
PROJECT SITE



**LOCATION MAP
ISLAND OF MAUI**

FIGURE 1

(ISL. OF MAUI)
 Z:\DRAW1\2012\12-04B\PLANTATION INN Engg. Report Exhibit.dwg 07-MAY-2013 : Revised BY:Nancy



LAHAINA SHOPPING CENTER

PROJECT SITE

VICINITY MAP

NOT TO SCALE

FIGURE 2

(VICINITY) Z:\DRAW\2012\12-048\PLANTATION INN Engg Report Exhibit.dwg 07-MAY-2013 : Revised BY:Nancy

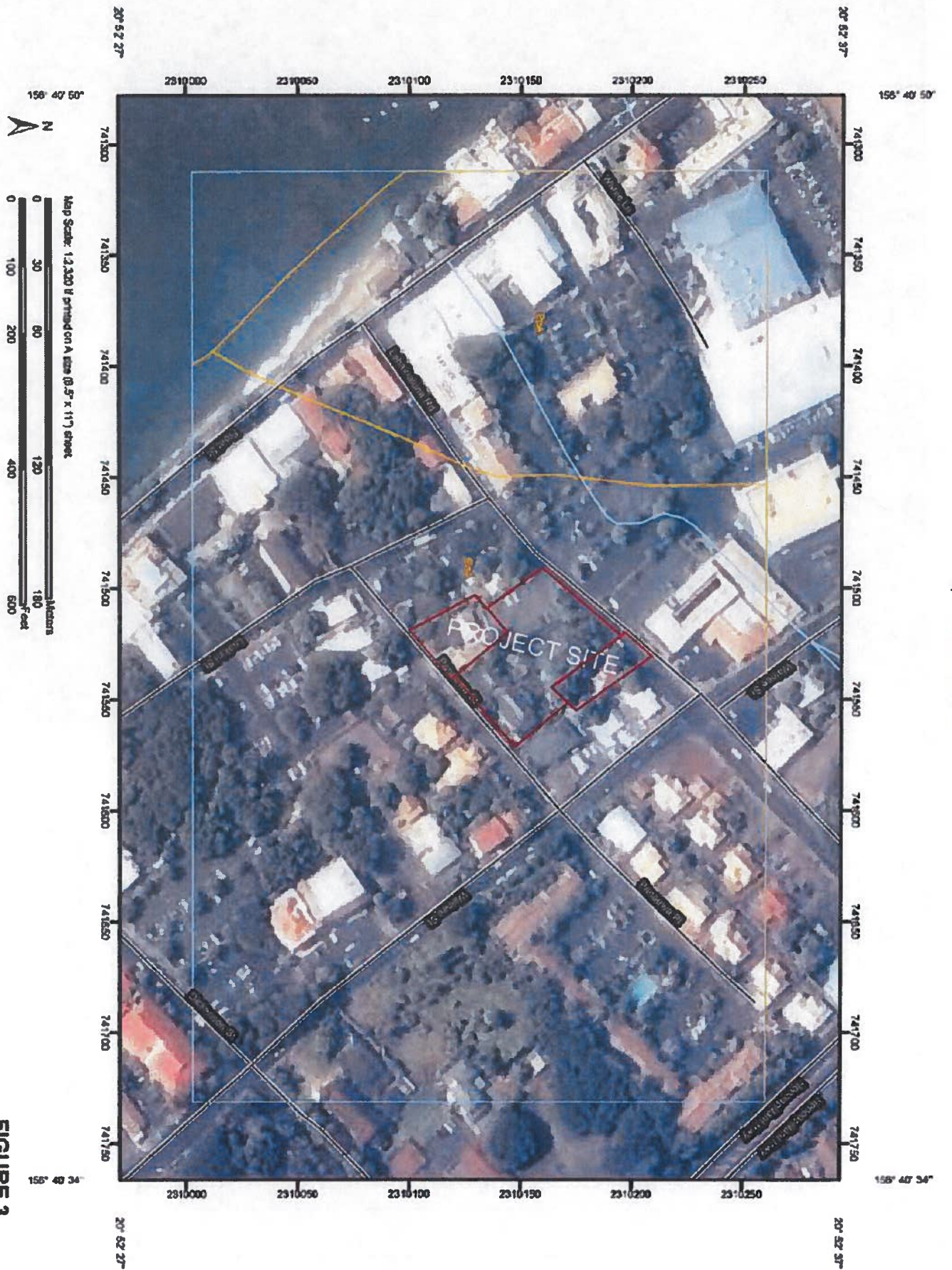
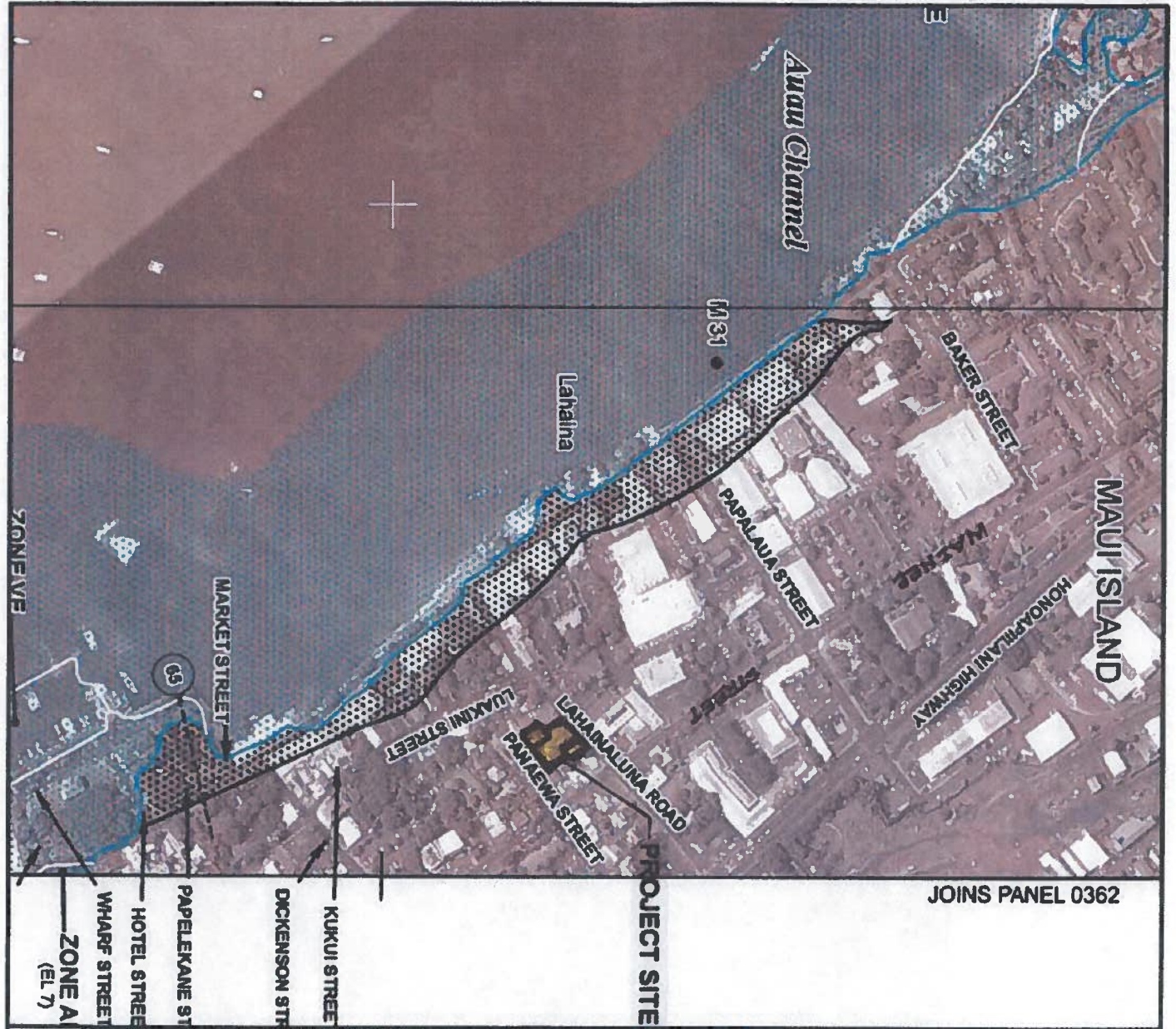


FIGURE 3



SINCE PROGRAM AT 1-900-635-9622.

MAP SCALE 1" = 500'

0 250 500 750 1,000
FEET

NATIONAL FLOOD INSURANCE PROGRAM

NFIP

PANEL 0361F

FIRM

FLOOD INSURANCE RATE MAP

MAUI COUNTY,

HAWAII

PANEL 361 OF 825
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

EXPIRES: _____ **NUMBERS PANEL SHEETS**

COMMUNITY: _____ **EXTENT OF** _____

MAP COUNTY: _____ **DATE** _____

MAP NUMBER
1500030361F
MAP REVISED
SEPTEMBER 19, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the site block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.kma.gov

FIGURE 4

Top Map Key (2) 1-4-08, 3, 5, 6 & 44
 871 KOKU STREET, SUITE 201
 HAWAII, HONOLULU, HAWAII 96813

R. T. TANAKA ENGINEERS, INC.
 Lead Surveyors Civil & Structural Engineers



LEGEND AND ABBREVIATIONS.

—●—	3" DIA. AC PAVEMENT	—○—	TELEPHONE / ELECTRIC POLE WITH GUY WIRE
—○—	CHISEL AND CUTTER	—○—	POWER POLE
—○—	STREET LIGHT	—○—	STREET LIGHT POLE
—○—	DRAIN MANHOLE	—○—	TRAFFIC SIGNAL BOX
—○—	SEWER MANHOLE	—○—	TRAFFIC SIGNAL LIGHT POST
—○—	REGULATION CONTROL BOX	—○—	STREET LIGHT POLE
—○—	ELECTRIC LETTER BOX	—○—	CROSSABLE SIGNAL LIGHT
—○—	ELECTRIC LETTER BOX	—○—	TOP SIGN
—○—	DOUBLE YELLOW LINE	—○—	WATERLINE & SIZE (APPROX. LOCATION)
—○—	STOP BAR	—○—	SEWERLINE & SIZE (APPROX. LOCATION)
—○—	MANHOLE	—○—	DRAINAGE & SIZE (APPROX. LOCATION)
—○—	ELECTRICAL OUTLET	—○—	CONCRETE SPOT ELEVATION
—○—	ELECTRICAL BOX	—○—	TOWER STATION WITH ELEVATION
—○—	CHASE BOX	—○—	CANTON
—○—	ROOF DRAIN	—○—	PULL TREE
—○—	REGULATION CONTROL VALVE		
—○—	GROUND LIGHT		

NOTES FOR TOPOGRAPHIC FEATURES.

1. ELEVATION DATUM - MEAN SEA LEVEL.
2. ALL VISIBLE UTILITY STRUCTURES HAVE BEEN LOCATED IN THE FIELD. HOWEVER, CONNECTION OF INTERSECTING UTILITY LINES IS SHOWN. THE SHOWN CONNECTIONS ARE BASED ON VISUAL OBSERVATION ONLY, HAVING BEEN OBTAINED WITH THE COMPANY THEORETIC AND QUANTITATIVE SURVEYING. THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

EXISTING TOPOGRAPHIC MAP
 OF
PLANTATION INN
PROPERTIES
AT LAHAINA, MAUI, HAWAII

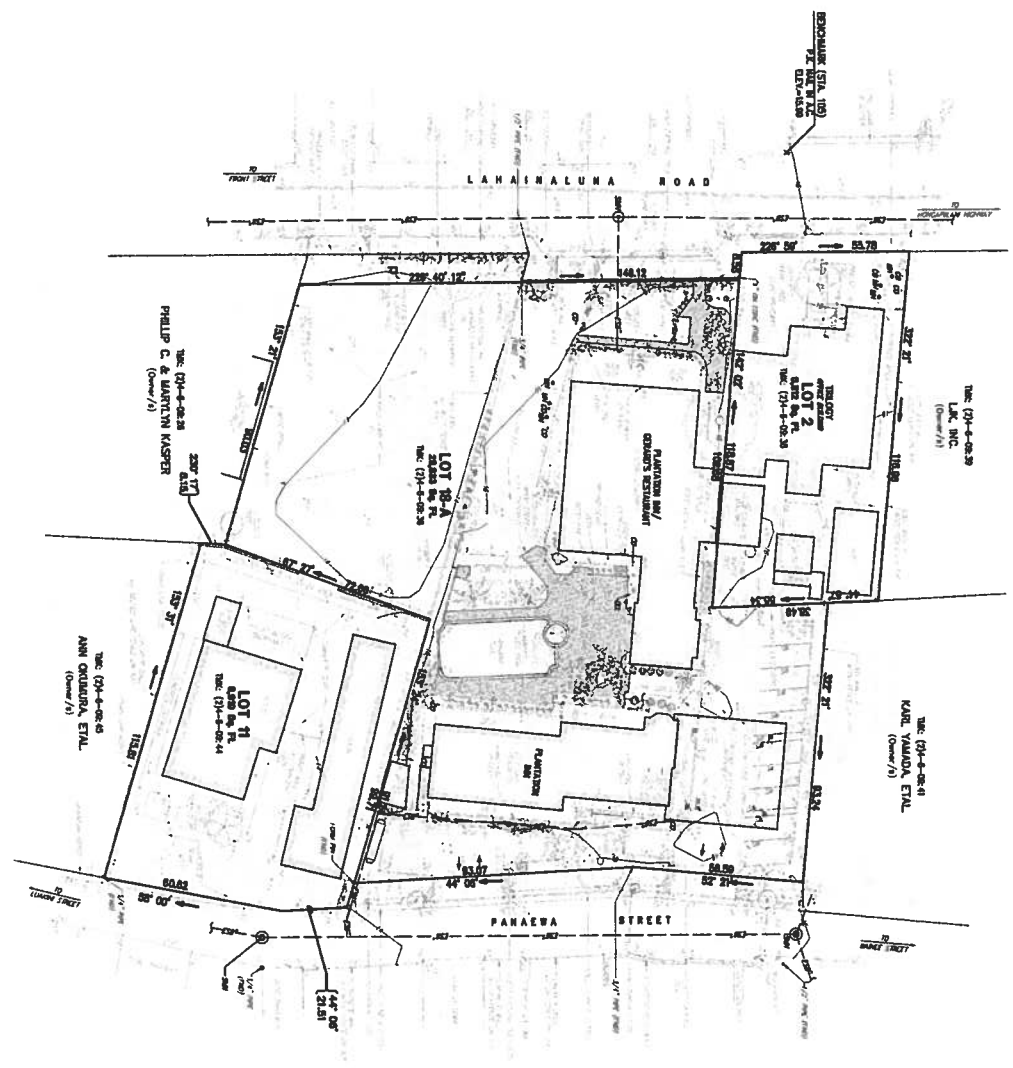


FIGURE 5

Top Map Key (2)-4-02, 2A, 2B & 4
 871 KOLEI STREET, SUITE 201
 WILSON, WAHI, 19408 87125

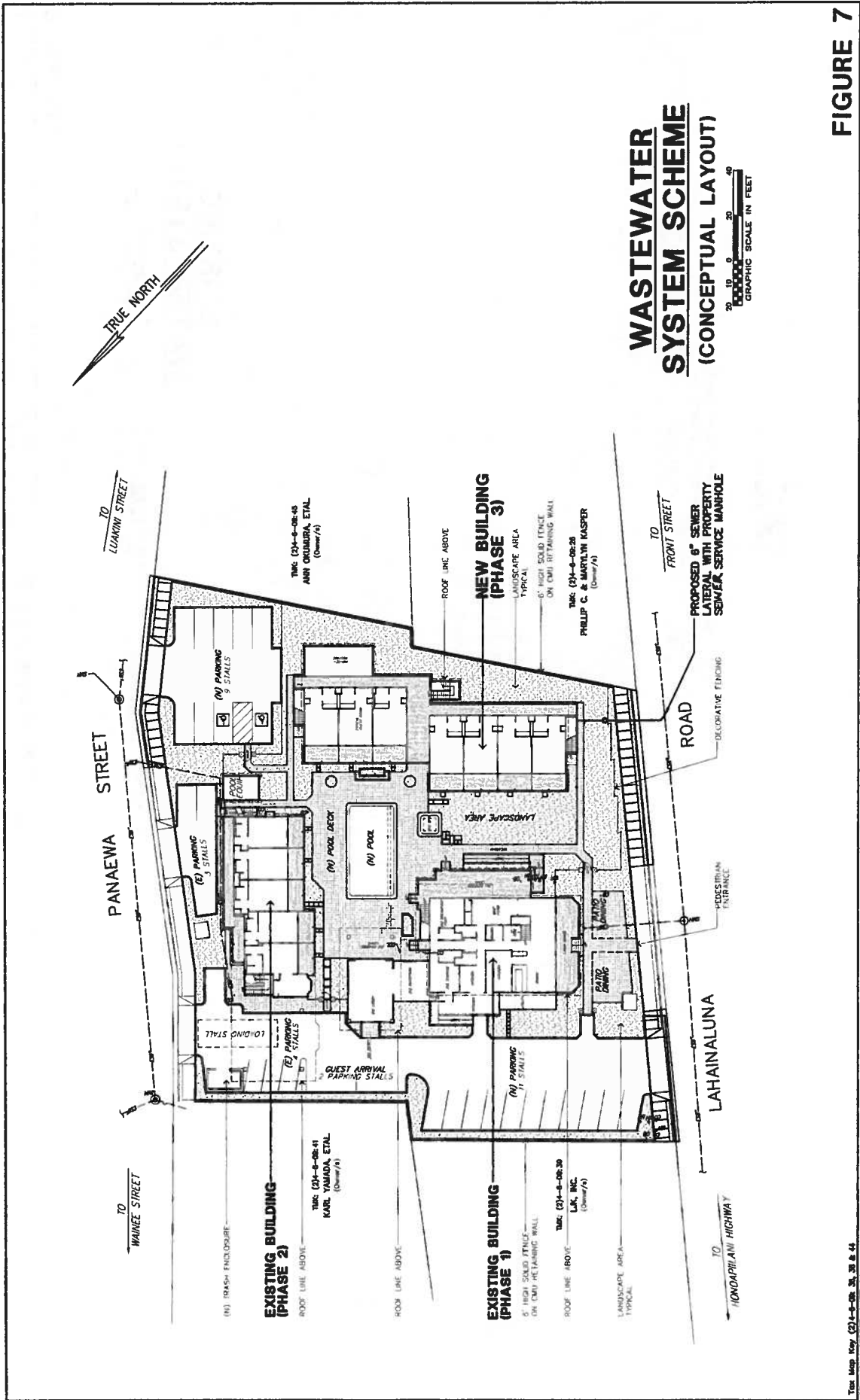
R. T. TANAKA ENGINEERS INC.
 LAND SURVEYORS AND ENGINEERS

FIGURE 6



**EXISTING
 WASTEWATER SYSTEM**





**WASTEWATER
SYSTEM SCHEME
(CONCEPTUAL LAYOUT)**

0 10 20 40
GRAPHIC SCALE IN FEET

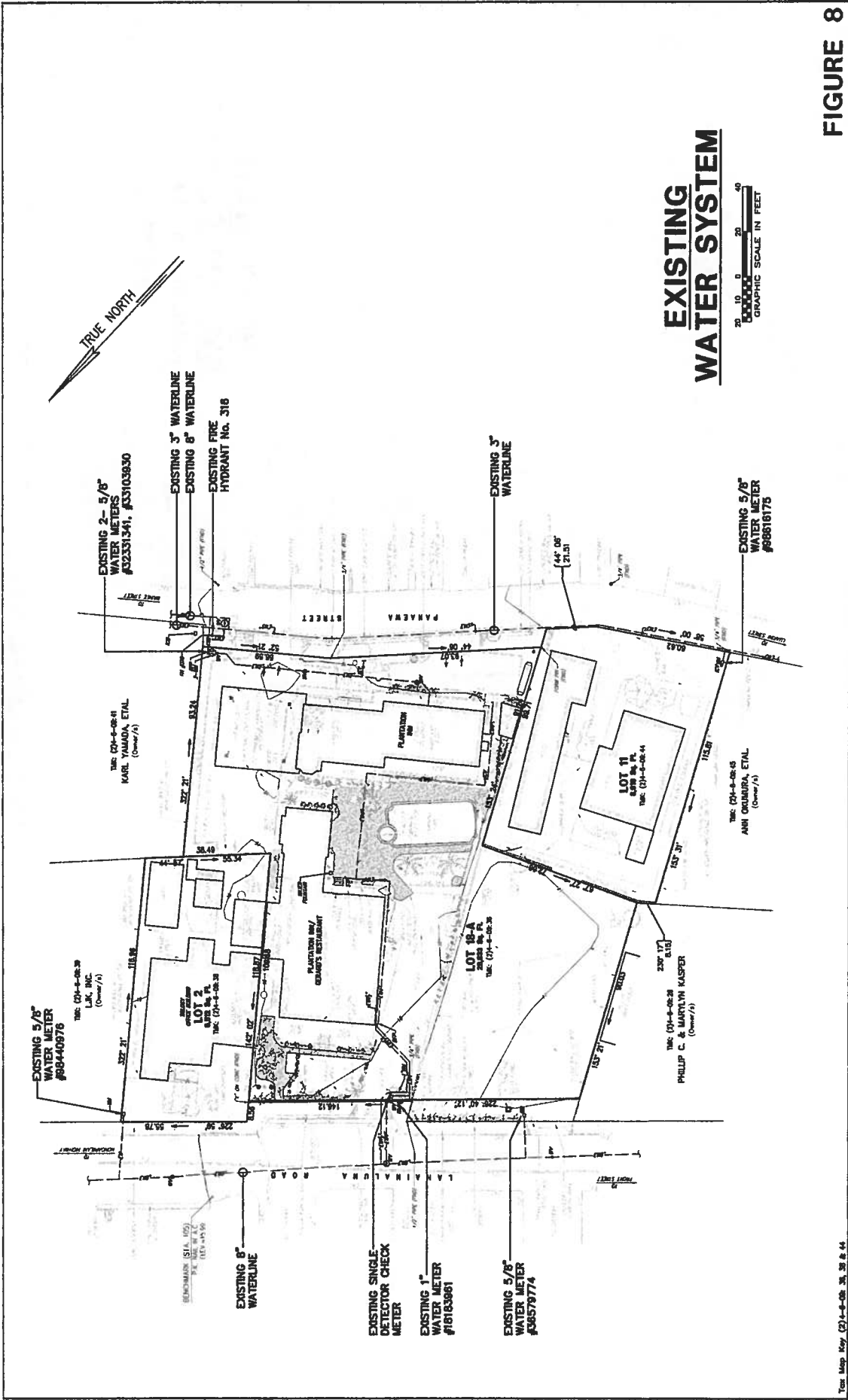
FIGURE 7

JOB NO. 12-06

R. T. TANAKA ENGINEERS, INC.
INCORPORATED
1000 KAILUA AVENUE, SUITE 203
WAILUKU, HAWAII 96793

THE MAPS COPY (2) 1-4-08, 28, 38 & 44
871 KOLEA STREET, SUITE 203
WAILUKU, HAWAII 96793

DATE: 12/13/07 2:00 PM DRAWN BY: [unreadable] CHECKED BY: [unreadable] SCALE: AS SHOWN



EXISTING WATER SYSTEM



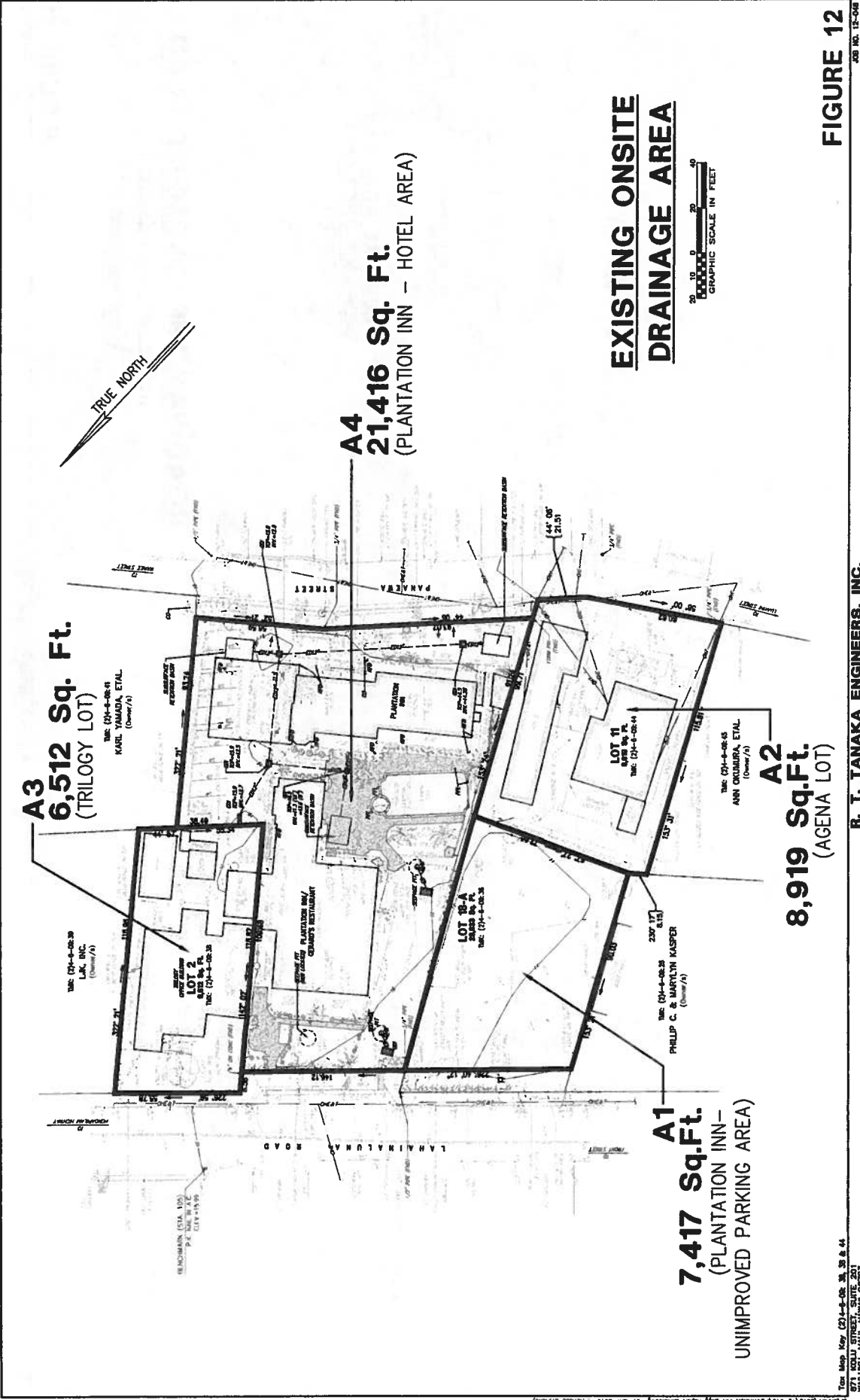
FIGURE 8

JOB NO. 12-08

R. T. TANAKA ENGINEERS, INC.
 CIVIL & STRUCTURAL ENGINEERS

For Plans, Map (2) 12-08, 25, 26 & 44
 WALLINGFORD, UTAH, PHONE 863703

DATE: 11/20/12 3:04 PM PLANVIEW AND PUMP REPORT ELEVATIONS 24-MAY-2012 REVISED 870000



**EXISTING ONSITE
DRAINAGE AREA**

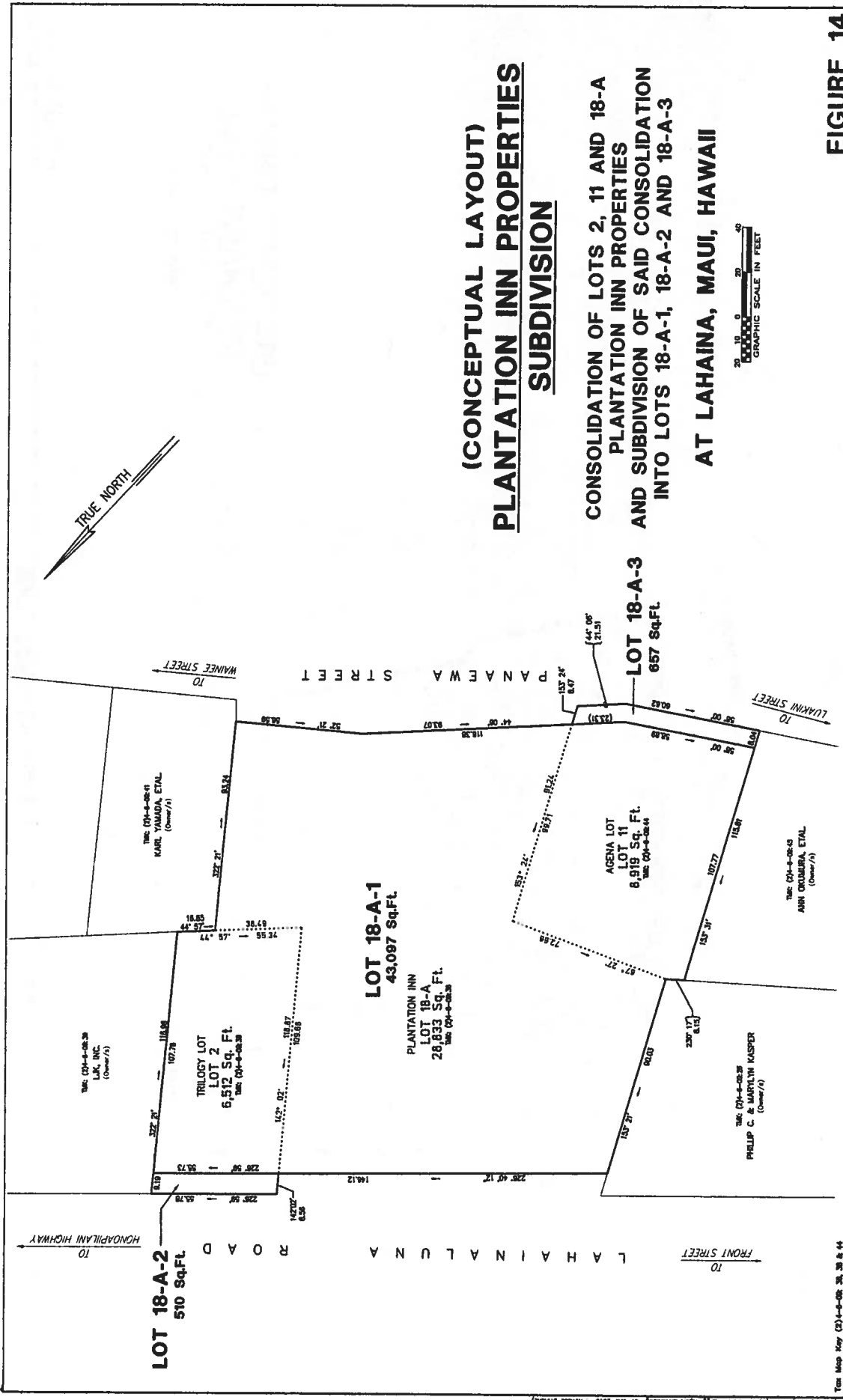
0 10 20 30 40
 GRAPHIC SCALE IN FEET

FIGURE 12

JOB NO. 13-042

R. T. TANAKA ENGINEERS, INC.
 LAND SURVEYORS - CIVIL & STRUCTURAL ENGINEERS

Top. Map No. (21-4-02-38, 39 & 44)
 671, HULL STREET, SUITE 201
 WASHINGTON, MASS. 01903



**(CONCEPTUAL LAYOUT)
PLANTATION INN PROPERTIES
SUBDIVISION**

**CONSOLIDATION OF LOTS 2, 11 AND 18-A
PLANTATION INN PROPERTIES
AND SUBDIVISION OF SAID CONSOLIDATION
INTO LOTS 18-A-1, 18-A-2 AND 18-A-3
AT LAHAINA, MAUI, HAWAII**

FIGURE 14

JOB NO. 12-040

R. T. TANAKA ENGINEERS, INC.
Civil & Structural

Case Map No. (2) 4-08-38, 39 & 44
871 KOLU STREET, SUITE 201
WAILUKU, MAUI, HAWAII 96793

Case Map No. (2) 4-08-38, 39 & 44
871 KOLU STREET, SUITE 201
WAILUKU, MAUI, HAWAII 96793

APPENDIX K
Traffic Impact
Assessment

Phillip Rowell and Associates

47-273 'D' Hui Iwa Street

Kaneohe, Hawaii 96744

Phone: (808) 239-8206

FAX: (808) 239-4175

Email: prowell@hawii.rr.com

February 27, 2013

Mr. Jordan E. Hart
Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Maui, HI 96793

Re: Traffic Impact Assessment
Proposed Expansion of Plantation Inn
Lahaina, Maui, Hawaii

Dear Jordan:

A. Introduction and Background

Phillip Rowell and Associates has been retained to prepare a Traffic Impact Assessment for the proposed expansion of Plantation Inn in Lahaina, Maui. The first task was to perform a traffic generation analysis as input into defining the scope of the study. The trip generation analysis concluded that the proposed project would generate a small amount of additional traffic. Based on this conclusion, it was determined that a Traffic Impact Analysis was not warranted and that a traffic assessment discussing the traffic characteristics of the proposed project would be sufficient.

The following is a summary of the proposed project, the traffic generation analysis and the conclusion of this analysis.

B. Project location and Description

The Plantation Inn is located along the south side of Lahainaluna Road, midway between Luakini Street and Wainee Street. The parcel on which the inn is located nearly extends the full length of the block between Lahainaluna Road and Panaewa Street. There is access to and from the site via both Lahainaluna Road and Panaewa Street.

The existing inn consists of 19 units, 17 parking stalls and a restaurant.

The proposed expansion consists of the following:

1. The inn will be expanded to include the parcel immediately south of the existing hotel. There will be fourteen (14) rooms and nine (9) parking spaces added on this parcel. Access will be via a one-way driveway from Lahainaluna Drive to Panaewa Street.
2. A new parking lot with eleven (11) spaces will be constructed on an adjacent parcel to the north owned by Plantation Inn. The two parcels will be consolidated with the Plantation Inn property to form a single parcel.

C. Study Approach

The following tasks were performed:

1. A reconnaissance of the project site was performed. The existing roadways serving the site and the configurations of adjacent intersections were noted.
2. A traffic generation analysis of the proposed project was performed.
3. The results of the trip generation analysis were compared with established standards for traffic impact studies.
4. The analyses performed and conclusions were summarized in this letter report.

D. Existing Roadway and Traffic Conditions

Access to the hotel expansion will be via a driveway along the south side of Lahainaluna Road. This driveway will exit onto Panaewa Street.

Lahainaluna Road is a two-lane, two-way, east-west roadway between Front Street and Honoapiilani Highway. Panaewa Street is parallel and one block south of Lahainaluna Road. Panaewa Street is a one-lane, one-way street for westbound traffic.

Luakini Street is a one-way northbound street west of the project. Luakini Street intersects both Panaewa Street and Lahainaluna Road west of the project site. The intersections of Luakini Street with Lahainaluna Road and Panaewa Street are unsignalized.

Wainee Street is a two-way street east of the project. Wainee Street also intersects Panaewa Street and Lahainaluna Road. The intersection with Lahainaluna Road is a four-way, STOP sign controlled intersection. The intersection with Panaewa Street is a STOP sign controlled intersection. The STOP sign is along the westbound approach. The west leg of the intersection is one-way westbound. The northbound and southbound approaches of Wainee Street are at free flow.

Attachment A is a schematic drawing of the existing roadway network and intersection configurations.

E. Project Trip Generation

Future traffic volumes generated by the project were estimated using procedures described in the *Trip Generation Handbook*¹ and data provided in *Trip Generation*,² both published by the Institute of Transportation Engineers. This method uses trip generation rates to estimate the number of peak hour trips that a project will generate during the morning and afternoon peak hours.

¹ Institute of Transportation Engineers, *Trip Generation Handbook*, Washington, D.C., , p. 7-12

² Institute of Transportation Engineers, *Trip Generation, 8th Edition*, Washington, D.C., 2008

The trip generation analysis was performed using the following assumptions:

1. The proposed expansion of the inn will include 14 additional units.
2. The additional rooms will have traffic characteristics comparable to those of a motel as defined by the Institute of Transportation Engineers. Rates for hotels were not used because the Institute of Transportation Engineers defines hotels as including convention and large meeting facilities.
3. Parking for the hotel expansion will be provided by 20 new parking spaces on the consolidated Plantation Inn parcel.
4. All new rooms are occupied.
5. Six of the eleven stalls in the off-site parking lot are used by restaurant patrons. The remaining five stalls will be used by guests of the inn.
6. The turnover of the restaurant users is 90 minutes. This results in a trip generation rate of 0.67 trips per space. Half, or 50%, arrive or depart during the peak hour.
7. The restaurant is not open during the morning peak hour and, therefore, will generate no trips during the morning peak hour.

Based on the above assumptions, the project will generate six (6) trips (two inbound and four outbound) trips during the morning peak hour and twelve (12) trips during the afternoon peak hour (six inbound and six outbound).

The Institute of Transportation Engineers recommends that a traffic impact study should be performed if, in lieu of another locally preferred criterion, the development generates an additional 100 vehicle trips in the peak direction (inbound or outbound) during the site's peak hour³. Based on this criterion, a traffic impact study is not warranted. To date, the County of Maui has not established criteria for projects within its jurisdiction.

The project generated traffic was distributed and assigned to traffic movements at the adjacent intersections. The additional traffic for any traffic movement is minimal. The largest increase of any traffic movement is four (4) vehicles per hour. This amount of traffic would have a negligible impact on the intersection levels-of-service.

F. Summary and Conclusions

1. The project is the expansion of the Plantation Inn in Lahaina, Maui. The number of rooms will be increased from 19 to 32 and the number of on-site parking stalls will be increased from 17 to 29.

³ Institute of Transportation Engineers, *Transportation Impact Analyses for Site Development: A Recommended Practice*, 2006, page 5

Mr. Jordan E. Hart
February 27, 2013
Page 4

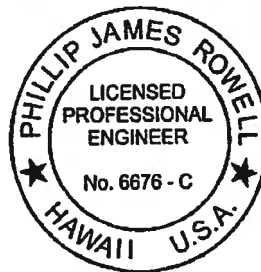
2. The proposed project will generate an additional six (6) trips during the morning peak hour and twelve (12) during the afternoon peak hour. This analysis assumes that all this will be new traffic. It does not consider that some, or all, of the restaurant traffic may be redistributed from the existing off-site parking lot across Lahainaluna Street from the inn.
3. The ITE recommends that a traffic impact study should be performed if, in lieu of another locally preferred criterion, the development generates an additional 100 vehicle trips in the peak direction (inbound or outbound) during the site's peak hour. Based on this criterion, a traffic impact study is not warranted because the project generates only twelve trips (six inbound plus six outbound) during the afternoon peak hour. To date, the County of Maui has not established criteria for projects within it's jurisdiction.
4. Since the project generates only six (6) trips in the peak direction during the afternoon peak hour, a traffic impact analysis would not result in a noticeable change in the volume-to-capacity ratio or the average vehicle delay at the adjacent intersections. Since there would be no noticeable change, the impact would be insignificant.

I trust that the above address your traffic issues and concerns. If you have questions or need additional information, please do not hesitate to call.


Respectfully submitted,
PHILLIP ROWELL AND ASSOCIATES

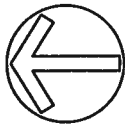


Phillip J. Rowell, P.E.
Principal



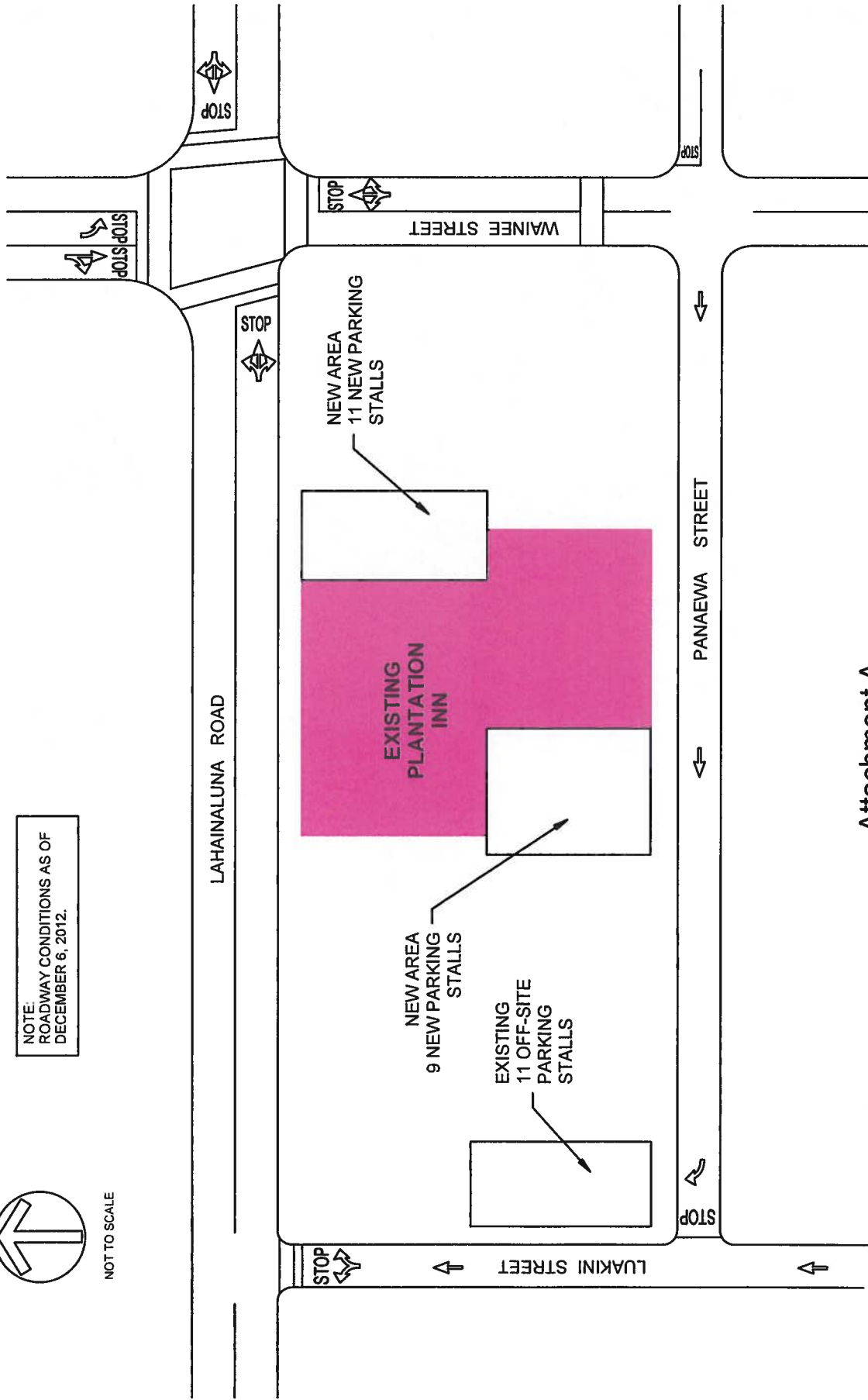
EXPIRATION DATE: 30 APRIL 2014


THIS WORK WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION



NOT TO SCALE

NOTE:
ROADWAY CONDITIONS AS OF
DECEMBER 6, 2012.



Attachment A
SCHEMATIC DRAWING OF EXISTING ROADWAY CONDITIONS

APPENDIX L
Ordinance 3244

ORDINANCE NO. 3244

BILL NO. 92 (2004)

A BILL FOR AN ORDINANCE TO AMEND THE WEST MAUI COMMUNITY PLAN AND LAND USE MAP FROM BUSINESS/COMMERCIAL TO HOTEL FOR THE PLANTATION INN PROJECT FOR PROPERTIES SITUATED AT 174 LAHAINALUNA ROAD AND 7820 B PANAWEA STREET, LAHAINA, MAUI, HAWAII

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

SECTION 1. Pursuant to Chapter 2.80A, Maui County Code, the West Maui Community Plan and Land Use Map is hereby amended from Business/Commercial to Hotel for the Plantation Inn Project for properties situated at 174 Lahainaluna Road and 7820 B Panaewa Street, Lahaina, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Numbers (2) 4-6-009:036 and (2) 4-6-009:044 comprising approximately 37,752 square feet, and more particularly described in Exhibit "A", attached hereto and made a part hereof, and in Community Plan Amendment Map No. 814, which is on file in the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

JAMES A. GIROUX Deputy Corporation Counsel County of Maui

5:\CLERK\MA\KAO\ORD\Planning\Plantation Inn Comm Plan Amndt..wpd

EXHIBIT "A"

All of that certain parcel of land (being portions of the land(s) described in and covered by Royal Patent Grant Number 2741, Land Commission Award Number 285 to J. Kamakini and Royal Patent Grant Number 1778, Land Commission Award Number 6729, Apana 2 to Maluo for Kamaooha) situate, lying and being at Panaewa, District of Lahaina, Island and County of Maui, State of Hawaii, being LOT NUMBER ELEVEN (11) of the "PANAWEA SUBDIVISION" and this bounded and described:

Beginning at an iron pipe marking the southwest corner of this lot, the same being the southeast corner of Lot 13 on the northerly edge of the new Panaewa Road, the coordinates of said pipe being referred to the Territorial Government Survey Triangulation Station "A111A" being 7512.54 feet south and 7512.54 feet south and 3590.52 feet west, thence, the azimuths and distances measured clockwise from true South as follows:

- 1. 153° 31' 115.82 feet along Lot 13 along the remainder of L. C. Av. 285 to J. Kamakini and L. C. Av. 6729, Apana 2 to Maluo for Kamaooha to the southerly boundary of Yanagihara's lot to a pipe;
2. 230° 17' 8.15 feet along Yanagihara's lot a 3" pipe filled with concrete, said pipe marking the southwest corner of Lot 18;
3. 247° 27' 72.66 feet along Lot 18 to a pipe;
4. 333° 24' 99.71 feet along Lot 7 along L. C. Av. 6729, Apana 2 to Maluo for Kamaooha and the remainder of L. C. Av. 285 to J. Kamakini to a pipe on the northerly edge of the new Panaewa Road;
5. 44° 06' 21.51 feet along the northerly edge of the Panaewa Road to a pipe;
6. 58° 00' 60.60 feet along same to the point of beginning and containing an area of 8,919 square feet, more or less.

DESCRIPTION
 LOT 18-A
 PANAEWA TRACT

All of that certain parcel of land, being Lot 18-A of the Panaea Tract (the map thereof not being recorded), being a portion of Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maitu for Kanuoha and Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kanakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi, situated at Panaea, Lahaina, Island and County of Maui, State of Hawaii and being more particularly described as follows:

Beginning at the west corner of this parcel of land, on the north-easterly boundary of Lot A, said point also being the south corner of Lot 18-B (Lahainaluna Road widening lot) of said Panaea Tract, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being:

7,323.19 feet South
 3,616.31 feet West

and running by azimuths measured clockwise from true South:

1. 226° 40' 12" 146.12 feet along said Lot 18-B (Lahainaluna Road widening lot) of the Panaea Tract and along the remainders of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maitu for Kanuoha and said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kanakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe on the southwesterly boundary of Lot 2 of said Panaea Tract;
2. 322° 02' 00" 109.68 feet along said Lot 2 of the Panaea Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kanakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe;

3. 224° 57' 00" 38.49 feet along same to a found 3/4-inch pipe at the west corner of Lot 3 of said Panaea Tract;

4. 322° 21' 00" 93.24 feet along said Lot 3 of the Panaea Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kanakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe at the north corner of Lot B (8-ft. wide Panaea Street widening lot) of said Panaea Tract;

5. 52° 21' 00" 56.59 feet along said Lot B (8-ft. wide Panaea Street widening lot) of the Panaea Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kanakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe;

6. 44° 06' 00" 93.07 feet along same to a 3/4-inch pipe on the northeasterly boundary of Lot 11 of said Panaea Tract;

7. 153° 24' 00" 91.24 feet along said Lot 11 of the Panaea Tract and along the remainders of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kanakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi and said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maitu for Kanuoha to a found 3/4-inch pipe;

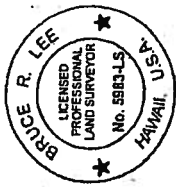
8. 67° 27' 00" 72.66 feet along said Lot 11 of the Panaea Tract and along the remainder of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maitu for Kanuoha to a 3/4-inch pipe at the east corner of said Lot A;

9. 153° 21' 00" 90.03

feet along said Lot A and along the remainder of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Malua for Kanaoaha to the point of beginning and containing an area of 28,833 Square Feet, more or less.

Prepared by:

NEWCOMER-LEE
LAND SURVEYORS, INC.,
a Hawaii Corporation



This description was prepared from a survey on the ground performed by me or under my direct supervision.

Bruce R. Lee
BRUCE R. LEE
Licensed Professional Land
Surveyor Certificate No. 5983-LS

9/23/99
KEB/WHITE
File No. 98-4354
47/H/LLM/77

WE HEREBY CERTIFY that the foregoing BILL NO. 92 (2004)

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 18th day of February, 2005, by the following vote:

G. Riki HOKAMA Chair Aye	Robert CARROLL Vice-Chair Aye	Michael ANDERSON Aye	Jo Anne JOHNSON Aye	Dean P. KANE Aye	Dennis A. HATEO Aye	Michael J. MOLINA Aye	Joseph PONTANILLA Aye	Charmaine TAVARES Excused
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2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 18th day of February, 2005.

DATED AT WAILUKU, MAUI, HAWAII, this 18th day of February, 2005.

RECEIVED
2005 FEB 18 PM 1:18
OFFICE OF THE MAYOR

G. Riki Hokama
G. RIKI HOKAMA, CHAIR
Council of the County of Maui

Roy T. Hiraga
ROY T. HIRAGA, COUNTY CLERK
County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 21 DAY OF February, 2005.

Alan M. Arakawa
ALAN M. ARAKAWA, 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. 3244 of the County of Maui, State of Hawaii.

Roy T. Hiraga
ROY T. HIRAGA, COUNTY CLERK
County of Maui

Passed First Reading on December 14, 2004.
Effective date of Ordinance February 21, 2005.

RECEIVED
2005 FEB 22 AM 9:17
OFFICE OF THE
COUNTY CLERK

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 3244, 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

APPENDIX M
Ordinance 3245

ORDINANCE NO. 3243
BILL NO. 93 (2004)

A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM
B-2 COMMUNITY BUSINESS DISTRICT AND THE R-1 RESIDENTIAL
DISTRICT TO THE H-M HOTEL DISTRICT (CONDITIONAL ZONING) FOR
PROPERTIES SITUATED AT 174 LAHAINALUNA ROAD
AND 7820 B PANAEWA STREET, LAHAINA, MAUI, HAWAII

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

SECTION 1. Pursuant to Chapters 19.14 and 19.510, Maui County Code, a change in zoning from B-2 Community Business District and the R-1 Residential District to the H-M Hotel District (conditional zoning) is hereby granted for those certain parcels of land located at 174 Lahainaluna Road and 7820 B Panaewa Street, Lahaina, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Nos. (2) 4-6-009:036 and (2) 4-6-009:044, comprising approximately 37,752 square feet, and more particularly described in Exhibit "A", attached hereto and made a part hereof, and in Land Zoning Map No. 867, which is on file in the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

SECTION 2. Pursuant to Section 19.510.050, Maui County Code, the zoning granted by this ordinance is subject to the conditions set forth in Exhibit "B", attached hereto and made a part hereof, and the Unilateral Agreement and Declaration for Conditional Zoning, attached hereto and made a part hereof as Exhibit "C".

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

APPROVED AS TO FORM
AND LEGALITY:

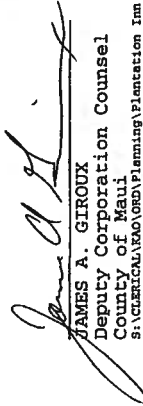

JAMES A. GIROUX
Deputy Corporation Counsel
County of Maui
S:\GENERAL\MAUI\ORD\Planning\1\entation Inn Cond CRZ .wpd

EXHIBIT "A"

All of that certain parcel of land (being portions of the land(s) described in and covered by Royal Patent Grant Number 2741, Land Commission Award Number 285 to J. Kamakini and Royal Patent Grant Number 1778, Land Commission Award Number 6729, Apana 2 to Maluo for Kamaooha) situate, lying and being at Panaewa, District of Lahaina, Island and County of Maui, State of Hawaii, being LOT NUMBER ELEVEN (11) of the PANAEWA SUBDIVISION and thus bounded and described:

Beginning at an iron pipe marking the southwest corner of this lot, the same being the southeast corner of Lot 13 on the northerly edge of the new Panaewa Road, the coordinates of said pipe being referred to the Territorial Government Survey Triangulation Station "LAHINA" being 7512.54 feet south and 7512.54 feet south and 3530.52 feet west, thence, the azimuths and distances measured clockwise from true South as follows:

- | | | | |
|----|----------|--------|--|
| 1. | 153° 31' | 115.82 | feet along Lot 13 along the remainder of L. C. Aw. 285 to J. Kamakini and L. C. Aw. 6729, Apana 2 to Maluo for Kamaooha to the southerly boundary of Yanagihara's lot to a pipe; |
| 2. | 230° 17' | 8.15 | feet along Yanagihara's lot a 3" pipe filled with concrete, said pipe marking the southwest corner of Lot 18; |
| 3. | 247° 27' | 72.66 | feet along Lot 18 to a pipe; |
| 4. | 333° 24' | 99.71 | feet along Lot 7 along L. C. Aw. 6729, Apana 2 to Maluo for Kamaooha and the remainder of L. C. Aw. 285 to J. Kamakini to a pipe on the northerly edge of the new Panaewa Road; |
| 5. | 44° 06' | 21.51 | feet along the northerly edge of the Panaewa Road to a pipe; |
| 6. | 58° 00' | 60.60 | feet along same to the point of beginning and containing an area of 8,919 square feet, more or less. |

DESCRIPTION
LOT 18-A
PANAEWA TRACT

All of that certain parcel of land, being Lot 18-A of the Panaea Tract (the map thereof not being recorded), being a portion of Royal Patent 1778, Land Commission Award 6729, Apana 2 to Malufo for Kamaoha and Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamaohi within Royal Patent 8390, Land Commission Award 11,216 to Kekaunohi, situated at Panaea, Labahe, Island and County of Maui, State of Hawaii, and being more particularly described as follows:

Beginning at the west corner of this parcel of land, on the north-easterly boundary of Lot A, said point also being the south corner of Lot 18-B (Lahaialuana Road widening lot) of said Panaea Tract, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being:

7,323.19 feet South
3,616.31 feet West

and running by azimuths measured clockwise from true South:

1. 226° 40' 12" 146.12 feet along said Lot 18-B (Lahaialuana Road widening lot) of the Panaea Tract and along the remainder of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Malufo for Kamaoha and said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamaohi within Royal Patent 8390, Land Commission Award 11,216 to Kekaunohi to a 3/4-inch pipe on the southeasterly boundary of Lot 2 of said Panaea Tract;
2. 322° 02' 00" 109.68 feet along said Lot 2 of the Panaea Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamaohi within Royal Patent 8390, Land Commission Award 11,216 to Kekaunohi to a 3/4-inch pipe;

3. 224° 57' 00" 38.49 feet along same to a found 3/4-inch pipe at the west corner of Lot 3 of said Panaea Tract;

4. 322° 21' 00" 93.24 feet along said Lot 3 of the Panaea Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamaohi within Royal Patent 8390, Land Commission Award 11,216 to Kekaunohi to a 3/4-inch pipe at the north corner of Lot B (8-ft. wide Panaea Street widening lot) of said Panaea Tract;

5. 52° 21' 00" 36.59 feet along said Lot B (8-ft. wide Panaea Street widening lot) of the Panaea Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamaohi within Royal Patent 8390, Land Commission Award 11,216 to Kekaunohi to a 3/4-inch pipe;

6. 44° 06' 00" 93.07 feet along same to a 3/4-inch pipe on the northeasterly boundary of Lot 11 of said Panaea Tract;

7. 133° 24' 00" 91.24 feet along said Lot 11 of the Panaea Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamaohi within Royal Patent 8390, Land Commission Award 11,216 to Kekaunohi and said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Malufo for Kamaoha to a found 3/4-inch pipe;

8. 67° 27' 00" 72.66 feet along said Lot 11 of the Panaea Tract and along the remainder of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Malufo for Kamaoha to a 3/4-inch pipe at the east corner of said Lot A;

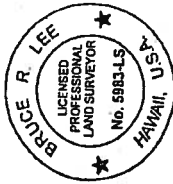
EXHIBIT "B"

Conditions of Zoning

1. That building heights be limited to thirty-five (35) feet.
2. That Chapter 2.94, Maui County Code, shall apply.

9. 153° 21' 00" 90.03 feet along said Lot A and along the remainder of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamaoha to the point of beginning and containing an area of 28,833 Square Feet, more or less.

Prepared by:
NEWCORNER-LEE
LAND SURVEYORS, INC.,
a Hawaii Corporation



This description was prepared from a survey on the ground performed by me or under my direct supervision.

Bruce R. Lee
BRUCE R. LEE
Licensed Professional Land
Surveyor Certificate No. 5983-LS

9/23/99
KEH/WHITE
File No. 98-4354
42/05/01/01

THE ORIGINAL OF THE DOCUMENT
RECORDED AS FOLLOWS
STATE OF HAWAII
BUREAU OF CONVEYANCES
DATE FEB 01 2005 807
DOCUMENT NO. 2005-019733

LAND COURT

REGULAR SYSTEM

Return By Mail Pick-Up To:

Office of the County Clerk
County of Maui
200 South High Street
Wailuku, Hawaii 96793

TITLE OF DOCUMENT:

UNILATERAL AGREEMENT AND
DECLARATION FOR CONDITIONAL ZONING

PARTIES TO DOCUMENT:

DECLARANT: KBHL, LLC
2525 Kamaepali Parkway
Lahaina, Maui, Hawaii 96761

TAX MAP KEY(S): (2) 4-6-9-36 and 44

(This document consists of 2 pages.)

EXHIBIT "C"

UNILATERAL AGREEMENT AND
DECLARATION FOR CONDITIONAL ZONING

THIS INDENTURE, made this 30th day of November, 2004, by KBHL, LLC ("KBHL"), a Hawaii limited liability company, the address of which is 2525 Kamaepali Parkway, Lahaina, Maui, Hawaii 96761, hereinafter referred to as "DECLARANT", and who is the owner of those certain parcels located at Lahaina, Maui, Hawaii, comprised of 37,750 square feet, more or less, and identified for real property tax purposes by Tax Map Key Nos. (2) 4-6-9-36 and 44, hereinafter referred to as "PARCELS" (or "PROPERTY").

WITNESSETH:

WHEREAS, the Council of the County of Maui, State of Hawaii, hereinafter referred to as "Council", is considering the establishment of zoning for the Parcels, comprised of 37,750 square feet, more or less, which is more particularly described in Exhibit "1", which is attached hereto and made a part hereof, and which is more particularly identified in Land Zoning Map No. 867, which is on file in the Office of the County Clerk of the County of Maui and

WHEREAS, the Council recommends through its Land Use Committee, Committee Report No. 04-230, that said establishment of zoning be approved for passage on first reading subject to certain conditions pursuant to Section 19.510.050, Maui County Code; and

WHEREAS, the Declarant has agreed to execute this instrument pursuant to the conditional zoning provisions of Section 19.510.050, Maui County Code;

NOW, THEREFORE, the Declarant makes the following Declaration:

1. That this Declaration is made pursuant to the provisions of Section 19.510.050, Maui County Code relating to conditional zoning;
2. That until written release by the County of Maui, the Parcels, and all parts thereof, are and shall be held subject to the covenants, conditions and restrictions which shall be effective as to the Parcels and shall run with the land, from and after the recording of this Declaration with the Bureau of Conveyances or the Land Court of the State of Hawaii, without the execution, delivery or recordation of any further deed, instrument, document, agreement, declaration, covenant or the like with respect thereto by the Declarant, the County of Maui, or any heir, devisee, executor, administrator, personal representative, successor, and assign; that the acquisition of any right, title or interest in or with respect to the Parcels by any person or persons, entity or entities, whomever, shall be deemed to constitute the acceptance of all of the covenants, conditions and restrictions of this Declaration by such person or persons, entity or entities; and that upon any transfer of any right, title or interest in or with respect to the Parcels the same shall be subject to, and the transferee shall assume and be bound and obligated to observe and perform all of the covenants, conditions and restrictions of this Declaration;
3. That this Declaration and all of the covenants, conditions and restrictions contained herein shall continue to be effective as to and run with the land in perpetuity, or until

EXHIBIT "1"

All of that certain parcel of land (being portions of the land(s) described in and covered by Royal Patent Grant Number 2741, Land Commission Award Number 285 to J. Kamakani and Royal Patent Grant Number 1778, Land Commission Award Number 6729, Apana 2 to Maluo for Kamaucha) situate, lying and being at Panaewa, District of Lahaina, Island and County of Maui, State of Hawaii, being LOT NUMBER ELEVEN (11) of the "PANAWEA SUBDIVISION" and thus bounded and described:

Beginning at an iron pipe marking the southwest corner of this lot, the same being the southeast corner of lot 13 on the northerly edge of the new Panaewa Road, the coordinates of said pipe being referred to the Territorial Government Survey Triangulation Station "LAINA" being 7512.54 feet south and 7512.54 feet south and 3530.52 feet west, thence, the azimuths and distances measured clockwise from true South as follows:

1. 153° 31' 115.82 feet along Lot 13 along the remainder of L. C. Aw. 285 to J. Kamakani and L. C. Aw. 6729, Apana 2 to Maluo for Kamaucha to the southerly boundary of Yanagihara's lot to a pipe;
2. 230° 17' 8.15 feet along Yanagihara's lot a 3" pipe filled with concrete, said pipe marking the southwest corner of Lot 18;
3. 247° 27' 72.66 feet along Lot 18 to a pipe;
4. 333° 24' 99.71 feet along Lot 7 along L. C. Aw. 6729, Apana 2 to Maluo for Kamaucha and the remainder of L. C. Aw. 285 to J. Kamakani to a pipe on the northerly edge of the new Panaewa Road;
5. 44° 06' 21.51 feet along the northerly edge of the Panaewa Road to a pipe;
6. 58° 00' 60.60 feet along same to the point of beginning and containing an area of 8,919 square feet, more or less.

DESCRIPTION
LOT 18-A
PANAWEA TRACT

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Beginning at the west corner of this parcel of land, on the northerly boundary of Lot A, said point also being the south corner of Lot 18-B (Lahainaluna Road widening lot) of said Panaewa Tract, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being:

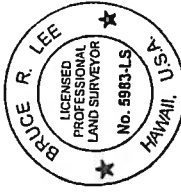
7,323.19 feet South
3,616.31 feet West

and running by azimuths measured clockwise from true South:

1. 226° 40' 12" 146.12 feet along said Lot 18-B (Lahainaluna Road widening lot) of the Panaewa Tract and along the remainders of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamaucha and said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe on the southerly boundary of Lot 2 of said Panaewa Tract;
2. 322° 02' 00" 109.68 feet along said Lot 2 of the Panaewa Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe;

9. 153° 21' 00" 90.03 feet along said Lot A and along the remainder of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamaoaha to the point of beginning and containing an area of 28,833 Square Feet, more or less.

Prepared by:
NEWCOMER-LEE
LAND SURVEYORS, INC.,
a Hawaii Corporation



This description was prepared from a survey on the ground performed by me or under my direct supervision.

Bruce R. Lee
BRUCE R. LEE

Licensed Professional Land Surveyor Certificate No. 5983-LS

9/23/99
KEH/WHITE
File No. 98-4354
d2/03/04/ML.wpt

3. 224° 57' 00" 38.49 feet along same to a found 3/4-inch pipe at the west corner of Lot 3 of said Panaewa Tract;

4. 322° 21' 00" 93.24 feet along said Lot 3 of the Panaewa Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekaunohi to a 3/4-inch pipe at the north corner of Lot B (8-ft. wide Panaewa Street widening lot) of said Panaewa Tract;

5. 52° 21' 00" 56.59 feet along said Lot B (8-ft. wide Panaewa Street widening lot) of the Panaewa Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekaunohi to a 3/4-inch pipe;

6. 44° 06' 00" 93.07 feet along same to a 3/4-inch pipe on the northeasterly boundary of Lot 11 of said Panaewa Tract;

7. 153° 24' 00" 91.24 feet along said Lot 11 of the Panaewa Tract and along the remainders of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekaunohi and said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamaoaha to a found 3/4-inch pipe;

8. 67° 27' 00" 72.66 feet along said Lot 11 of the Panaewa Tract and along the remainder of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamaoaha to a 3/4-inch pipe at the east corner of said Lot A;

EXHIBIT "2"
Conditions of Zoning

Pursuant to Section 19-510.050 of the Maui County Code, the zoning established for the parcels described herein shall be subject to the following conditions:

1. That building heights be limited to thirty-five (35) feet.
2. That Chapter 2.94, Maui County Code, shall apply.

4842-4141-0304(2)03347-00004

WE HEREBY CERTIFY that the foregoing BILL NO. 93 (2004)

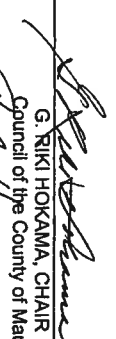
1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 18th day of February, 2005, by the following vote:


G. RUI HOKAMA Chair	ROBERT CARROLL Vice-Chair	MICHAEL ANDERSON Ave	JO ANNE JOHNSON Ave	DIAN P. KAHE Ave	DONNA A. MATO Ave	MICHAEL J. MOULUA Ave	JOSEPH PORTAVILLA Ave	CHRISTINE TAVARES Excused
------------------------	------------------------------	-------------------------	------------------------	---------------------	----------------------	--------------------------	--------------------------	------------------------------

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 18th day of February, 2005.

DATED AT WAILUKU, MAUI, HAWAII, this 18th day of February, 2005.

RECEIVED
 2005 FEB 18 PM 1:18
 OFFICE OF THE MAYOR

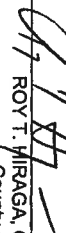

 G. RIKI HOKAMA, CHAIR
 Council of the County of Maui


 ROY T. HIRAGA, COUNTY CLERK
 County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 21 DAY OF February, 2005.


 ALAN M. ARAKAWA, 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. 3245 of the County of Maui, State of Hawaii.


 ROY T. HIRAGA, COUNTY CLERK
 County of Maui

Passed First Reading on December 14, 2004.
 Effective date of Ordinance February 21, 2005.

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 3245, 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

RECEIVED
 2005 FEB 22 AM 9:17
 OFFICE OF THE
 COUNTY CLERK

APPENDIX N

Early
Consultation
Letters

**Early Consultation
for the Preparation of the
Draft Environmental Assessment**

On February 28, 2013, early consultation letters requesting written comments on the proposed project were mailed to the following agencies, utility companies, organizations, and property owners/lessees adjacent to, and across the street from the Subject Property, for review and comment in accordance with Hawai'i environmental review requirements. A typical early consultation letter has been included in this section along with comment letters and responses to substantive comments.

State Agencies (5)

Patti Kitkowski, Chief
Maui District Health Office
State Dept. of Health
54 High Street
Wailuku, HI 96793

Laura McIntyre, Manager
Environmental Planning Office
State Dept. of Health
919 Ala Moana Blvd., Room 312
Honolulu, HI 96814

Russell Tsuji, Administrator
Land Division
State Dept. of Land & Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, HI 96809

Kamana`opono Crabbe, CEO
Office of Hawaiian Affairs
State of Hawai`i
711 Kapi`olani Blvd., Suite 500
Honolulu, HI 96813

Theresa Donham, Administrator
State Historic Preservation Division
State Dept. of Land & Natural Resources
Kakuhihewa Bldg, Room 555
601 Kamokila Blvd
Kapolei, HI 96707

County Agencies (10)

Kyle Ginoza, Director
Maui Dept. of Environmental Management
2200 Main Street, Suite 175
Wailuku, HI 96793

Paul Haake, Captain
Fire Prevention Bureau
Maui Dept. of Fire & Public Safety
313 Manea Place
Wailuku, HI 96793

Jo-Ann Ridao, Director
Maui Dept. of Housing & Human Concerns
2200 Main Street, Suite 546
Wailuku, HI 96793

Glenn Correa, Director
Maui Dept. of Parks & Recreation
700 Halia Nakoa Street
Wailuku, HI 96793

William Spence, Director
Maui Dept. of Planning
250 S. High Street
Wailuku, HI 96793

Joseph Alueta, Acting Administrator
Zoning Administration & Enforcement Division
Maui Planning Department
250 S. High Street
Wailuku, HI 96793

Gary Yabuta, Chief
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

David Goode, Director
Maui Dept. of Public Works
200 S. High Street
Wailuku, HI 96793

Jo Anne Johnson, Director
Maui Dept. of Transportation
2145 Kaohu Street, Suite 102
Kahului, HI 96732

David Taylor, Director
Maui Dept. of Water Supply
200 S. High Street
Wailuku, HI 96793

Utility Companies (2)

Gordon Yadao, Section Manager
Network Engineering & Planning
Hawaiian Telcom, Inc.
60 S. High Street
Wailuku, HI 96793

Dan Takahata, Manager
Engineering Division
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, HI 96733-6898

Organizations (2)

Theo Morrison, Executive Director
Lahaina Restoration Foundation
120 Dickenson St.
Lahaina, HI 96761

Lynn Donovan, Executive Director
LahainaTown Action Committee
648 Wharf Street, Suite 101
Lahaina, HI 96761

Parcels Adjacent to and Across the Street from the Subject Parcels (12)

TMK (2) 4-5-001: 029
Audrey Hayashida Trust, etal
1419 W. 173rd Street
Gardena, CA 90247

Republic Parking Northwest, Inc.
33. S. King Street, Suite 160
Honolulu, HI 96813

Tomezo Masuda Limited Partnership
c/o: David Thyne
2847 W. Lelehuna Place
Haiku, HI 96708

TMK (2) 4-5-001: 033
Maui Big Five, LLC
c/o: Marc Sakamoto
931 Makahiki Way
Honolulu, HI 96826

TMK (2) 4-5-001: 036
BRJ Lahainaluna, LLC
c/o: Avalon Commercial, LLC
841 Bishop Street, Suite 1601
Honolulu, HI 96813

TMK (2) 4-5-001: 037
MS Matsuba, Inc.
P O Box 10810
Honolulu, HI 96816 0810

TMK (2) 4-6-009: 026
Phillip & Mary Kasper
254-3 Pualei Drive
Lahaina, HI 96761

TMK (2) 4-6-009: 039
LJK, INC
c/o: Lisa Higa
220 Iao Valley Road
Wailuku, HI 96793

TMK (2) 4-6-009: 041
Karl Yamada, etal.
187 Panaewa Street
Lahaina, HI 96761

TMK (2) 4-6-009: 045
Ann Okumura, etal.
782-A Panaewa Street
Lahaina, HI 96761

TMK (2) 4-6-009: 049
Melody Ambler
164 Panaewa Street
Lahaina, HI 96761

TMK (2) 4-6-009: 050
Lance Yamaguchi
172 Panaewa Street
Lahaina, HI 96761

TMK (2) 4-6-009: 051
Douglas Ichimura
1680 Hoolaulea Street
Pearl City, HI 96782

TMK (2) 4-6-009: 052
Lynn Tanaka & Lisa Matsuoka
182 Panaewa Street
Lahaina, HI 96761

Sabuji and Kimiko Tshako
P.O. Box 491
Lahaina, HI 96761

***Typical Early
Consultation
Letter***



CHRIS HART & PARTNERS, INC.

Landscape Architecture
City & Regional Planning

February 28, 2013

Mr. Gary Yabuta, Chief
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

SUBJECT: Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawaii

Dear Mr. Yabuta,

On behalf of the Applicant (KBHL, LLC), the owners of the Subject Parcels, Chris Hart & Partners will be preparing an Environmental Assessment (EA) and an application for a Special Management Area (SMA) Use Permit for the above-referenced project.

The Subject Parcels are located in the town of Lahaina and are situated in an area which is primarily defined by existing commercial development. The Project Area is bordered by Waime'e Street to the north, Panaewa Street to the east, Luakini Street to the south, and Lahaihalunua Road to the west. See *Regional Location Map*. The Subject Property is in the "State Urban District" and is designated for "Hotel" use (Parcels 36 and 44) and "Business" use (Parcel 38) by the West Maui Community Plan and is zoned for "H-M, Hotel District" use (Parcels 36 and 44) and "B-2, Community Business District" (Parcel 38) use by the County of Maui. The Subject Property falls within Lahaina National Historic Landmark District but is not situated within Lahaina Historic Districts 1 and 2, which are regulated by the County of Maui. The Subject Property also lies within the limits of the Special Management Area (SMA) for the island of Maui.

The Applicant is proposing to amend their Phase III site plan which was initially approved by the Maui Planning Commission (MPC) in 1990 and was last modified in

Plantation Inn Redevelopment Project
February 28, 2013
Page 2

2002. The modified 2002 site plan was included in the Applicant's request for an SMA Use Permit which the Commission approved in May 2005. Due to economic conditions following the SMA approval, the site plan modifications were not implemented and the SMA Permit was allowed to lapse.

Existing improvements on Parcel 36 (28,833 sq. ft.) include two 2-story buildings containing 19 guest rooms and one restaurant (Gerard's), as well as a swimming pool, a landscaped courtyard, and guest parking. In addition to Parcel 36, the Applicant also owns Parcel 38 (6,512 sq. ft.) and Parcel 44 (8,919 sq. ft.) and plans to consolidate these parcels with Parcel 36 to create a single lot (44,264 sq. ft.) in connection with the proposed project. The existing structures on Parcels 38 and 44 will be demolished to accommodate the proposed modifications.

More recently, the Applicant has decided to utilize their previously approved Phase III site plan as the basis for modifications to improve the Hotel grounds and amenities. The proposed modifications to the Phase III site plan will encompass a new 2-story building containing 14 guest rooms (on Parcels 36 and 44) and a new parking area (on Parcel 44), as well as related landscaping, utility line connections or modifications, and road-widening and curb, gutter, and sidewalk improvements along the adjoining half of the Hotel's Lahaihalunua Road and Panaewa Street frontage. See *Architectural Site Plan*. The proposed improvements are consistent with the previous Phase III site plan modifications that the MPC approved in 2005.

In addition to the preceding improvements, a new parking area and driveway (onto Lahaihalunua Road) will be constructed on Parcel 38 (a parking lot is a permitted use in the B-2, Community Business District). The existing swimming pool and a portion of the surrounding pool deck will be demolished to make way for a new pool and spa. Interior improvements to the ground floor of the existing Hotel building along Lahaihalunua Road are also proposed and include converting the pavilion area to accommodate new entry, lobby, and reception areas, as well as adding new storage and utility space and new covered lanais along the south side of the building. The interior improvements will decrease the total room count for the Hotel by one guest room (32 rooms instead of 33) since one room will be eliminated to accommodate the proposed modifications. Complementary landscaping and fencing are also proposed, as are any necessary utility line connections or modifications. The preliminary plans for the proposed modifications to the Phase III site plan (which the MPC approved in 2005) are currently being prepared and will be included in the Draft EA.

Since the proposed action will occur within the Lahaina National Historic Landmark District, an Environmental Assessment will be prepared in accordance with Hawaii's environmental review requirements pursuant to Chapter 343, Hawaii Revised Statutes

and Title 11, Chapter 200 of the Hawai'i Administrative Rules for the State Department of Health.

In conjunction with the early consultation process for the preparation of the Draft EA, we would appreciate receiving your written comments regarding the proposed project by March 22, 2013. Please mail your comments to:

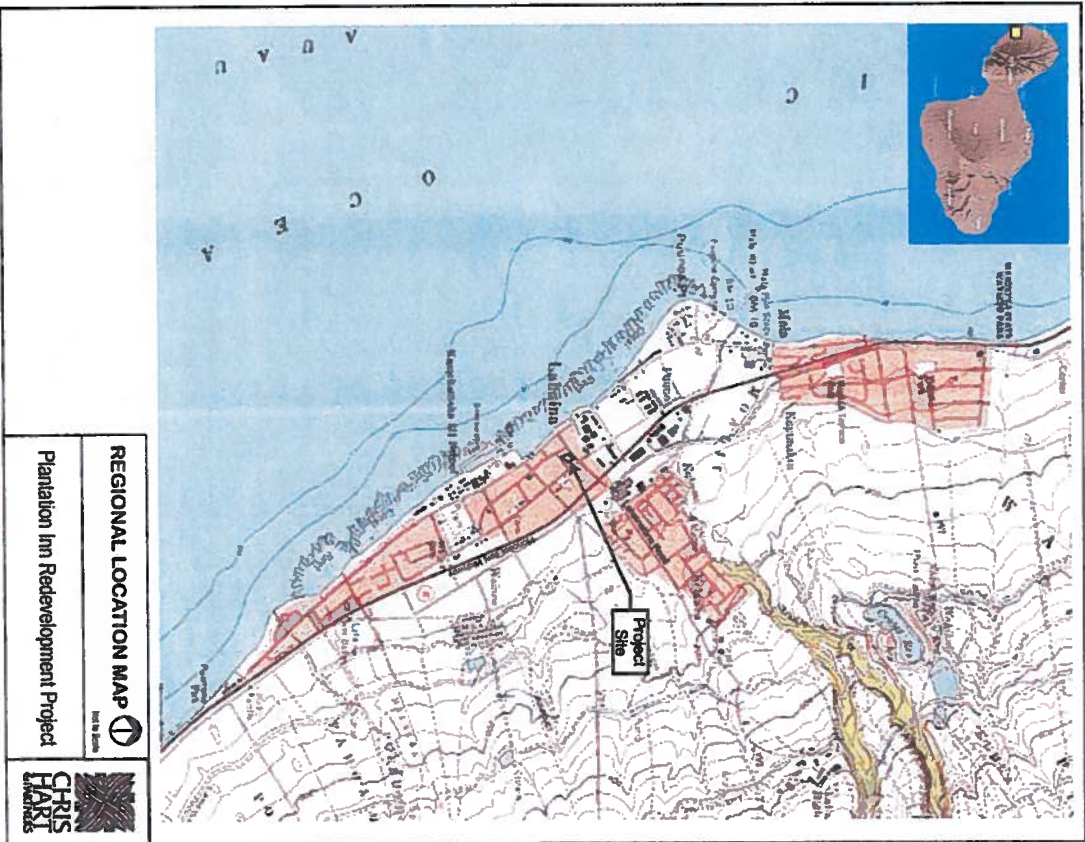
Mr. Jordan E. Hart
Chris Hart & Partners
115 N. Market Street
Wailuku, HI 96793

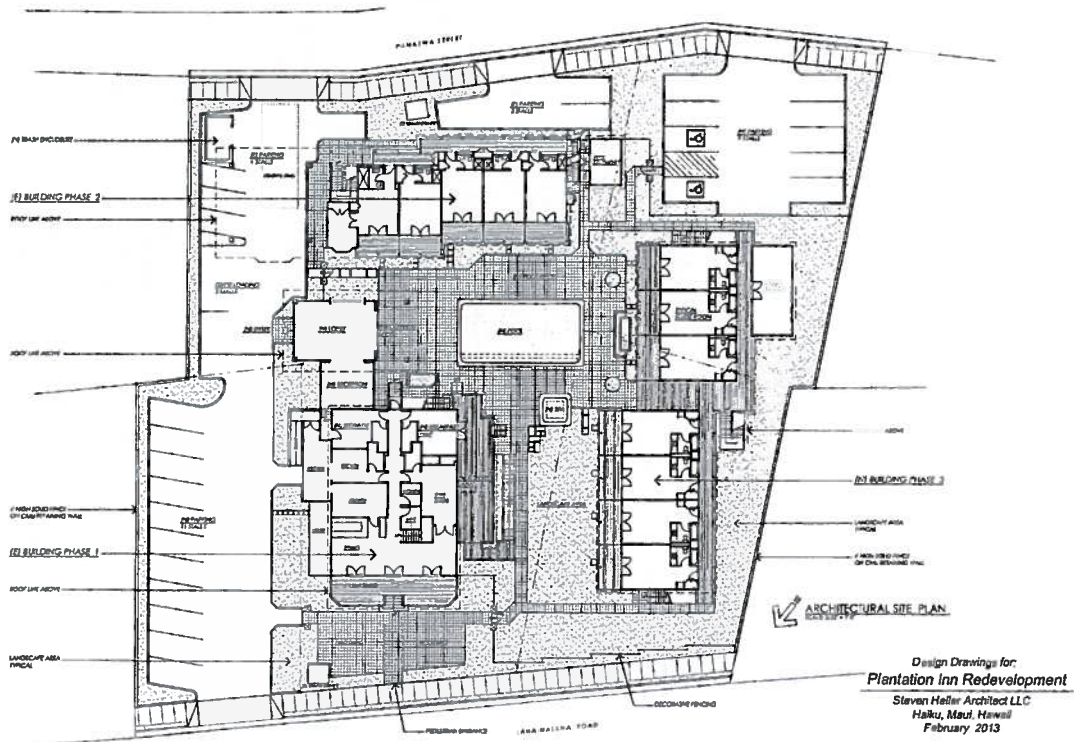
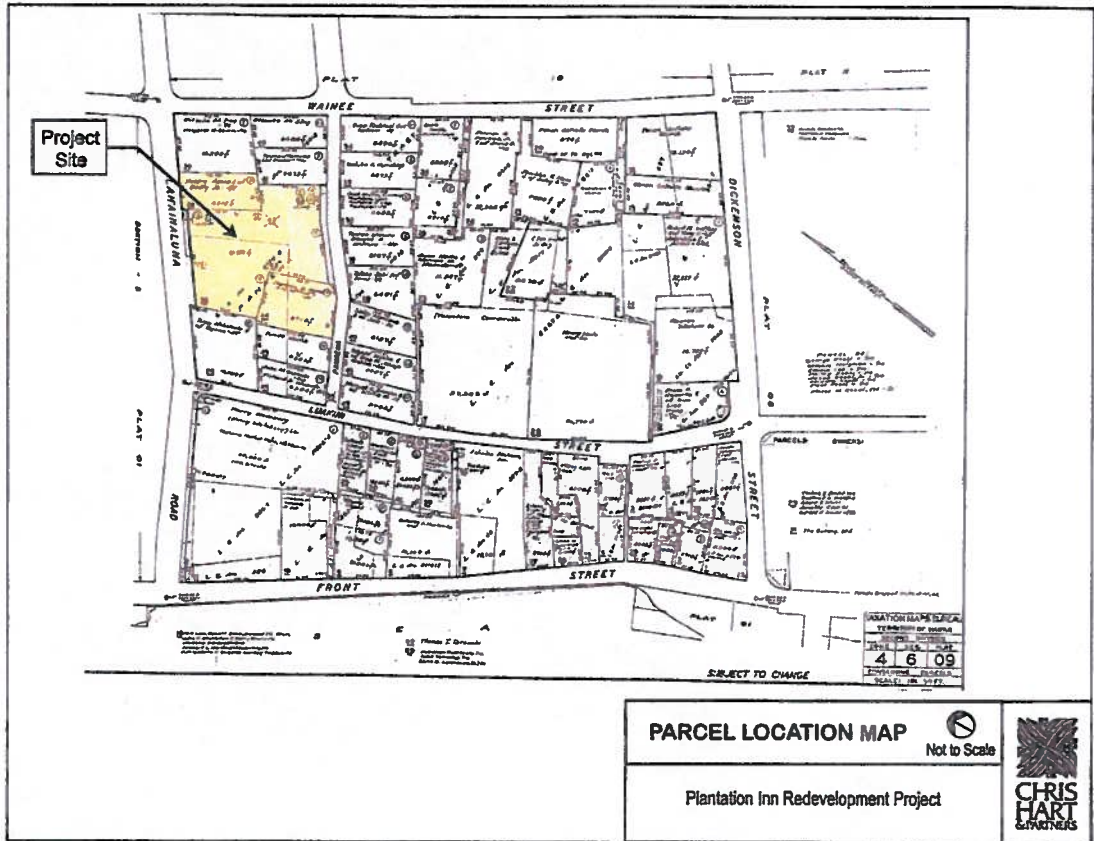
Thank you for participating in the environmental review process and please feel free to call me at (808) 242-1955 if you have any questions or comments about the proposed project.

Sincerely,

Jordan E. Hart

Enclosures
cc: Michael White, Dee Coyle, KBHI, LLC





*Comment and
Response Letters*



ALAN M. ARAKAWA
MAYOR
OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

65 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-4400
FAX (808) 244-4411



GARY A. YABUTA
CHIEF OF POLICE
CLAYTON N.Y.W. TOM
DEPUTY CHIEF OF POLICE

March 4, 2013

Mr. Jordan E. Hart
Chris Hart & Partners, Inc.
115 N. Market St.
Wailuku, HI 96793-1717

RE: Plantation Inn Redevelopment Project
TMKs (2) 4-6-009:36, 38, and 44
Lahaina, Maui, Hawaii

Dear Mr. Hart:

This is in response to your letter dated February 28, 2013, requesting our review and comments for the above-referenced proposed project on behalf of the applicant. We will review and comment requests from the Department of Planning only and not from private firms. Please direct your request to the Department of Planning for appropriate action.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

GARY A. YABUTA
Chief of Police

Enclosure

CO. Glenn
RECEIVED

MAR 05 2013

CHRIS HART & PARTNERS, INC.
115 N. MARKET STREET
WAILUKU, HI 96793-1717
12/105



Landscape Architecture
City & Regional Planning

February 28, 2013

Mr. Gary Yabuta, Chief
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

SUBJECT: Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawaii

Dear Mr. Yabuta,

On behalf of the Applicant (KBHL, LLC), the owners of the Subject Parcels, Chris Hart & Partners will be preparing an Environmental Assessment (EA) and an application for a Special Management Area (SMA) Use Permit for the above-referenced project

The Subject Parcels are located in the town of Lahaina and are situated in an area which is primarily defined by existing commercial development. The Project Area is bordered by Waine'e Street to the north, Panaewa Street to the east, Luakini Street to the south, and Lahainaluna Road to the west. See *Regional Location Map*. The Subject Property is in the "State Urban District" and is designated for "Hotel" use (Parcels 36 and 44) and "Business" use (Parcel 38) by the West Maui Community Plan and is zoned for "H-M, Hotel District" use (Parcels 36 and 44) and "B-2, Community Business District" (Parcel 38) use by the County of Maui. The Subject Property falls within Lahaina National Historic Landmark District but is not situated within Lahaina Historic Districts 1 and 2 which are regulated by the County of Maui. The Subject Property also lies within the limits of the Special Management Area (SMA) for the island of Maui.

The Applicant is proposing to amend their Phase III site plan which was initially approved by the Maui Planning Commission (MPC) in 1990 and was last modified in

115 N. Market Street, Wailuku, Maui, Hawaii 96793-1717 • Ph 808-242-1055 • Fax 808-242-1056
www.chpmaui.com

RECEIVED

2013 FEB -4 AM 10:00

MAUI POLICE DEPARTMENT



Landscape Architecture
City & Regional Planning

April 23, 2013

Gary Yabuta, Chief
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Mr. Yabuta,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 4, 2013.

Pursuant to your letter, we understand that the Maui Police Department (MPD) will review and comment on projects only if the request is from the Planning Department. Notwithstanding this, the MPD will be asked to review and comment on the proposed project during the Planning Department's processing of the EA and SMA application for the project.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378
March 7, 2013

In reply, please refer to:
File:

13-048
Plantation Inn

Mr. Jordan E. Hart
Chris Hart & Partners
115 N. Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

SUBJECT: Plantation Inn Redevelopment Project
TMK: (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawaii

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your letter dated February 28, 2013. Thank you for allowing us to review and comment on the subject document; we have no comments at this time. EPO recommends that you review the Standard Comments (www.hawaii.gov/health/epo under the land use tab). You are required to adhere to all Standard Comments specifically applicable to this application.

EPO suggests that you examine the many sources available on strategies to support the sustainable design of communities, including the:

U.S. Environmental Protection Agency's sustainability programs: www.epa.gov/sustainability
U.S. Green Building Council's LEED program: www.new.usgbc.org/leed

The DOH encourages everyone to apply these sustainability strategies and principles early in the planning and review of projects. We also request that for future projects you consider conducting a Health Impact Assessment (HIA). More information is available at www.cdc.gov/healthyplaces/hia.htm. We request you share all of this information with others to increase community awareness on sustainable, innovative, inspirational, and healthy community design.

We request a written response confirming receipt of this letter and any other letters you receive from DOH in regards to this submission. You may mail your response to 919 Ala Moana Blvd., Ste. 312, Honolulu, Hawaii 96814. However, we would prefer an email submission to epo@doh.hawaii.gov. We anticipate that our letter(s) and your response(s) will be included in the final document. If you have any questions, please contact me at (808) 586-4337.

Mahalo,

A handwritten signature in black ink, appearing to read "Laura Leialoha Phillips McIntyre".

Laura Leialoha Phillips McIntyre, AICP
Manager, Environmental Planning Office

cc: Jordan + Glenn
RECEIVED

MAR 11 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

12/107



Landscape Architecture
City & Regional Planning

April 23, 2013

Laura McIntyre, Manager
Environmental Planning Office
State Dept. of Health
919 Ala Moana Blvd., Room 312
Honolulu, HI 96814

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Ms. McIntyre,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 7, 2013 and are responding to your comments.

Copies of your letter, which included the data sources for the department's Standard Comments and the strategies and principles for sustainable design, have been furnished to the project team for their use during the detailed planning and design phase of the project.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

ALAN M. ARAKAWA
Mayor



JO ANNE JOHNSON-WINER
Director
MARC I. TAKAMORI
Deputy Director
Telephone (808) 270-7511

DEPARTMENT OF TRANSPORTATION

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

RECEIVED

MAR 28 2013

March 18, 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning
CV: Jordan Hart
12/103

Mr. Jordan Hart
Chris Hart & Partners Inc.
115 N Market Street
Wailuku, Maui, Hawaii 96793

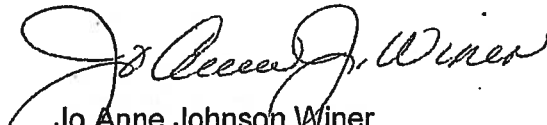
Subject: Plantation Inn Redevelopment

Dear Mr. Hart,

Thank you for the opportunity to comment on this project. We have no comments to make at this time.

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

Sincerely,


Jo Anne Johnson Winer
Director



Landscape Architecture
City & Regional Planning

April 23, 2013

Jo Anne Johnson, Director
Maui Dept. of Transportation
2145 Kaohu Street, Suite 102
Kahului, HI 96732

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Ms. Johnson,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 18, 2013 and understand that the Maui Department of Transportation has no comments at this time.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

RECEIVED WILLIAMS & JILL, INC. LAND DIVISION

2013 MAR 15 AM 9:53



STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES LAND DIVISION HONOLULU, HAWAII 96809

March 7, 2013

MEMORANDUM

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

FROM: Russell Y. Tsuji, Land Administrator SUBJECT: Plantation Inn Redevelopment Project LOCATION: Lahaina, Island of Maui, TMK: (2) 4-6-009-036, 038 and 044 APPLICANT: KBHL, LLC

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by March 20, 2013.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

We have no objections. We have no comments. Comments are attached.

Signed: [Signature] Print Name: David Christy Date: 3/12/13

cc: Central Files

NEIL ASHCROFT JR. GOVERNOR OF HAWAII



TO:

Chris Hart & Partners, Inc. Attention: Mr. Jordan E. Hart 115 N. Market Street Wailuku, HI 96793 Dear Mr. Hart: SUBJECT: Plantation Inn Redevelopment Project TMK No.: (2) 4-6-009-036, 038 and 044

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the (a) Land Division - Maui District and (b) Engineering Division on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

[Signature]

Russell Y. Tsuji Land Administrator

Enclosure(s) cc: Central Files

RECEIVED

MAR 22 2013

CHRIS HART & PARTNERS, INC. Landscape Architecture and Planning Cc: Jordan + Glenn

13 .1103

2013 MAR -8 PM 1:06 MAUI LAND DIVISION

WILLIAMS & JILL, INC. LAND DIVISION



STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES LAND DIVISION HONOLULU, HAWAII 96809

March 20, 2013

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

FROM: Russell Y. Tsuji, Land Administrator SUBJECT: Plantation Inn Redevelopment Project LOCATION: Lahaina, Island of Maui, TMK: (2) 4-6-009-036, 038 and 044 APPLICANT: KBHL, LLC

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by March 20, 2013.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

We have no objections. We have no comments. Comments are attached.

Signed: [Signature] Print Name: David Christy Date: 3/12/13

cc: Central Files



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 021
HONOLULU, HAWAII 96809

March 7, 2013

MEMORANDUM

TO: FORUM

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

FROM: Russell Y. Tanji, Land Administrator

SUBJECT: Pianitation Inn Redevelopment Project

LOCATION: Lahaina, Island of Maui, TMK: (2) 4-6-009-036, 038 and 044

APPLICANT: KBHL, LLC

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by March 20, 2013.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

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

Signed: [Signature]

Print Name: Gary S. Zhang, Chief Engineer

Date: 3/14/13

cc: Central Files

RECEIVED
LAND DIVISION
2013 MAR 15 PH 3: 06
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/LydiaMorikawa
Re: LahainaPianitationInn Redevelopment
Maui.505

COMMENTS

- We confirm that the project sits, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone X.
- (X) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone X. The National Flood Insurance Program does not have any regulations for developments within Zone X.
- Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is X.
- Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.
- Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:
 - Mr. Mario Siu Li at (808) 768-8098 or Ms. Ardis Shaw-Kim at (808) 768-8296 of the City and County of Honolulu, Department of Planning and Permitting.
 - Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
 - Ms. Carolyn Cortez at (808) 270-7813 of the County of Maui, Department of Planning.
 - Mr. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.

The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Updates.

Additional Comments: _____

Other: _____

Should you have any questions, please call Ms. Suzie S. Agraun of the Planning Branch at 587-0258.

Signed: [Signature]
CARTY S. ZHANG, CHIEF ENGINEER

Date: 3/14/13



Landscape Architecture
City & Regional Planning

April 23, 2013

Russell Y. Tsuji, Administrator
Land Division
State Dept. of Land & Natural Resources
P.O. Box 621
Honolulu, HI 96809

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Mr. Tsuji,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 20, 2013 which transmitted the comments of the department's Engineering and Maui Land Divisions.

We concur with the Engineering Division's statement that the Project Site is located in Flood Zone X (an area of minimal flooding) and acknowledge that the National Flood Insurance Program does not have regulations for developments within Zone X. We also understand that the Maui Land Division has no comments at this time.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC



Landscape Architecture
City & Regional Planning

April 23, 2013

Russell Y. Tsuji, Administrator
Land Division
State Dept. of Land & Natural Resources
P.O. Box 621
Honolulu, HI 96809

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Mr. Tsuji,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 20, 2013 which transmitted the comments of the department's Engineering and Maui Land Divisions.

We concur with the Engineering Division's statement that the Project Site is located in Flood Zone X (an area of minimal flooding) and acknowledge that the National Flood Insurance Program does not have regulations for developments within Zone X. We also understand that the Maui Land Division has no comments at this time.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

ALAN M. AROKAWA
Mayor
WILLIAM R. SPENCE
Director
MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

March 25, 2013

RECEIVED

MAR 28 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CC: Jordan + Glenn
12/103

Mr. Jordan Hart
Chris Hart & Partners, Inc
115 N. Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

SUBJECT: EARLY CONSULTATION REQUEST FOR THE PREPARATION OF A DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR THE PLANTATION INN REDEVELOPMENT PROJECT, LOCATED IN THE LAHAINA NATIONAL HISTORIC LANDMARK DISTRICT, MAUI, HAWAII; TMMK (2) 4-6-009-036, 38 AND 44 (RFC 2013/00035)

The Department of Planning (Department) has reviewed the above-referenced letter dated February 28, 2013. We apologize for our delayed response and the inability to meet the March 22, 2013 deadline. We would appreciate, however, offering the following comments:

1. The Department would strongly encourage the applicant to provide the Maui County Cultural Resource Commission the opportunity to review and comment on the proposed project given its scope and location within the Lahaina National Historic Landmark District.
2. Although the project is not located in Historic Districts 1 or 2, the Department would strongly encourage the applicant to incorporate design features highlighted in the Architectural Style Book for Lahaina and the Lahaina Historic District: Sign Design Guidelines.
3. Please discuss how the proposal is consistent with the goals, policies and objectives of the Countywide Policy Plan, the newly adopted Maui Island Plan, and the West Maui Community Plan.
4. If any conditions listed in the applicant's SM1 900024 approval letters (initial and amended scope) have been satisfied, the Department suggests that these be noted in the EA.
5. Please provide the Department with one (1) hard copy and one (1) digital copy of the Draft EA.

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
MAIN LINE (808) 270-7735, FACSIMILE (808) 270-7034

CURRENT DIVISION (808) 270-8265, LONG RANGE DIVISION (808) 270-7214, ZONING DIVISION (808) 270-7253

Mr. Jordan Hart
March 25, 2013
Page 2

Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Kathleen Ross Aoki at kathleen.aoki@mauicounty.gov or at (808) 270-5529.

Sincerely,

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for WILLIAM SPENCE
Planning Director

xc: Joseph Abuela, Acting Planning Program Administrator (PDF)
Kathleen Ross Aoki, West Maui Planner (PDF)
Project File
General File

WRS:CIY;KRA:vb
KIWP_DOCS\PLANNING\RFC2013\0035_PlantationInnRedev\EarlyDEAC\Comment.doc



Landscape Architecture
City & Regional Planning

April 23, 2013

William Spence, Director
Maui Dept. of Planning
250 S. High Street
Wailuku, HI 96793

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawaii

Dear Mr. Spence,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 25, 2013 and are responding to your comments.

1. The Applicant acknowledges that the Maui County Cultural Resources Commission should be provided with the opportunity to review and comment on the proposed project since the project is located within the Lahaina National Historic Landmark District
2. The proposed project has been designed to be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001).
3. The Draft EA will discuss the project's relationship to the applicable goals, policies, and objectives of the Countywide Policy Plan, the Maui Island Plan, and the West Maui Community Plan.
4. Your comments have been duly noted.

115 N. Market Street, Wailuku, Maui, Hawaii 96793-1717 • Ph 808-242-1855 • Fax 808-242-1856
www.chrishart.com

Plantation Inn Redevelopment Project
April 23, 2013
Page 2

5. A hard copy and CD of the Draft EA will be provided to the Planning Department when it becomes available.

Thank you for participating in the environmental review process.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

ALAN M. ARAKAWA
Mayor



GLENN T. CORREA
Director

BRIANNE SAVAGE
Deputy Director

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

DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793

March 20, 2013

Mr. Jordan E. Hart
Chris Hart & Partners
115 North Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

**SUBJECT: Plantation Inn Redevelopment Project TMK's (2) 4-6-009:36, 38,
and 44, Lahaina, Maui, Hawai'i**

Thank you for the opportunity to review and comment on the subject project. The Department of Parks & Recreation has no comments at this time, and looks forward to reviewing the Environmental Assessment when it is available.

Please feel free to contact me or Robert Halvorson, Chief of Planning and Development, at 270-7931, should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn T. Correa".

GLENN T. CORREA
Director of Parks & Recreation

Attachments

c: Robert Halvorson, Chief of Planning and Development
Jeff Anderson, West District Supervisor

GTC:RH:pt

RECEIVED

APR 02 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CC: Jordan + Glenn

12/103



Landscape Architecture
City & Regional Planning

April 23, 2013

Glenn T. Correa, Director
Maui Dept. of Parks & Recreation
700 Halia Nakoia Street
Wailuku, HI 96793

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Mr. Correa,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt letter dated March 20, 2013 and understand that your department has no comments at this time.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOITEAU McLEAN
Deputy Director



COUNTY OF MAUI

DEPARTMENT OF PLANNING

March 25, 2013

RECEIVED

MAR 28 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CU. Jordan *12/1/13*

Mr. Jordan Hart
Chris Hart & Partners, Inc
115 N. Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

SUBJECT: EARLY CONSULTATION REQUEST FOR THE PREPARATION OF A DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR THE PLANTATION INN REDEVELOPMENT PROJECT, LOCATED IN THE LAHAINA NATIONAL HISTORIC LANDMARK DISTRICT, MAUI, HAWAII; TMK: (2) 4-6-005:036, 38 AND 44 (RFC 2013/0036)

The Department of Planning (Department) has reviewed the above-referenced letter dated February 28, 2013. We apologize for our delayed response and the inability to meet the March 22, 2013 deadline. We would appreciate, however, offering the following comments:

1. The Department would strongly encourage the applicant to provide the Maui County Cultural Resource Commission the opportunity to review and comment on the proposed project given its scope and location within the Lahaina National Historic Landmark District.
2. Although the project is not located in Historic Districts 1 or 2, the Department would strongly encourage the applicant to incorporate design features highlighted in the Architectural Style Book for Lahaina and the Lahaina Historic District: Sign Design Guidelines.
3. Please discuss how the proposal is consistent with the goals, policies and objectives of the Countywide Policy Plan, the newly adopted Maui Island Plan, and the West Maui Community Plan.
4. If any conditions listed in the applicant's SM1 900024 approval letters (initial and amended scope) have been satisfied, the Department suggests that these be noted in the EA.
5. Please provide the Department with one (1) hard copy and one (1) digital copy of the Draft EA.

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
MAIN LINE (808) 270-7735; FACSIMILE (808) 270-7034
CURRENT DIVISION (808) 270-8205; LONG RANGE DIVISION (808) 270-7214; ZONING DIVISION (808) 270-7253

Mr. Jordan Hart
March 25, 2013
Page 2

Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Kathleen Ross Aoki at kathleen.aoki@mauicounty.gov or at (808) 270-5529.

Sincerely,

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for
WILLIAM SPENCE
Planning Director

xc: Joseph Aiueta, Acting Planning Program Administrator (PDF)
Kathleen Ross Aoki, West Maui Planner (PDF)
Project File

General File

WRS:CY:KRA:vb
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Landscape Architecture
City & Regional Planning

April 23, 2013

William Spence, Director
Maui Dept. of Planning
250 S. High Street
Wailuku, HI 96793

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawaii

Dear Mr. Spence,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 25, 2013 and are responding to your comments.

1. The Applicant acknowledges that the Maui County Cultural Resources Commission should be provided with the opportunity to review and comment on the proposed project since the project is located within the Lahaina National Historic Landmark District.
2. The proposed project has been designed to be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District - Sign Design Guidelines (2001).
3. The Draft EA will discuss the project's relationship to the applicable goals, policies, and objectives of the Countywide Policy Plan, the Maui Island Plan, and the West Maui Community Plan.
4. Your comments have been duly noted.

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Plantation Inn Redevelopment Project
April 23, 2013
Page 2

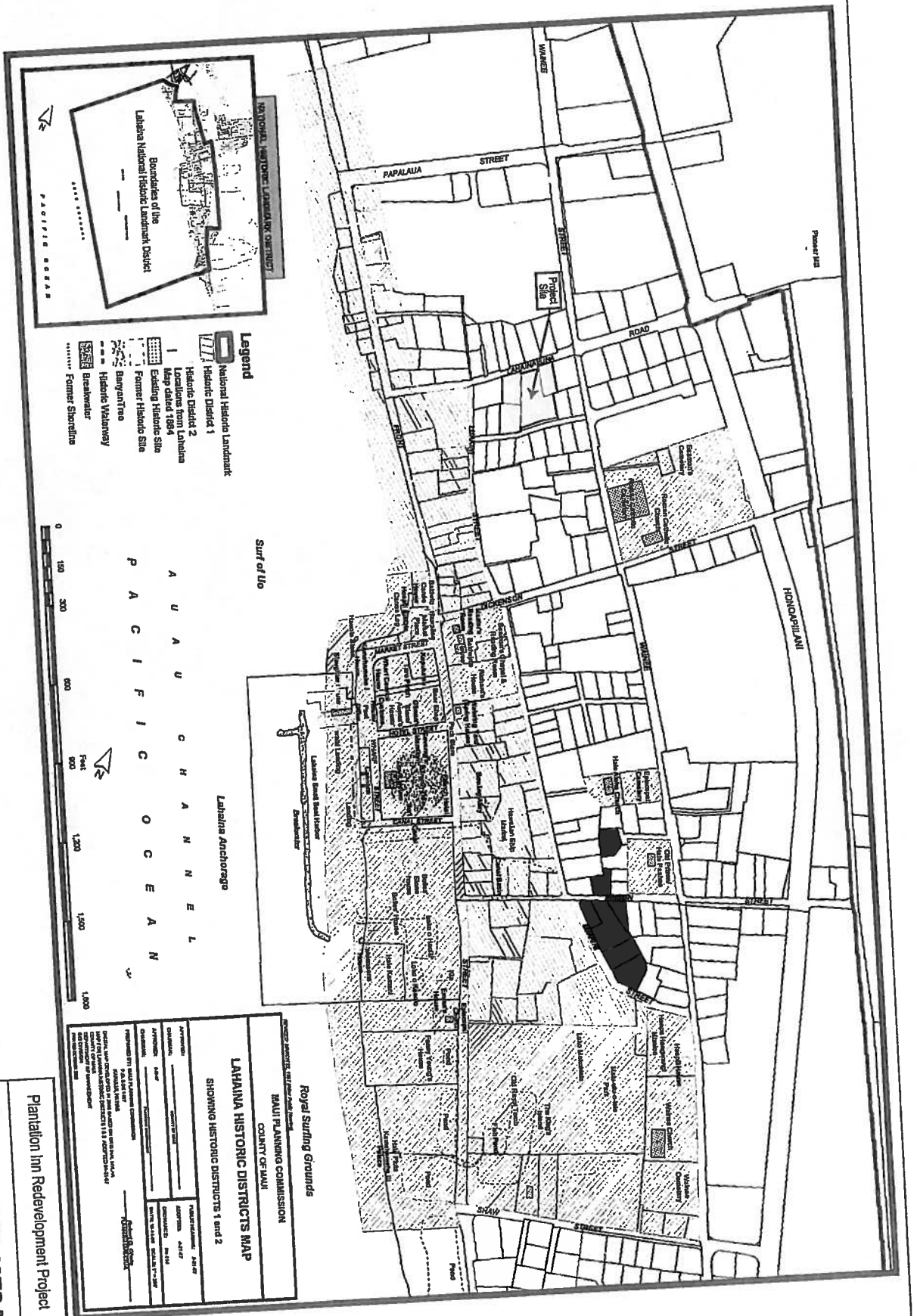
5. A hard copy and CD of the Draft EA will be provided to the Planning Department when it becomes available.

Thank you for participating in the environmental review process.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC



- Legend**
- National Historic Landmark
 - Historic District 1
 - Historic District 2
 - Locations from Lahaina Map dated 1894
 - Existing Historic Site
 - Former Historic Site
 - Banyan Tree
 - Historic Waterway
 - Breakwater
 - Former Shoreline



L A H A I N A
A N C H O R A G E

Royal Surfing grounds
MAUI PLANNING COMMISSION
COUNTY OF MAUI

LAHAINA HISTORIC DISTRICTS MAP
SHOWING HISTORIC DISTRICTS 1 and 2

APPROVED:	DATE:
DRAWN BY:	SCALE:
PROJECT NO.:	PROJECT NAME:
DATE OF PREPARATION:	DATE OF PUBLICATION:

MAUI PLANNING COMMISSION
100 SOUTH MAUI AVENUE, SUITE 200
LAHAINA, HAWAII 96761
PHONE: (808) 241-2100
FAX: (808) 241-2101
WWW.MAUIPLANNING.COM

Plantation Inn Redevelopment Project

HISTORIC DISTRICTS MAP

MAUI BEACH

ALAN M. ARAKAWA
Mayor



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

DAVID TAYLOR, P.E.
Director
PAUL J. MEYER
Deputy Director

RECEIVED
APR 17 2013

CHRIS HART & PARTNERS, INC
Landscape Architecture and Planning

C.C. Glenn

3/19/2013
Mr. Jordan Hart
Chris Hart & Partners
115 N. Market Street
Wailuku HI 96793

Re: TMK: (2) 4-6-009:036, 38, and 44

Project Name: Plantation Inn Redevelopment Project

Early Consultation for Draft Environmental Assessment (DEA) and Special Management Area Use Permit

Dear Mr. Hart:

Thank you for the opportunity to provide comment on these applications.

Source Availability System Infrastructure and Consumption

The project area is served by the Lahaina system. There are two eight-inch waterlines in close vicinity: one runs parallel to Panaeoa Street and one borders the property in the back. Fire protection is provided by two fire hydrants, one DWS and one private. According to system standards, average consumption for this property would be between approximately 11,200 and 17,000 gallons per day. Actual demand will depend on intensity of use after alterations. There are several meters associated with this property. Meter adequacy and any required system improvements will be determined in the building permit process.

Conservation

To alleviate demand on Maui's Lahaina system, we suggest that the following conservation measures be included in the DEA and implemented:
Use Non-potable Water: Use brackish or reclaimed water for construction, landscaping, dust control and other non-potable purposes when available.
Use Climate-adapted Plants: We recommend for all landscaping of the property limiting turf areas and using native climate-adapted plants. The project is located in Plant Zone 5. Our Landscape and Gardening Handbook can be found at:

<http://www.mauicounty.gov/documents/22/90/Handbook%20Publication.PDF>

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. Regular maintenance programs should be established.

Prevent Over-Watering By Automated Systems: Provide rain shut offs and smart controllers on all automated irrigation systems. Any controllers which do not provide for soil moisture or evapotranspiration based response should be checked and reset at least once a month to reflect the

"By Water All Things Find Life"



Plantation Inn Redevelopment Project
Page 2

monthly changes in evapo-transpiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

Pollution Prevention

In order to protect ground and surface water sources, Best Management Practices (BMPs) designed to minimize infiltration and runoff from construction should be implemented during construction. In addition to the required BMPs, the following mitigation measures should be included in the DEA:

- Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the ground.
- Maintain vehicles and equipment to prevent oil or other fluids from leaking.
- Concrete trucks and tools used for construction should be rinsed off-site.
- Properly and promptly dispose of all loosened and excavated soil and debris material.
- Properly install and maintain erosion control barriers such as silt fencing.
- Disturb the smallest area possible.
- Retain ground cover until the last possible date.
- Stabilize denuded areas by sodding or planting as soon as possible.
- Keep run-off on site.

Should you have any questions, please contact Staff Planner Marti Buckner at our Water Resources and Planning Division at 463-3104, or at marti.buckner@mauicounty.gov.

Sincerely,

Carol J. Meyer
Carol J. Meyer
Dave Taylor, P.E., Director
mlb

cc: engineering division



April 23, 2013

David Taylor, P.E., Director
Maui Dept. of Water Supply
200 S. High Street
Wailuku, HI 96793

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Mr. Taylor,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 19, 2013 and are responding to your comments.

Source Availability, System Infrastructure, and Consumption. Water service and fire protection for the proposed project will be provided in accordance with County water system standards. Domestic, fire flow, and irrigation calculations will be submitted to the department in conjunction with the building permit application review process.

Conservation. To minimize potable water use, landscaping for the proposed project will utilize native Hawaiian plants and other drought-tolerant species. Other water conservation practices include, but are not limited to, the use of low-flow plumbing fixtures, drip irrigation, rainfall sensing devices, low-flow emitters, and evening watering schedules. In addition, organic mulch will be used in planter beds to retain ground moisture and reduce evaporation. The Plantation Inn's maintenance staff will also inspect the irrigation system periodically to repair any leaks and resupply the planter beds with mulch.

Pollution Prevention. Best Management Practices will be implemented to minimize infiltration and runoff during construction of the proposed project. Appropriate

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www.chprmaui.com

Plantation Inn Redevelopment Project
April 23, 2013
Page 2

mitigation measures, including the ones that are mentioned in your letter will be included in the Draft EA.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

Mr. Jordan E. Hart
April 23, 2013
Page 2

PHONE (808) 594-1888

FAX (808) 594-1885



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPIOLANI BOULEVARD, SUITE 600
HONOLULU, HAWAII 96813

April 23, 2013

Mr. Jordan E. Hart
Chris Hart & Partners, Inc.
Landscape Architecture
115 N. Market Street
Waluku, Maui, HI 96793-1717

Re: Plantation Inn Redevelopment Project, TMK (2) 4-6-009: 36, 38 and 44, Lahaina,
Maui, Hawaii

Dear Mr. Hart:

The Office of Hawaiian Affairs (OHA) is in receipt of your February 28, 2013 request for comments on your proposed Environmental Assessment (EA) and an application for a Special Management Area (SMA) Use Permit for the above-referenced project.

Lahaina is important since it once was the residence of Maui Kings and chiefs, served as a center of missionary activities, and was originally the capital of the Kingdom of Hawaii. During the heavy tourist seasons, the population can swell to nearly 40,000 people and the increased impacts to the environment and cultural sites are adverse.

It is noted in your letter that there will be significant activities that will involve ground disturbances. OHA requests your assurance that when this project goes forward, should iwi or Native Hawaiian cultural or traditional deposits be found during the ground disturbance, work will cease and the appropriate agencies will be contacted pursuant to applicable law.

Given the sacredness of Lahaina, OHA would request that a cultural impact assessment and archaeological inventory study be undertaken. We also look forward to receiving your Environmental Assessment (EA) when completed.

RECEIVED

APR 29 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CC: Jordan + Glenn
12/103

Thank you for the opportunity to comment. If you have further questions, please contact Jerry B. Norris, Compliance Specialist, at (808) 594-0227 or at jerryb@oha.org.

'O wau ilio no,

Kamama'opono M. Crabbe, Ph.D.
Ka Puhana, Chief Executive Officer

KC:jbn



Landscape Architecture
City & Regional Planning

April 29, 2013

Kamana`opono Crabbe, Ph.D., CEO
Office of Hawaiian Affairs
State of Hawai`i
711 Kapi`olani Blvd., Suite 500
Honolulu, HI 96813

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai`i

Dear Mr. Crabbe,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated April 23, 2013 and are responding to your comments.

An archaeological assessment (which included archaeological inventory survey-level field work), an archaeological monitoring plan, and a cultural impact assessment were prepared for the proposed project and will be included in the Draft EA.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC