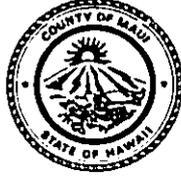


ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

July 10, 2003

RECEIVED

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

RE: Finding of No Significant Impact (FONSI) for the Plantation Inn
Phase III Project at TMK 4-6-9: 36, 37 and 44, Lahaina, Maui,
Hawaii (EA 2002/0004)

At its regular meeting of July 8, 2003, the Maui Planning Commission reviewed the Final Environmental Assessment in support of a Community Plan Amendment for the Plantation Inn project which included comments received during the 30-day public comment period which began on October 23, 2002. The Commission determined that this project will not have significant environmental effects and has issued a Finding of No Significant Impact (FONSI) determination. Please publish the FONSI notification in the July 23, 2003, Office of Environmental Quality Control (OEQC) Environmental Notice.

We have enclosed a completed OEQC Publication Form and four (4) copies of the Final Environmental Assessment. The project summary will be e-mailed to OEQC by the applicant's consultant. If you have any questions, please call Ms. Ann Cua, Staff Planner, of this office at 270-7735.

Sincerely,

Handwritten signature of Michael W. Foley in black ink.

MICHAEL W. FOLEY
Planning Director

Letter to Ms. Genevieve Salmonson, Director
July 10, 2003
Page 2

MWF:ATC:sp

Enclosures

c: Wayne A. Boteilho, Deputy Planning Director
Clayton Yoshida, AICP, Planning Program Administrator
Ann Cua, Staff Planner
Rory Frampton, Chris Hart & Partners
Project File
General File
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JUL 23 2003

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT
IN SUPPORT OF

SPECIAL MANAGEMENT AREA PERMIT AMENDMENT
CHANGE IN ZONING
COMMUNITY PLAN AMENDMENT

PLANTATION INN
SITE PLAN AMENDMENT

LAHAINA • MAUI • HAWAII



MAY 2003

FINAL ENVIRONMENTAL ASSESSMENT
IN SUPPORT OF

SPECIAL MANAGEMENT AREA PERMIT
CHANGE IN ZONING
COMMUNITY PLAN AMENDMENT

**PLANTATION INN
SITE PLAN AMENDMENT**

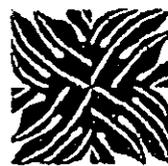
LAHAINA • MAUI • HAWAII

Prepared for:
The Maui Planning Department

And

Ka'anapali Beach Hotel
PO Box 998
Lahaina Hawaii 96767

Submitted by:
Chris Hart and Partners
Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Hawaii 96793
Phone: 242-1955
Fax: 242-1956



**CHRIS
HART**
& PARTNERS, INC.

MAY 2003



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FIGURES

Figure No. 1	Regional Map
Figure No. 2	Photographic Area Map
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Figure No. 4	Land Use Maps
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Figure No. 6	Approved / Proposed Site Plan
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Figure No. 8	Proposed Elevations
Figure No. 9	Site Photographs
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Appendix A	Preliminary Drainage & Engineering Report
Appendix B	Traffic Assessment Letter
Appendix C	Prior Permits Related to the Request
Appendix D	Draft EA Comment and Response Letters



I. INTRODUCTION

A. PURPOSE OF THE REQUEST

The applicant is proposing amendments to the Plantation Inn Phase III Site plan, which was initially approved by the Maui Planning Commission in 1990 and last modified in 1998. The focus of Phase III has been a 14-unit guestroom building, and changes to the original site plan have been for different parking configurations. In 1998, the site plan was last changed to exclude an underground parking garage, and instead, have required parking provided nearby, but off-site. It was understood that the Hotel was looking to acquire a nearby parcel to address the on-site parking deficit.

Since the 1998 amendment, the Hotel has acquired parcel (TMK (2) 4-6-09: 44), which conveniently adjoins the existing 17-guestroom Hotel (Phase I & II) on parcel 37, and the approved Phase III expansion area on parcel 36 (See Figure No. 2, "TMK Map"). The acquisition of parcel 44 allows the Hotel to provide additional on-site parking, and to re-configure the Phase III building to make best use of the combined area. The request does not change the number of rooms approved in previous permits.

The request is subject to Chapter 343 of the Hawaii Revised Statutes (Environmental Impact Assessment) as all portions of the project are located within the Lahaina National Historic Landmark District and the request involves a Community Plan Amendment. The subject properties do not have any individual distinctions recorded on the State of Federal Registers of Historic Places, and are not located within a County Historic District.

The request also incorporates a Change in Zoning and Community Plan Amendment. Parcel 44 is R-1 Residential Zoned, and has had a conditional permit for a barber/beauty shop. Parcels 36 & 37 are B-2 Community Business Zoned, and all three parcels have the "Business Commercial" West Maui Community Plan Designation. The Planning Department has requested that the applicant update the zoning and community plan designations from Business/Residential to Hotel, as the business zoning no longer allows Hotel use as it did when the Hotel was initially constructed and the Phase III expansion was initially approved.



This environmental assessment has been prepared to describe and analyze the impacts associated with this project and is submitted in support of the following application requests: 1) Special Management Area Use Permit Amendment; 2) Change in Zoning; and, 3) Community Plan Amendment. This Environmental Assessment has been prepared in compliance with Chapter 343, Hawaii Revised Statutes (HRS); Chapter 200, Hawaii Administrative Rules, Environmental Impact Statement Rules.

B. IDENTIFICATION OF THE APPLICANT

Owner/Applicant: Mr. Mike White, General Manager
Ka'anapali Beach Hotel
PO Box 998
Lahaina, Hawaii 96767
Phone: (808) 667-0211 / Fax: (808) 661-5318
Contact: Mike White

C. CONSULTANTS

Architecture: Steven Heller & Associates, Architects
16 South Market Street, Suite A
Wailuku, HI 96793
Phone (808) 249-8288/ Fax (808) 8289
Contact: Steve Heller

Civil Engineering: Rock Engineering LLC
P.O. Box 1918
Wailuku, HI 96793
Phone (808) 385-1885/ Fax (808) 879-6245
Contact: Conrad Stephenson

Traffic Analysis: Philip Rowell and Associates
47-273D Hui Iwa Street
Kaneohe, HI 96744
Phone (808) 239-8206/ Fax (808) 239-4175
Contact: Phillip J. Rowell, P.E.

Land Use: Chris Hart & Partners;



Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Maui, Hawaii 96793
Phone: (808) 242-1955/ Fax (808) 242-1956
Contact: Rory Frampton

D. ACCEPTING AGENCY

Accepting Agency: Maui Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793
Phone: (808) 270-7735
Contact: Ms. Ann Cua

E. PRE-CONSULTATION

The project has been reviewed several times under previous permits, including:

- An Environmental Assessment and Special Management Area permit related to the original 1990 proposal
- Reviews by the Maui Planning Commission for permit extension in 1992, 1994, 1995, and 1997
- Project Assessment Review for the 1998 Site Plan Amendment

In preparation for the current request, the following agencies were contacted:

COUNTY OF MAUI

1. Department of Planning
2. Department of Public Works and Waste Management , Engineering Division (Roadways)

STATE OF HAWAII

1. Department of Land and Natural Resources, Historic Preservation Division (Architecture)
2. Department of Land and Natural Resources, Historic Preservation Division (Archaeology)



In addition, the proposed changes to Phase III were discussed with the following neighbors, who voiced no objections or concerns about the new configuration:

1. Ideoka Family, parcel 45
2. Randy Coon, Trilogy Excursions, parcel 38
3. Phillip Kasper, Boss Frog's, parcel 26

F. DRAFT EA REVIEW AND CONSULTATION

The accepting agency (Maui Planning Department) distributed Draft EAs to the following agencies and utilities; comments and responses are included in Appendix D:

- (State) Department of Transportation
- (State) Department of Accounting and General Services
- (State) Department of Land and Natural Resources (Main Office)
- (State) Department of Land and Natural Resources (Historic Preservation Division)
- (State) Department of Land and Natural Resources (Maui Office)
- (State) Department of Business, Economic Development and Tourism (OSP)
- (State) Office of Hawaiian Affairs
- (State) Civil Defense
- (State) Office of Environment Quality Control
- (County) Department of Water Supply
- (County) Department of Fire Prevention
- (County) Department of Public Works and Environmental Management
- (County) Police Department
- (Utility) Maui Electric Company

Availability of the Draft EA for public review was advertised in the OEQC Environmental Notice dated 7/23/02. The public review period ended on 8/22/02. There were no public comment letters.

The applicant presented the project at the following meetings:

- Lahaina Restoration Foundation. The applicant presented the project before the Executive Committee of the Lahaina Restoration Foundation at its regular meeting on May 29, 2002. The Committee's comments and the applicant's response are included in Appendix D.
- Public Informational Meeting. The applicant scheduled a presentation and informational meeting for surrounding landowners that was held on August 20, 2002. Surrounding Landowners and Lessees of Record within 500 feet of the project were notified via mail of the meeting. A copy of the invitation and sign-up sheet is included in Appendix D. The meeting was attended by four nearby landowners. No significant concerns were expressed by the participants and no written comments were submitted.



II. DESCRIPTION OF THE PROPERTY AND PROPOSED ACTION

A. PROPERTY LOCATION AND LAND USE

The project site is located approximately in the center of Lahaina Town, between Lahainaluna and Panaewa Streets, and just west of Honoapiilani Highway. This section of Lahaina has an urban level of development, comprised primarily of businesses and commercial uses with spotted single-family and multi-family residential areas. The existing structures include 2 two-story buildings containing 17 guestrooms and one restaurant (Gerard's). The site also contains a pool, 14 parking spaces, and a landscaped courtyard. (See Figure No. 2, "Photographic Area Map", Figure No. 5 "Approved/Proposed Site Plan").

B. LAND USE DESIGNATIONS

The project area has the following land use designations:

State Land Use Classifications:	Urban
West Maui Community Plan:	(B) Business / Commercial
County Zoning:	B-2 Community Business (parcels 36 & 37) R-1 Residential (parcel 44)
Flood Zone Designations:	C (Little or No Flooding)
Special Designations:	Special Management Area Lahaina Historical Landmark District (Federal Register)

C. PROJECT BACKGROUND AND NEED

The existing structures include two two-story buildings containing 17 guestrooms and one restaurant (Gerard's). The site also contains a pool, 14 parking spaces, and a



landscaped courtyard. As a Hotel, it is open 24 hours a day. Rates range from \$172-235 for visitors, and \$127-210 for Kama`aina. There are 8 employees of the Hotel.

The applicant is proposing amendments to the Plantation Inn Phase III Site plan, an expansion that was initially approved by the Maui Planning Commission in 1990 and last modified in 1998. The focus of Phase III has been a 14-unit guestroom building, and changes to the original site plan have been for different parking configurations. In 1998, the site plan was last changed to exclude an underground parking garage, and instead, have required parking provided nearby, but off-site. It was understood that the Hotel was looking to acquire a nearby parcel to address the on-site parking deficit.

Since the 1998 amendment, the Hotel has acquired parcel (TMK (2) 4-6-09: 44), which conveniently adjoins the existing 17-guestroom Hotel (Phase I & II) on parcel 37, and the approved Phase III expansion area on parcel 36 (See Figure No. 3, "Real Property Tax Parcel Map"). The acquisition of parcel 44 allows the Hotel to provide additional on-site parking, and to re-configure the Phase III building to make best use of the combined area.

The previous Phase III Site Plans situated the new guest units with views along Lahainaluna Road, which at the time anticipated that the units would have views of Lahaina's unique and historic architecture. However, in the last decade of development, the properties opposite the Hotel have been incrementally developed into contiguous parking lots. The acquisition of parcel 44 allows the hotel to re-arrange the Phase III units in a superior orientation, providing the majority units with a courtyard view, rather than over the urban sights of Lahainaluna road and parking facilities.

The request does not change the number of rooms approved in previous permits.

D. DESCRIPTION OF PROPOSED ACTION

The proposed project involves a re-configuration of the Phase III Expansion Plan. Related improvements include additional onsite parking, a new driveway and walkways, and landscape planting. Details of the new plan are contained in Figures No. 6 & 7, "Proposed 2002 Phase III Site Plan" & "2002 Architectural Details".

Building Design Reconfiguration. The proposed Phase III building will be reconfigured so that the primary guestroom orientation is towards the central courtyard. Guestrooms access will be via external corridors (single-loaded) on the (west) exterior. The more linear configuration of the building will extend the footprint into parcel 44.



Site Improvements. A new internal road will provide access to nine parking stalls to be located on the south side of the Phase III building. The road will have an entry-only access off Lahainaluna road and an access to Panaewa Street.

Relocation of Off-Site Parking. As part of the 1998 Phase III Site Plan Amendment, Off-Site Parking Approval was granted for 23 of the 33 stalls (total) required for the Hotel (including parking for Phases I and II). This parking was approved at the Diamond Parking Lot located at 175 Lahainaluna Road opposite the Hotel. Since then, 3 additional stalls have been provided at the existing hotel and the revised Phase III Plan incorporates 9 new on-site parking stalls. The balance of offsite parking will be relocated to a 11-stall parking lot on parcel 46, located at the corner of Panaewa and Luakini Streets, which is on the same block as the Hotel (See Figure No. 3 & 11, "Real Property Tax Parcel Map " and "Parcel 46 - Offsite Parking").

Construction Details. The cost to construct the project is estimated to be \$1.5 Million. This cost does not include engineering design and surveys, permitting, construction management/review, and project monitoring. The anticipated duration of construction activities is 9-12 months.

E. ALTERNATIVES

Utilize Approved Phase III Site Plan

Description. Under this alternative, Phase III would be developed as last approved in 1998, with all improvements taking place on parcel 36.

Analysis. Under the preferred action and this alternative, temporary construction impacts would occur. These type of impacts would be less under this alternative, and further from the residential uses along Panewa Street.

This alternative would forgo the following benefits associated with the proposed action:

- Additional onsite parking
- Superior visitor unit orientation
- Less project density

The potential benefits of this alternative are considered marginal because they are temporary and can be mitigated. The negative impacts of this alternative is forgoing the quality and functionality achieved by the revised Phase III Plan..



F. REQUIRED PERMITS

The following permits and approvals may be required for the proposed action:

County of Maui

The following permits are administered by the Department of Planning and acted upon by the Maui Planning Commission:

- Special Management Area Permit Amendment
- Off-Site Parking Approval

The following permits are administered by the Department of Planning, are presented for recommendation before the Maui Planning Commission, and acted upon by the Maui County Council:

- Change in Zoning
- Community Plan Amendment

The following permits are administered by the Department of Public Works and Waste Management, Land Use and Codes Administration:

- Building permits
- Grading permit



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

A. PHYSICAL ENVIRONMENT

1. Land Use

Existing Conditions. The project site is located approximately in the center of Lahaina Town, between Lahainaluna and Panaewa Streets, and just west of Honoapiilani Highway. This section of Lahaina has an urban level of development, comprised primarily of businesses and commercial uses with spotted single-family and multi-family residential areas. The existing structures include 2 two-story buildings containing 17 guestrooms and one restaurant (Gerard's). The site also contains a pool, 14 parking spaces, and a landscaped courtyard. (See Figure No. 2, "Photographic Area Map", Figure No. 5 "Approved/ Proposed Site Plan").

Potential Impacts and Mitigation Measures. The improvements include site adjustments to a previously approved expansion plan. The site plan amendment does not include a change in use, nor an intensification of use, nor a change to surrounding land use patterns. The revised plan will incorporate additional on-site parking, which will reduce the need for customers of the Hotel to traverse across Lahainaluna Road.

2. Air Quality

Existing Conditions. The project site is located along the coast, and is often subject to light breezes. Non-point air pollution can be attributed to automobile traffic in the Lahaina urban center and along Honoapiilani Highway.

Potential Impacts and Mitigation Measures. Air quality impacts attributed to the proposed project could include dust generated by the short-term construction related activities. Site work and building demolition / renovation activities, for example, could generate airborne particulate. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens where appropriate will be implemented to minimize the potential impact from wind-blown emissions. Additionally fugitive



dust related to site work may be mitigated by establishing landscaping as early as possible in uncovered areas, and covering open-bodied trucks when they are transporting light materials that could be carried by wind.

3. Noise Characteristics

Existing Conditions. The noise level is an important indicator of environmental quality. In an urban environment, noise is due primarily to vehicular traffic, air traffic, heavy machinery, and heating, ventilation, and air-conditioning equipment. Ramifications of various sound levels and types may impact health conditions and an area's aesthetic appeal. Noise levels in the vicinity of the project area are generally low. Traffic noises from Honoapiilani Highway and nearby visitor/commercial facilities are the predominant sources of background noise in the vicinity of the subject property. Wind and surf are the primary natural background sources of noise for the region.

Potential Impacts and Mitigation Measures. In the short-term, the proposed project could generate some adverse impacts during construction. Noise from heavy construction equipment, such as bulldozers, front-end loaders, and material-carrying trucks and trailers, would be the dominant source of noise during the construction period. To minimize construction related impacts to the surrounding neighbors, the contractor will limit outdoor construction activities to normal daylight hours, and adhere to the State Department of Health's noise regulations for construction equipment. These measures would require:

- Mufflers on on-site vehicles or devices whose operations involve the exhausting of gas or air, excluding pile hammers and pneumatic hand tools weighing less than 15 pounds.
- Construction vehicles using trafficways must satisfy the DOH's vehicular noise level requirements
- Permits from the DOH where construction noise exceeds the DOH's "maximum permissible" property line noises. These permits will also limit the hours and days in which construction noises may occur.

The proposed use is compatible with the surrounding urban development and existing use on the property. Since the project area is surrounded by a compatible urban noise regime, no long-term impacts due to noise are anticipated.



4. Marine Resources

Existing Conditions. Nearshore waters are classified as open coastal "A", according to the Water Quality Standards Map prepared by the State Office of Environmental Planning and Hawaii Department of Health.

Potential Impacts and Mitigation Measures. No direct impacts to the coastal or marine environment are anticipated as the project is located inland within a built urban environment. Drainage patterns and quantities will generally remain the same, and thus no change in drainage-related indirect impacts is anticipated.

5. Topography and Soils

Existing Conditions. According to the "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" prepared by the U.S. Department of Agriculture, Soil Conservation Service, 1972, the project site consists of Ewa silty clay loam (EaA) of the Ewa Series. This soil is a dark reddish -brown silty clay that has weathered from basic igneous rock. The runoff is very slow and the erosion hazard is no more than slight. The available water capacity is about 0.10 to 0.12 inches per inch. Permeability is 0.63 to 2.0 inches per hour.

The subject parcels (36&44) are generally flat, gently sloping up towards the existing Hotel (parcel 37). The parcels will be filled approximately 3 feet to bring them up to the grade of parcel 37.

Potential Impacts and Mitigation Measures. No significant changes to the topography are proposed and therefore no impacts are anticipated.

6. Flood and Tsunami Hazard

Existing Conditions. According to the Flood Insurance Rate Map prepared by the United States Federal Emergency Management Agency, Federal Insurance, Administration, Community Panel Number 15003 0163C, Dated August 3, 1998, the project is located in Zone C, areas of minimal flooding.

Potential Impacts and Mitigation Measures. No significant changes to topography or drainage characteristics are proposed, and no Flood-Hazard related impacts are anticipated.



7. Terrestrial Biota (Flora and Fauna)

Existing Conditions. The existing hotel is developed with irrigated sections of turf and landscape planting. On-site trees and shrubs include coconut and areca palms, mango, kukui, snow bushes, plumeria, and dwarf lauae fern. Over-the-counter pesticides and herbicides are used to maintain the landscaped sections. Parcel 36 is currently vacant and covered with gravel. The majority of parcel 44 is paved with concrete, although there are neglected plantings in designated strips along the boundaries of the parcel

Animal life in this urban coastal setting includes avifauna including the common myna, several species of dove, cardinal, house finch, and house sparrow. Mammals common to this area include cats, dogs, rodents, and mongoose.

There are no known significant habitats of rare, endangered or threatened species of flora and fauna located on the subject property.

Potential Impacts and Mitigation Measures. The proposed improvements will extend the landscaped planting regime to parcels 36 & 44. No impacts to sensitive flora or fauna are anticipated. (See Figure No. 6, "Approved/Proposed Site Plan")

8. Visual Resources

Existing Conditions. Lahaina's natural scenic resources include intermittent views of the Pacific Ocean, the West Maui Mountains, Lana'i and Moloka'i. The subject area is not identified as a scenic resource or identified within a view-plane in the Maui Coastal Scenic Resources Study.

Potential Impacts and Mitigation Measures. The project entails the reconfiguration of an approved two-story building. This action will not substantially affect the views towards natural scenic resources.

The Maui County Urban Design Review Board will review and approve the proposed architectural and urban design enhancements in accordance with Chapter 2.26 of the Maui County Code (MCC) (Urban Design Review Board) and Chapter 2.88 MCC (Cultural Resources Commission).

The State of Hawaii, Department of Land and Natural Resource's Historic Preservation Division will also be required to provide comments upon the design's impact on Historic resources since the project is within the National Lahaina Historic Landmark District.



9. Archaeological and Historic Resources

Existing Conditions. No archaeological resources are known at the subject property, and no inventory survey has been done on the property. In general, Lahaina has been considered a sensitive area for cultural deposits and burial sites.

Parcel 44 contains an unoccupied residence, a portion of which over 50 years old. The original house has an estimated construction year of 1932. More recently, additions were made to the rear of the house and a porch/entry was added to the Panaewa Street (front) elevation. A modern carport and Beauty Salon / Barber Shop were also built upon the property (See Figure 10, "Parcel 44 Plans and Photos").

Potential Impacts and Mitigation Measures. Since the site is developed and the project will primarily fill the subject properties, subsurface disturbance will be primarily limited to trenching of utility accesses. While it is unlikely that sub-surface archaeological or cultural resources will be discovered or disturbed during construction, the applicant will provide preliminary testing and analysis after demolition of the existing structures and before construction. An Archaeological Construction Monitoring Plan will be submitted to and approved by the Historic Preservation Division of the State Department of Land and Natural Resources. A construction monitor will observe all work involving sub-surface disturbance. Should cultural deposits or burial remains be found during construction, all work will be stopped in that area and the State Department of Land and Natural Resources, Historic Preservation Division will be consulted for proper analysis and treatment. If any burials are discovered, the respective island Burial Council will also be contacted.

The subject residence will be razed. While the center portion of the building is historical, the structure overall is not noteworthy either architecturally, or with respect to the history of Lahaina through events and persons.

The project entails adding one guest building to the project site. The building will be of the same style and character of the existing project. Details on the proposed building are included as Figures 7 & 8, "Proposed Floor Plan" and "Proposed Elevations".

10. Climate

Existing Conditions. The climate in the West Maui region is influenced by persistent north-northeasterly trade winds. Lahaina is located in the dry leeward portion of West Maui. Average annual temperature is 75 F. Average monthly temperatures vary by



about 9 degrees between the coolest and warmest months. Rainfall at the project site averages approximately 15 inches per year.

Potential Impacts and Mitigation Measures. The proposed project will not be impacted by climatic conditions in the area, nor induce changes to the local climate.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

Existing Conditions. According to the 2001 Maui Data Book, which makes use of the 2000 Census, the Lahaina CDP (approximately 5.8 square miles) supports a resident population of 9,118.

Pursuant to Chapter 2.94 of the Maui County Code (Affordable Housing Policies For Hotel-Related Developments), the applicant has recorded an Employee Housing Declaration (dated April 26, 1993) that is on file with the County Department of Housing and Human Concerns. Prior to a certificate of occupancy for the Phase III expansion, the applicant will obtain written confirmation from the Department that the project has complied with the County of Maui's Employee Housing Program.

Potential Impacts and Mitigation Measures. The project is not anticipated to significantly affect population in the Lahaina area.

2. Economy

Existing Conditions. The Lahaina economy is based primarily on the visitor industry. Visitor accommodations are located near the shoreline along with necessary support facilities and residential communities. Kapalua and Kaanapali have developed into important visitor destination anchors while old Lahaina Town, with its historic character and charm, has developed into the region's visitor, service, commercial and residential center. Agriculture is a second important part of Lahaina's economy.

Potential Impacts and Mitigation Measures. The project will generate positive construction-phase economic impacts that are generally short-term effects. They include employment, income, and expenditure impacts that are created by on-site and off-site construction employment, on-site and off-site trade/ transportation/ service employment, and manufacturing employment in support of construction. The positive



post-construction, operational economic impacts are long-term consequences generated by the project. They encompass employment, income, and expenditure impacts created by the project's employees including management, maintenance, and workers. The proposed project will produce a limited number of full and part-time jobs in support of the development. Long-term employment is anticipated to increase to 11 employees from the existing 8 due to the Phase III improvements.

County property tax assessments are affected by similar use-type properties in the vicinity. The associated change in zoning from Business to Hotel will not affect the assessments of nearby business or residences according to the current methodology of the County's Real Property Tax Office.

3. Cultural Resources

Existing Conditions. Due to the level of existing urban development in the project area, there are no known natural or cultural resources. The property includes a mauka-makai access corridor (sidewalk) along Lahainaluna Street. The property is not utilized for mauka/makai access.

Potential Impacts and Mitigation Measures. Since no natural or cultural resources are available on the project site and mauka/makai access will be maintained and improved, no impacts to cultural resources are anticipated.

C. PUBLIC SERVICES

1. Recreational Resources & Facilities

Existing Conditions. West Maui offers many outdoor recreational opportunities, some in conjunction with resort activities. These include snorkeling, swimming, surfing, boating, golfing, and hiking. The Ka'anapali area is noteworthy for its continuous sandy shoreline that extends some 8,000 feet. State and County beach parks in the Lahaina District include the Honolua-Mokuleia Marine Life Conservation District, the D. T. Fleming Park, Honokowai Beach Park, Wahikului State Wayside, Kamehameha Iki Park, Puamana Beach Park, Lanuniupoko State Wayside, Ukumehama Beach Park, and Papalaua State Wayside.

Potential Impacts and Mitigation Measures. The proposed improvements have no anticipated direct or indirect effects on the aforementioned public resources.



2. Police and Fire Protection

Existing Conditions. The County of Maui Fire and Police Departments provide service in the Lahaina area, the Lahaina Station is located approximately a 2.5 miles north at the Lahaina Civic Center.

Potential Impacts and Mitigation Measures. The proposed project has no anticipated effects on Police or Fire Protection services.

3. Schools

Existing Conditions. The Lahaina District is serviced by both private and public schools, which provide education from preschool through high school. Public schools in the Lahaina District include the King Kamehameha III Elementary School from kindergarten through fifth grade, the Lahaina Intermediate School for grades six through eight, and Lahainaluna High School for grades nine through twelve. Private schools in the Lahaina District include Sacred Hearts School for grades kindergarten through twelve and several preschools.

Potential Impacts and Mitigation Measures. The proposed project has no anticipated effects on educational facilities.

4. Solid Waste Collection and Disposal

Existing Conditions. Solid waste generated at the site is collected and disposed of by a private contractor.

Potential Impacts and Mitigation Measures. No significant effects are anticipated to the solid waste collection or disposal systems.

D. INFRASTRUCTURE

1. Domestic Water

Existing Conditions. The County of Maui is presently servicing the property through an existing 8" water line along Lahainaluna Road.

Potential Impacts and Mitigation Measures. The proposed domestic water use and fire flow requirements for the amended Phase III building are essentially the same as when



the building last approved in 1998. As part of the building permit application process, these calculations will be submitted to the Department of Water Supply for approval.

2. Wastewater

Existing Conditions. The project will connect to the existing 8" wastewater collector along Lahainaluna Road. The waste is conveyed to the Honokowai Wastewater Treatment System that presently processes 5mgal/day out of a capacity of 6.7mgal/day.

Potential Impacts and Mitigation Measures. No significant increase in wastewater generation is anticipated.

3. Roadways and Traffic

Existing Conditions. Honoapiilani Highway and Front Street provide the primary lateral access along Lahaina Town (north/south). The project is located between Lahainaluna and Panaewa Streets, which run east/west. Lahainaluna road is a two-lane two-way roadway that runs from Front Street and through Honoapiilani Highway. Panaewa Street is a one-lane, one-way street for westbound traffic.

Potential Impacts and Mitigation Measures. A trip generation analysis was prepared with respect to the proposed 14-unit expansion of the hotel; it is included as Appendix B. According to the analysis, the maximum number of trips generated by the expansion will take place in the afternoon peak hour, and will entail 12 trips/hour. Of these 12, the contribution to the peak direction would be 6 trips/hour, with 4 trips/hour contributing to the peak movement. The analysis concluded that this level of traffic increase would not be noticeable and the impact would be insignificant.

According to the analysis, due to the limited number of trips, and standards set forth by the Institute of Traffic Engineers (ITE), further traffic impact analysis is not warranted. The ITE trigger for a traffic impact study is 100 trips/hour in the peak direction. To date, the County of Maui has not established such a criteria for projects in its jurisdiction.

4. Drainage

Existing Conditions. Presently, there are no on-site drainage facilities in the planned expansion area (parcels 36 & 44). Storm water sheet flows off the roofs and pavement area into the planted areas. Water ponds until it percolates into the soil. The parcels



and surrounding area are relatively flat and no significant runoff enters or leaves the properties.

Runoff calculations are included in the Drainage Report included as Appendix A.

Potential Impacts and Mitigation Measures. The proposed project will consist of a building, driveway, parking area, walkways and planted areas. The calculations show a slight decrease in the total runoff quantity from the existing to the proposed conditions. Runoff will be channeled and collected into drywells.

According to the report, the proposed improvements will result in improved drainage conditions, and the project will not have any adverse effects on the adjoining or downstream properties.



IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE LAWS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes four major land use districts into which all lands in the State are placed. These districts are designated Urban, Rural, Agricultural, and Conservation. The project area includes lands within the Urban District. Development entitlements within the Urban District are delegated to the respective County Governments.

B. MAUI COUNTY ZONING

The existing Hotel and originally approved expansion (parcels 36 & 37) are located in the County Business District "B-2". The purpose of this district states: "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". When originally approved, hotel use was allowed in the B-2 zone. Currently, the zone does not allow hotel use, and the existing development and expansion are considered legal nonconforming.

The acquired adjacent parcel (44) is zoned R-1 Residential. The parcel contains a uninhabited residence and a building that previously served as a beauty salon and barber shop. A conditional use permit allowed the commercial uses.

The Maui County Planning Department has recommended that zoning of the acquired parcel, as well as the existing Hotel and expansion parcels be changed to the H-M Hotel zoning designation. Pursuant to Chapter 19.510.040 (4) of the Maui County Code (Change of Zoning), the project may be granted a new zoning designation if it meets the following criteria:



- a. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county,

Analysis. As addressed in the following sections, the project is consistent with the general plan, and the objectives and policies of the West Maui Community Plan.

- b. The proposed request is consistent with the applicable community plan land use map of the county,

Analysis. The project has been consistent with the West Maui Community Plan's (Business) land-use designation since hotel use was allowed in the County (B-2) business zone when the Hotel was constructed and when it submitted plans for the Phase III expansion. As part of the current application, the applicant is requesting a change in zoning and a simultaneous change in the community plan designation from *Business* to *Hotel* in order to be consistent with the revised zoning entitlements and to establish consistency between zoning and the corresponding community plan land use designation.

- c. The proposed request meets the intent and purpose of the district being requested,

Analysis. The Plantation Inn is a Hotel, and Hotel zoning is being requested.

- d. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements,

Analysis. As documented in the previous section, the project is not anticipated to adversely affect public improvements and services.

- e. The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area, and

Analysis. As documented in the previous section, the project is not anticipated to adversely affect the physical environment or the socio-economic character of Lahaina.



- f. If the application change in zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the department of agriculture and the United States Soil and Conservation Service.

Analysis. This criteria is not applicable to the proposed development.

C. MAUI COUNTY GENERAL PLAN

The General Plan of the County of Maui (1990 update) provides long-term goals, objectives, and policies directed toward improving living conditions in the County. The proposed project is applicable to the following General Plan Objectives and Policies:

Category: Land Use.

Policy: Formulate a directed land use growth strategy which will encourage the redevelopment and infill of existing communities allowing for mixed land uses, where appropriate.

Category: Economic Activity.

Policy: Encourage industries that will utilize the human resources available from within Maui County rather than having to import workers.

Category: Visitor Industry.

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

Category: Urban Design.

Objective: To see that all developments are well designed and are in harmony with their surroundings.

Category: Cultural Resources.

Policy: Encourage the rehabilitation and adaptive use and reuse of historic districts, sites and buildings in order to perpetuate traditional community character and values.



D. WEST MAUI COMMUNITY PLAN

Nine community plan regions have been established in Maui County. Each region's growth and development is guided by a community plan which contains objectives and policies in accordance with the Maui County General Plan. The purpose of the community plan is to outline a relatively detailed agenda for carrying out these objectives.

The subject property is located within the West Maui Community Plan region. The Community Plan was recently amended by ordinance No. 2646 on March 25, 1998.

The Community Plan designation for the subject parcels is Business/ Commercial. As part of the application for a change in zoning from Business to Hotel, the applicant is seeking a concurrent change in the community plan designation from Business /Commercial to Hotel.

The proposed action is applicable to the following goals, objectives, and policies set forth by the West Maui Community Plan:

Category: Land Use: Objectives and Policies for Lahaina Town.

Obj/Policy: Provide for commercial uses in the following areas:

b. in the vicinity of Panaewa Street and...

Category: Environment.

Obj/Policy: Promote the planting of trees and other landscape planting to enhance streetscapes and the built environment.

Category: Economic Activity.

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

a. Visitor accommodations

Category: Urban Design: Objectives and Policies for Lahaina Town.

Obj/Policy: Maintain the scale, building massing, and architectural character of historic Lahaina Town.



Obj/Policy: Generally locate additional off-street parking facilities near commercial areas.

E. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

Chapter 205A, HRS, requires that any "development" within the Special Management Area obtain a SMA permit. Since the project will be constructed within the SMA, a SMA permit is required. Special Management Area permits are administered by the Maui Planning Department and acted upon by the Maui Planning Commission.

The following is a review of the proposed project within the context of the Special Management Area objectives, policies, and guidelines, pursuant to HRS Chapter 205A and Chapter 202, Special Management Area Rules for the Maui Planning Commission.

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreational 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 replacement 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;
 - (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 uses 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, and county authorities; and crediting such dedication against the requirements of Section 46-6, HRS.

Analysis. Given the distance between the subject location and the coast, the project is not anticipated to have any considerable effects upon coastal resources, or access to coastal resources.

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

Analysis. As documented in section III-A-9 of this report, the project will take steps to identify and protect any potential cultural or historic resources in the project area.

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;



- (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. Due to the location of the facility, the action will not substantially affect the views towards natural scenic resources. The project is not within scenic view corridors identified in State or County studies.

4. Coastal Ecosystems

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

Policies:

- (a) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (b) Improve the technical basis for natural resource management;
- (c) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (d) 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
- (e) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Analysis. No direct impacts to the coastal or marine environment are anticipated as the project is located inland within a built urban environment. Drainage patterns and quantities will generally remain the same, and thus no change in drainage-related indirect impacts is anticipated.

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. The proposed development is located within a built urban environment, is consistent with State and County land-use controls, and is significantly inland of the coastal area.

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; and
- (d) Prevent coastal flooding from inland projects.

Analysis. The project is located in Flood Hazard Zone C. The property is not within a tsunami zone.

7. Managing Development

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



Policies:

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

Analysis. Assessment and evaluation of the project will entail the following processes:

- Environmental Assessment Review (Chapter 343 HRS Review)
- Special Management Area Assessment and Permitting
- Change in Zoning Application Review and Public Hearing
- Community Plan Amendment Application Review and Public Hearing

Where applicable, the evaluation and permitting processes will be combined under joint applications and public hearings. Each process entails a form of public participation, which are detailed in the following section.

8. Public Participation

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

Policies:

- (a) Promote public involvement in coastal zone management processes;
- (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 issues, developments, and government activities; and
- (c) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Analysis. Prior to project approval, it is anticipated that the following public notification and hearing requirements are applicable:



SMA Permit

A public hearing is required before the Maui County Planning Commission. Since this action is an amendment to a previously granted permit, the following actions may be requested by the Planning Department.

1. Thirty days prior to the public hearing, the Department of Planning must publish a notice of public hearing in a newspaper published twice weekly in the County of Maui.
2. Applicant is required to send notification of hearing and location map by registered or certified mail to all recorded owners and lessees within 500 feet of the property not less than 30 days prior to the hearing. The Applicant must also send notice to all persons who have requested in writing to be notified of proceedings.
3. Within 10 days of the Department of Planning's acceptance of the application, the Applicant must publish the notice of application and legible map once in a newspaper published twice weekly in the County.

Community Plan Amendment/ Change in Zoning

A public hearing is required before the Maui County Planning Commission. The Maui County Council will take action on the item

1. Thirty days prior to the public hearing, the Department of Planning must publish a notice of public hearing in a newspaper published twice weekly in the County of Maui.
2. Applicant is required to send notification of hearing and location map by registered or certified mail to all recorded owners and lessees within 500 feet of the property not less than 30 days prior to the hearing. The Applicant must also send notice to all persons who have requested in writing to be notified of proceedings.
3. Publish the subject matter, in a form prescribed by the planning director, once a week for three consecutive weeks prior to the date of the public hearing in a newspaper which is printed and issued at least twice weekly in the county and which is generally circulated throughout the county.

Environmental Assessment

Public involvement in the Environmental Assessment process involves the following steps:

1. Assessment made available in a nearby Public Library
2. OEQC publishes a notice of availability regarding public review of the Draft EA in the Environmental Notice bulletin.
3. 30 day public comment period
4. OEQC publishes notice of Final EA and FONSI



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, minimize interference with natural shoreline processes, and 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. Due to the inland location of the project, no impacts to beaches are anticipated.

10. Marine Resources

Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies:

- (a) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (b) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;
- (c) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (d) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- (e) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources. [L 1977, c 188, pt of §3; am L 1993, c 258, §1; am L 1994, c 3, §1; am L 1995, c 104, §5; am L 2001, c 169, §3]



Analysis. No direct impacts to the coastal or marine environment are anticipated as the project is located inland within a built urban environment. Drainage patterns and quantities will generally remain the same, and thus no change in drainage-related indirect impacts is anticipated.

F. ENVIRONMENTAL ASSESSMENT SIGNIFICANCE CRITERIA

In accordance with Title 11, Department of Health, Chapter 200 and Subchapter 6, Section 11-200-12, Environmental Impact Statement Rules, and based on the detailed analyses contained within this document, the following conclusions are supported:

1. The proposed action will *not* result in an irrevocable commitment to loss or destruction of natural or cultural resources.

Analysis. The project does not require the loss or destruction of natural or cultural resources. The project is not anticipated to adversely affect natural or cultural resources. As documented in section III-A-9 of this report, the project will take steps to identify and protect any potential cultural or historic resources in the project area.

2. The proposed action will *not* curtail the range of beneficial uses of the environment.

Analysis. The project aims to enhance the immediate urban environment. No impacts to the natural environment are anticipated.

3. The proposed action will *not* conflict with State or County long-term environmental policies and goals as expressed in Chapter 344, HRS.

Analysis. The proposed project will conform to State and County long-term environmental policies and goals as expressed in Chapter 344, HRS.

4. The proposed action will *not* substantially affect the economic or social welfare and activities of the community, county or state.

Analysis. The proposed project is anticipated to improve the immediate environment, and optimize a previously approved expansion. No significant impacts to the economic or social welfare are anticipated.

5. The proposed action will *not* substantially affect public health.



Analysis. No impacts to public health are anticipated. As described in previous sections, short-term air-quality and noise impacts are anticipated but can and will be mitigated.

6. The proposed action will *not* result in substantial secondary impacts.

Analysis. The proposed project will not introduce a new type of use or significantly intensify the use of the property. No direct or secondary impacts are anticipated. The action does not require the commitment of future resources.

7. The proposed action will *not* involve substantial degradation of environmental quality.

Analysis. As described in previous sections, short-term air-quality and noise impacts are anticipated but can and will be mitigated.

8. The proposed project will not produce cumulative impacts and does *not* have considerable effect upon the environment or involve a commitment for larger actions.

Analysis. The project area is finite and does not require additional development or require a commitment for larger actions.

9. The proposed project will *not* affect a rare, threatened, or endangered species, or its habitat.

Analysis. No rare, threatened, or endangered species or their habitat are known to exist in the immediate project area.

10. The proposed action will *not* substantially or adversely affect air and water quality or ambient noise levels.

Analysis. As described in previous sections, short-term construction-related impacts are anticipated but can and will be mitigated. The proposed project will meet all required State and county air, water, and ambient noise quality standards prior to and during construction. No significant long-term impacts are anticipated.

11. The proposed action will *not* substantially affect or be subject to damage by being located in an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone areas, estuary, fresh waters, geologically hazardous land or coastal waters.



Analysis. The project is not located within an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone areas, estuary, fresh waters, geologically hazardous land or coastal waters.

12. The proposed action will *not* substantially affect scenic vistas or view planes identified in county or state plans or studies.

Analysis. The project does not include changes in building height, and no scenic impacts are anticipated due to the expansion of the existing facility. The subject property is not specifically identified in any county or State plans or studies as containing scenic vistas or view planes.

13. The proposed action will *not* require substantial energy consumption.

Analysis. The amended project is essentially identical to the previously approved expansion. The expansion includes a negligible increase in energy consumption.

G. OEQC GUIDELINES FOR SUSTAINABLE BUILDING DESIGN

The Office of Environmental Quality Control has developed guidelines for sustainable building design, and it has encouraged preparers of environmental reviews under the authority of HRS 343 to include reference to how a project may address the guidelines within project assessment documents. These guidelines do not constitute rules or law, but provided to encourage the design and planning of buildings built to minimize energy use, expense, waste, and impact on the environment.

The project is in the early phase of conceptual design, so many of the guidelines will not be applicable until the project advances to the design phase. The project is consistent, however with the following guidelines which are appropriate to the permitting and conceptual design phase:

II. Site Selection & Site Design

A. Site Selection

___1. Analyze and assess site characteristics such as vegetation, topography, geology, climate, natural access, solar orientation patterns, water and drainage, and existing utility and transportation infrastructure to determine the appropriate use of the site.

___2. Whenever possible, select a site in a neighborhood where the project can have a positive social, economic and/or environmental impact.



___3. Select a site with short connections to existing municipal infrastructure (sewer lines, water, waste water treatment plant, roads, gas, electricity, telephone, data communication lines and services). Select a site close to mass transportation, bicycle routes and pedestrian access.



V. FINDINGS AND CONCLUSIONS

Processing of this Final Environmental Assessment is pursuant to Chapter 343 of the Hawaii Revised Statutes. A Finding of No Significant Impact (FONSI) has been made in accordance with the criteria outlined in section §11-200-12 of the Department of Health's rules and regulations relating to environmental impact statements. This determination has been made with consideration of all agency and public comments on the Draft Environmental Assessment.



LIST OF PREPARERS

Ka'anapali Beach Hotel
Applicant/Owner

Mike White

Steven Heller & Associates, Architects
Architect

Steve Heller

Rock Engineering LLC
Civil Engineer

Conrad Stephenson

Phillip Rowell and Associates
Traffic Engineer

Phillip Rowell

Chris Hart & Partners
Planning Consultant

Rory Frampton
Robb Cole



VI. REFERENCES

County of Maui, Office of Economic Development. 2001. *Maui County Data Book*. Wailuku, Maui.

County of Maui, Department of Planning. 1991. *The General Plan of the County of Maui, 1990 Update*. Wailuku, Maui.

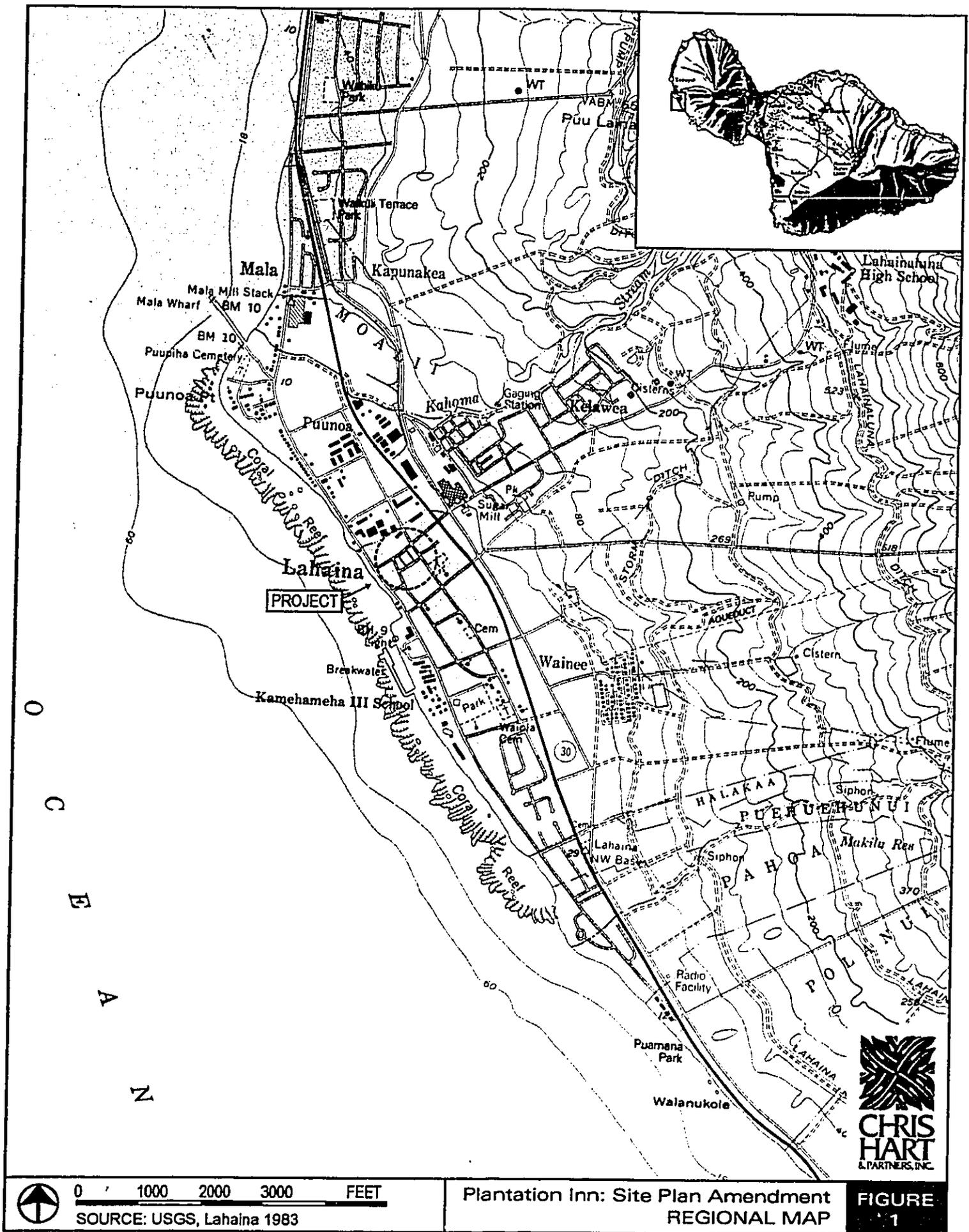
County of Maui, Department of Planning. 1996. *West Maui Community Plan*. Wailuku, Maui.

Environmental Planning Associates Inc. August 1990. *Maui Coastal Scenic Resources Study*. Prepared for the County of Maui, Department of Planning. Wailuku, Maui.

Office of Environmental Planning / Hawaii Department of Health. October 1987. *Water Quality Standards Map of the Island of Maui*



FIGURES



Plantation Inn: Site Plan Amendment
REGIONAL MAP

FIGURE 1

0 1000 2000 3000 FEET
SOURCE: USGS, Lahaina 1983



Approved Expansion Area
(Par. 36) (Currently Vacant)

Existing Hotel (Par. 37)

Proposed Additional Area
(Par. 44) (Former Agena Res)

Municipal Parking

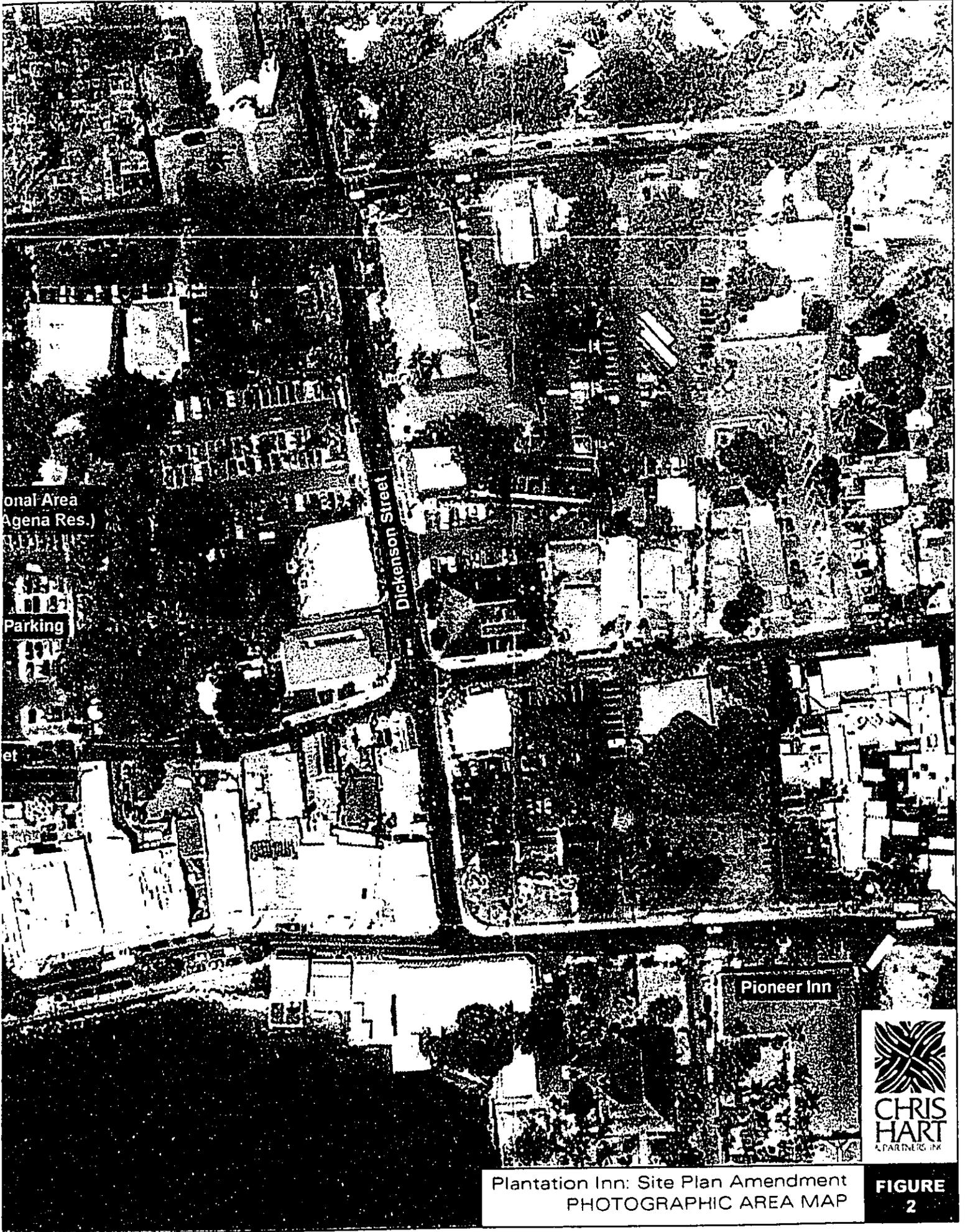
Luakini Street

Front Street

Wainee Street

Lahainaluna Street

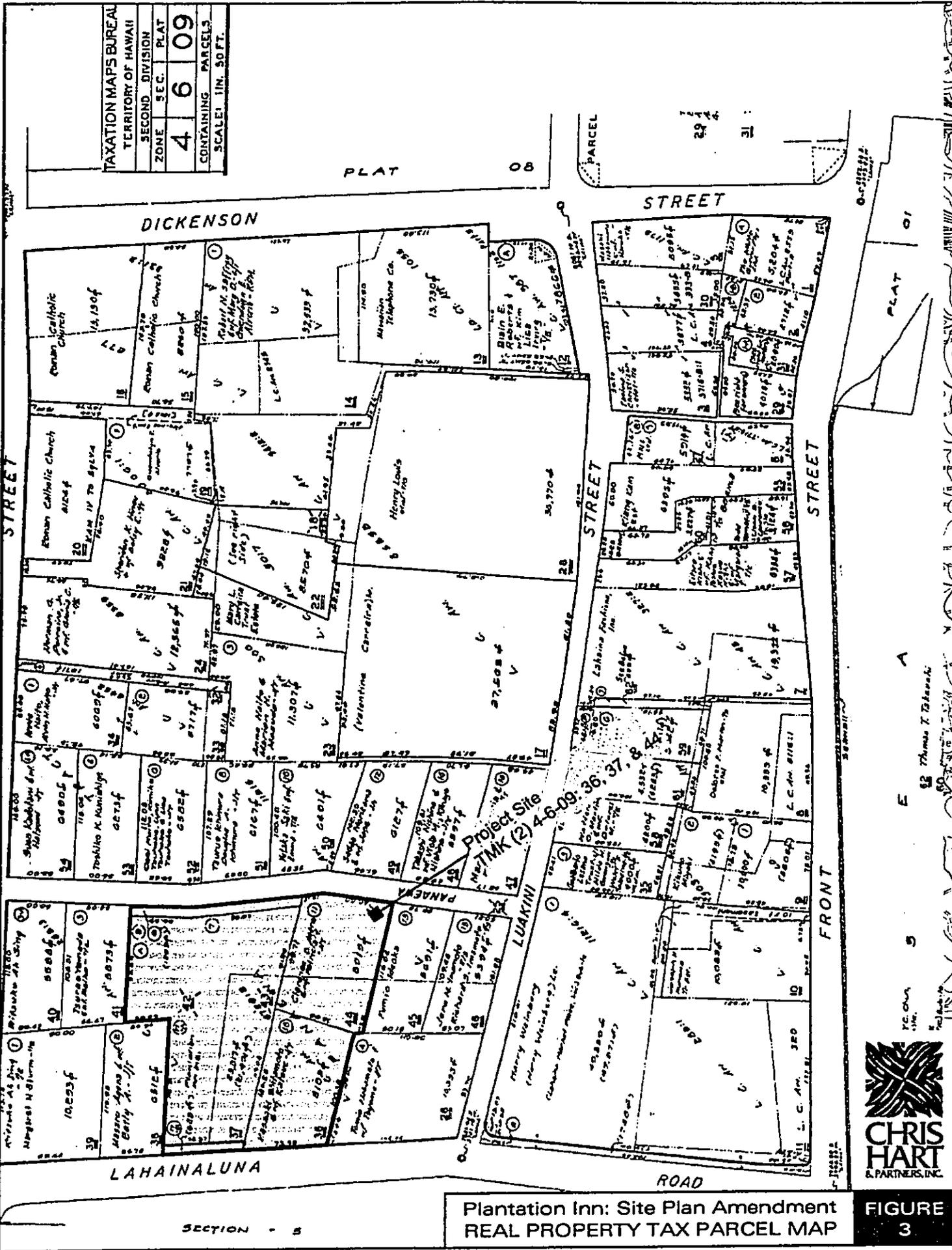
Pahiwa Street



Plantation Inn: Site Plan Amendment
PHOTOGRAPHIC AREA MAP



FIGURE
2

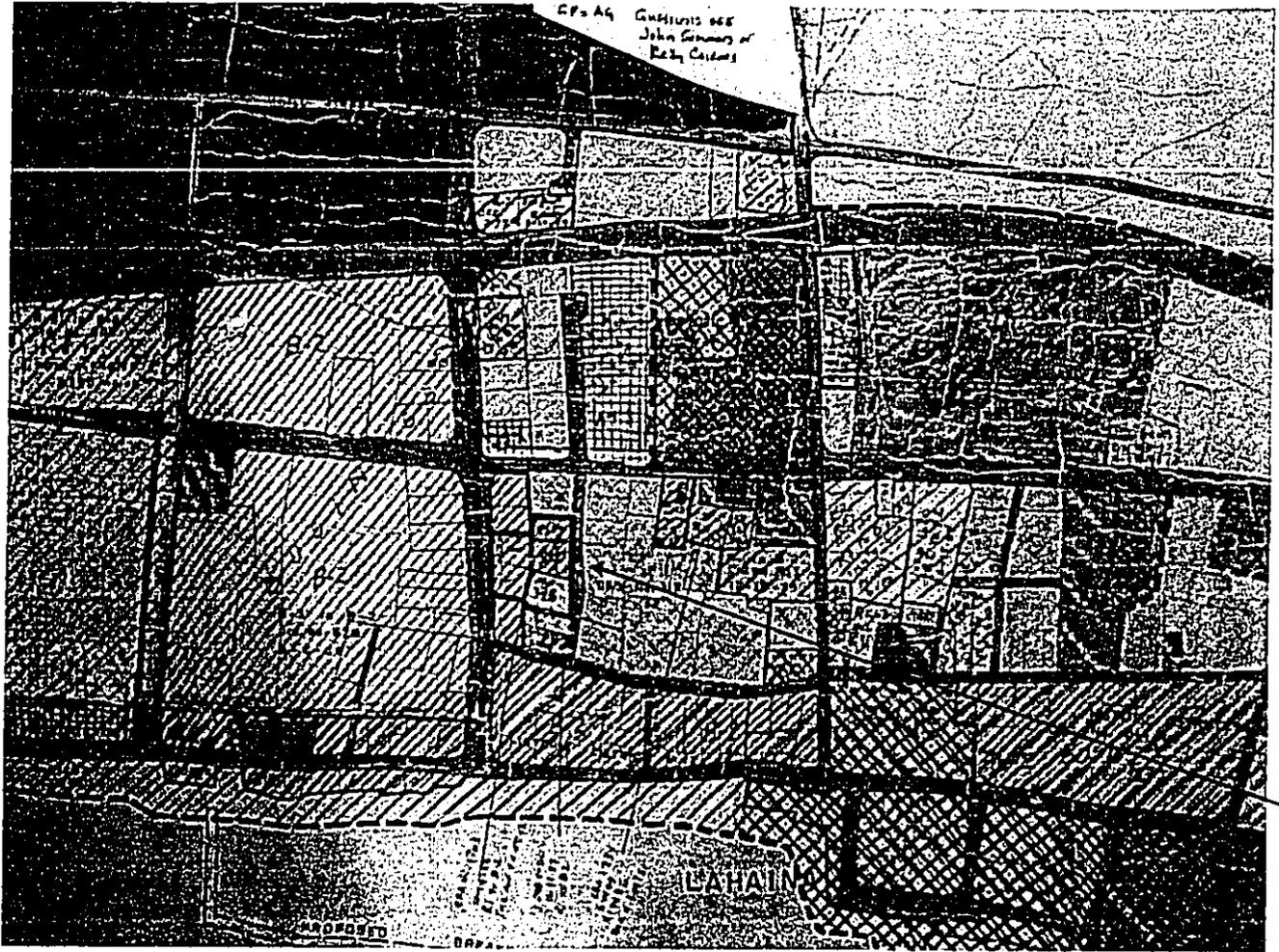


Plantation Inn: Site Plan Amendment
REAL PROPERTY TAX PARCEL MAP

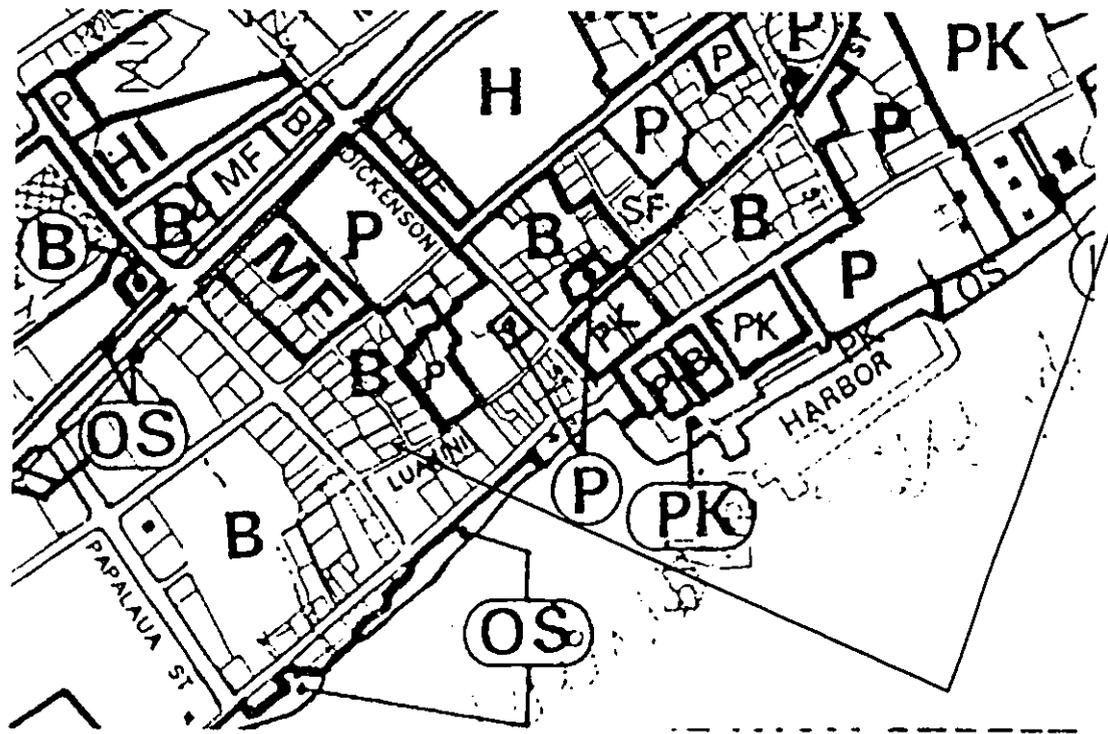


FIGURE 3

Maui County Zoning



West Maui Community Plan



State Land Use Districts



LAND USE CONTROL SUMMARY

STATE LAND USE DISTRICT: URBAN
MAUI COUNTY ZONING: B-2 & R1
COMMUNITY PLAN DISTRICT: BUSINESS/COMMERCIAL



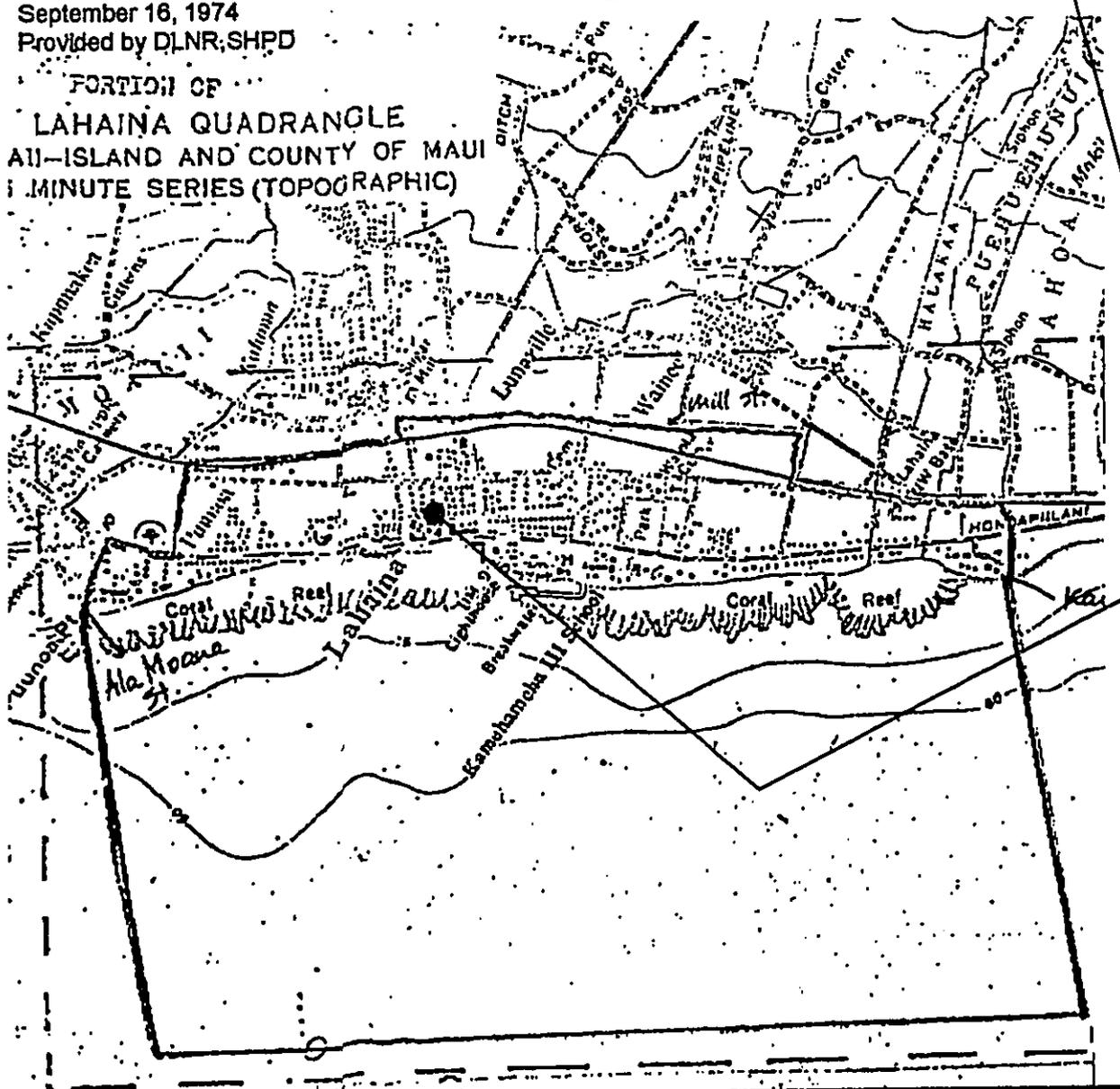
DOCUMENT CAPTURED AS RECEIVED

Lahaina Historic Districts M&P
 March 22, 1967
 County of Maui Historic Commission



Boundaries of Lahaina National Historic Landmark
 September 16, 1974
 Provided by DLNR; SHPD

PORTION OF
 LAHAINA QUADRANGLE
 ALL-ISLAND AND COUNTY OF MAUI
 1-MINUTE SERIES (TOPOGRAPHIC)



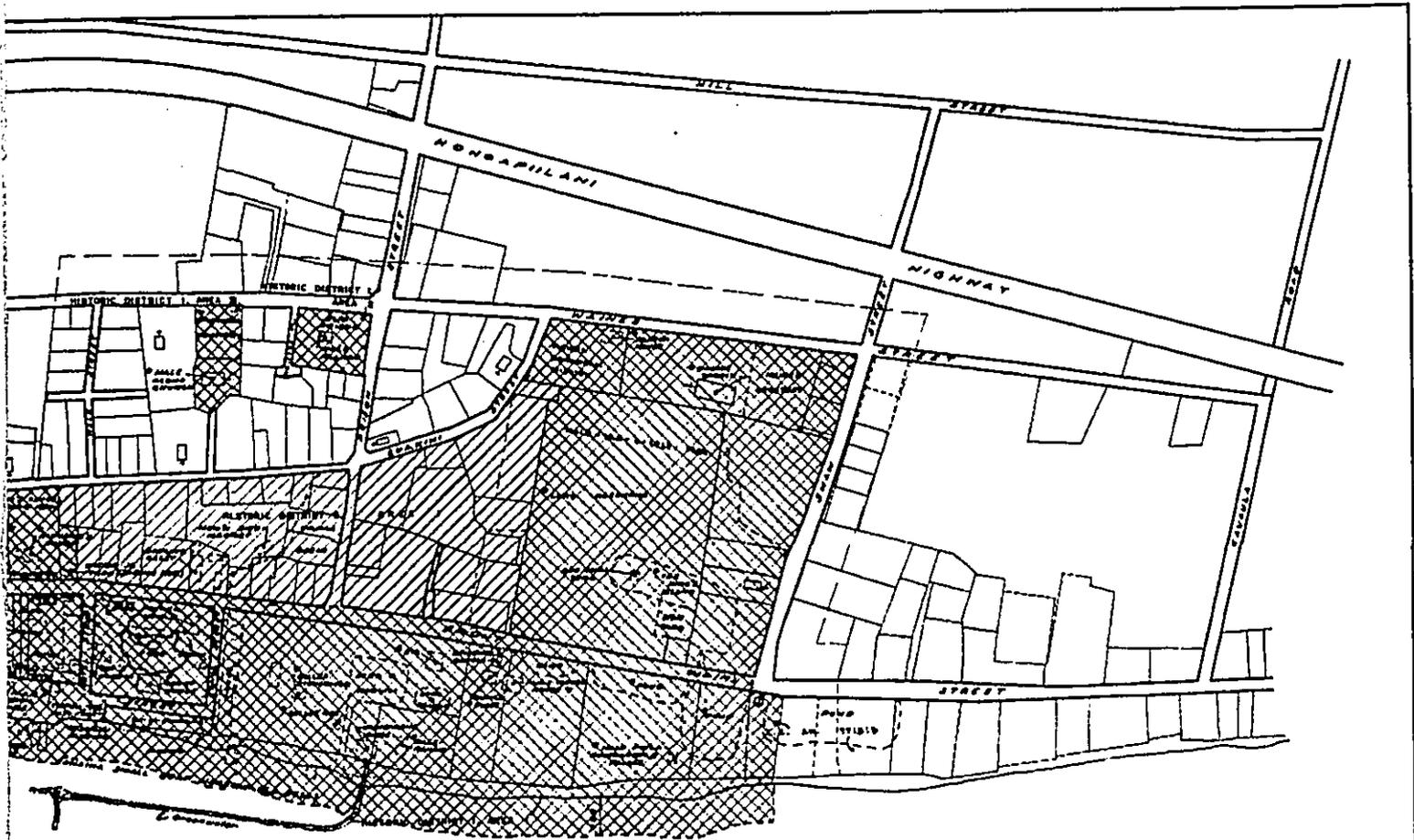
LEGEND

- HISTORIC DISTRICT 1
- HISTORIC DISTRICT 2
- Dotted shading historic
- Dashed border of historic
- Location obtained from street, 1967 map & survey photos, 1967
- River example

PROJECT

NAT

DOCUMENT CAPTURED AS RECEIVED



LEGEND
 HISTORIC DISTRICT 1
 HISTORIC DISTRICT 2
 shows existing historic sites
 shows location of former historic sites
 location obtained from Plan of Lahaina Map dated 1884 & may be found with the Survey System, State of Hawaii
 Number samples

REVISED: March 27, 1987 (After Public Hearing)

**MAUI PLANNING COMMISSION
 COUNTY OF MAUI**

LAHAINA HISTORIC DISTRICTS MAP
 SHOWING HISTORIC DISTRICTS 1 and 2

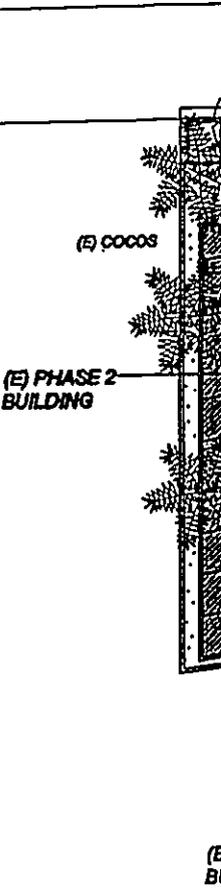
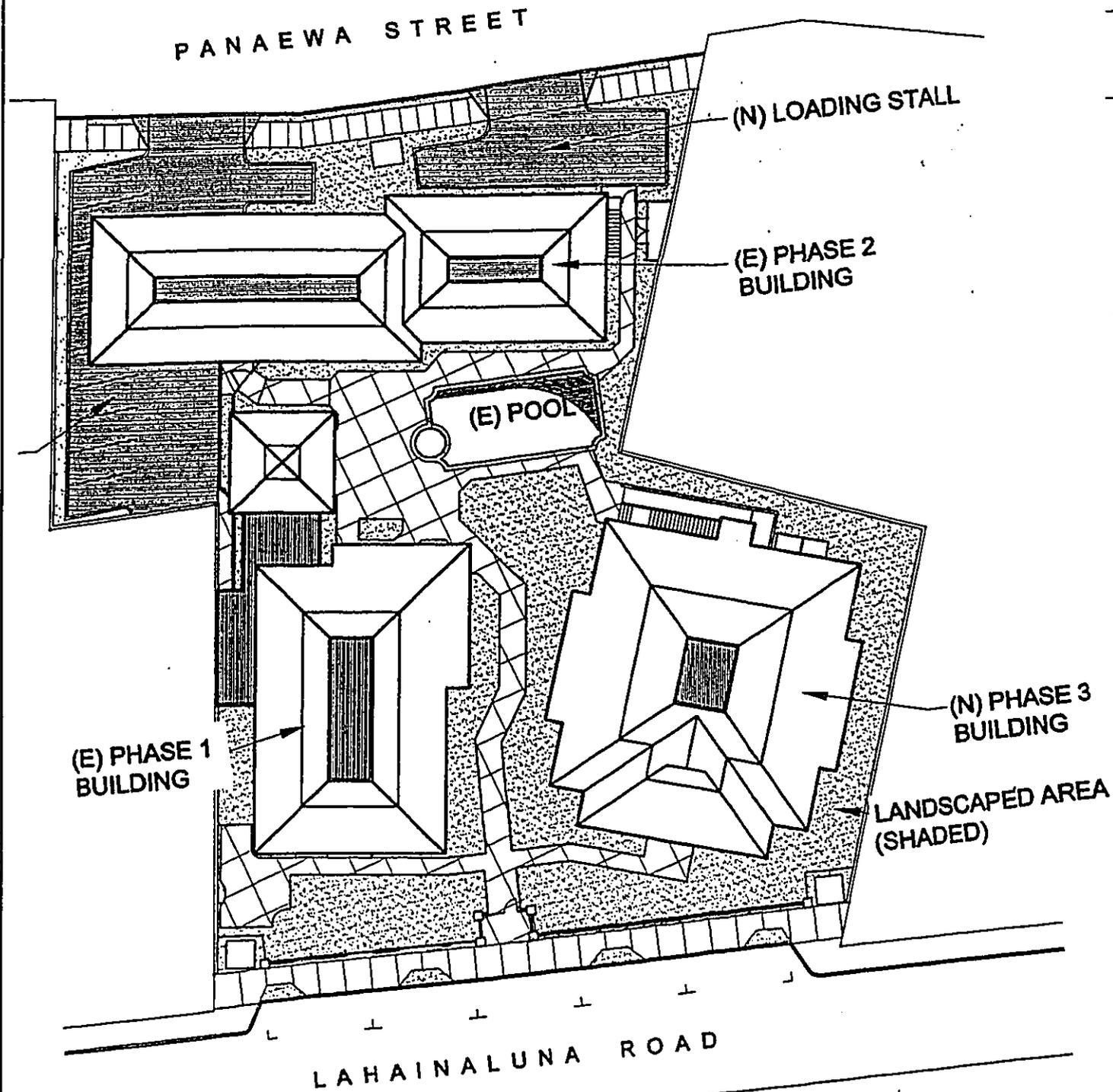
APPROVED:		PUBLIC HEARING: 3-21-87
CHAIRMAN -	COUNTY OF MAUI	ADOPTED: 4-21-87
APPROVED:	<i>Laura Lopez</i>	ORDINANCE: NR 516
CHAIRMAN -	PLANNING COMMISSION	DATE: 12-14-86
PREPARED BY:	MAUI PLANNING COMMISSION P.O. BOX 1487 KAHULUI, HAWAII	<i>Chris Hart</i> PLANNING DIRECTOR

JECT

HISTORIC CLASSIFICATION SUMMARY
 NATIONAL REGISTER: LAHAINA HISTORIC LANDMARK DISTRICT
 MAUI COUNTY: Not in Historic District No. 1 or 2



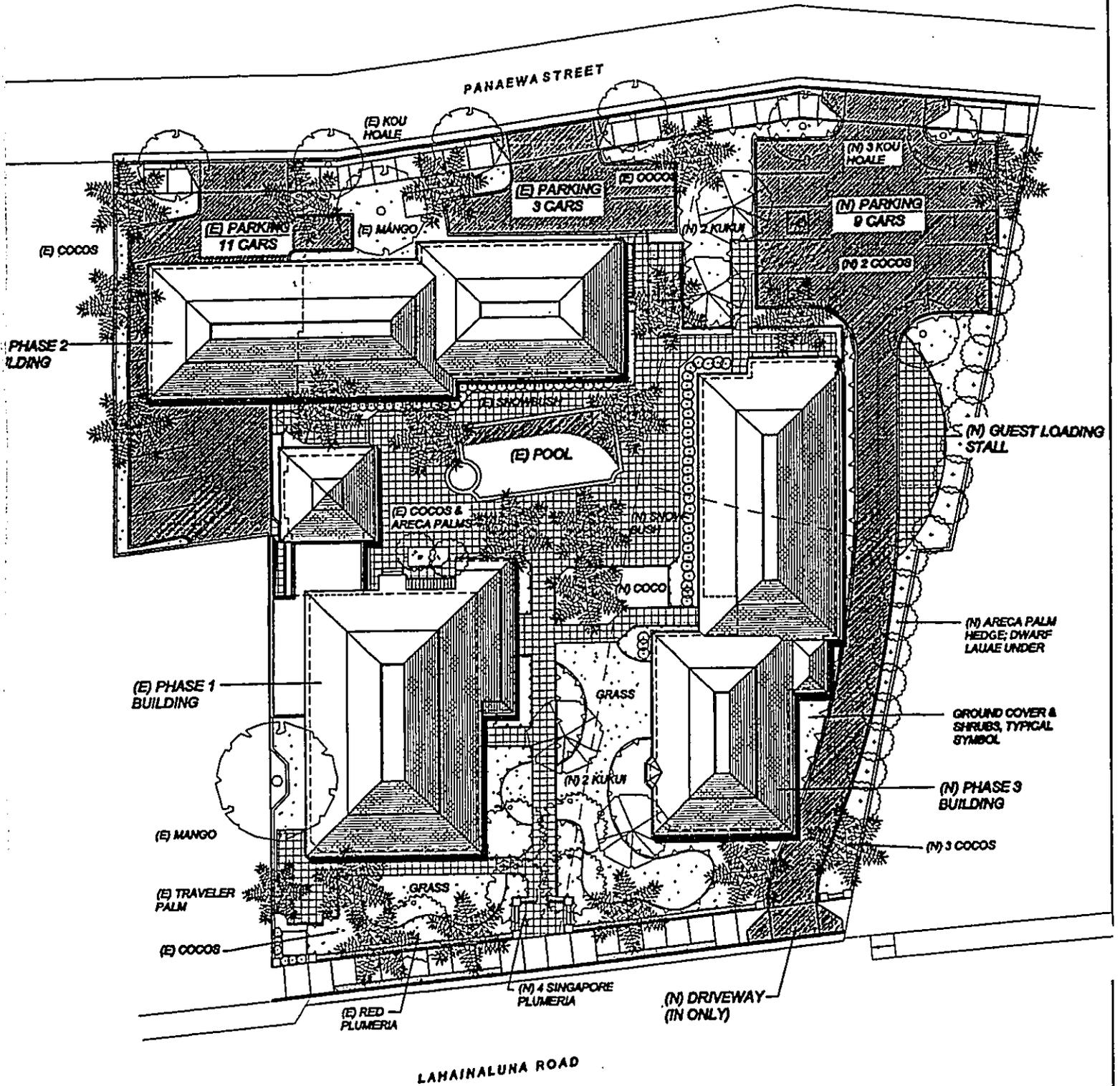
Approved 1998 Site Plan



Design Drawings for:
Plantation Inn Phase III

Steven Heller & Associates, Architects
Waialuku, Maui, Hawaii
April, 2002

Proposed 2002 Site Plan



Drawings for:
Phase III
Landscape Architects
Honolulu, Hawaii
2002

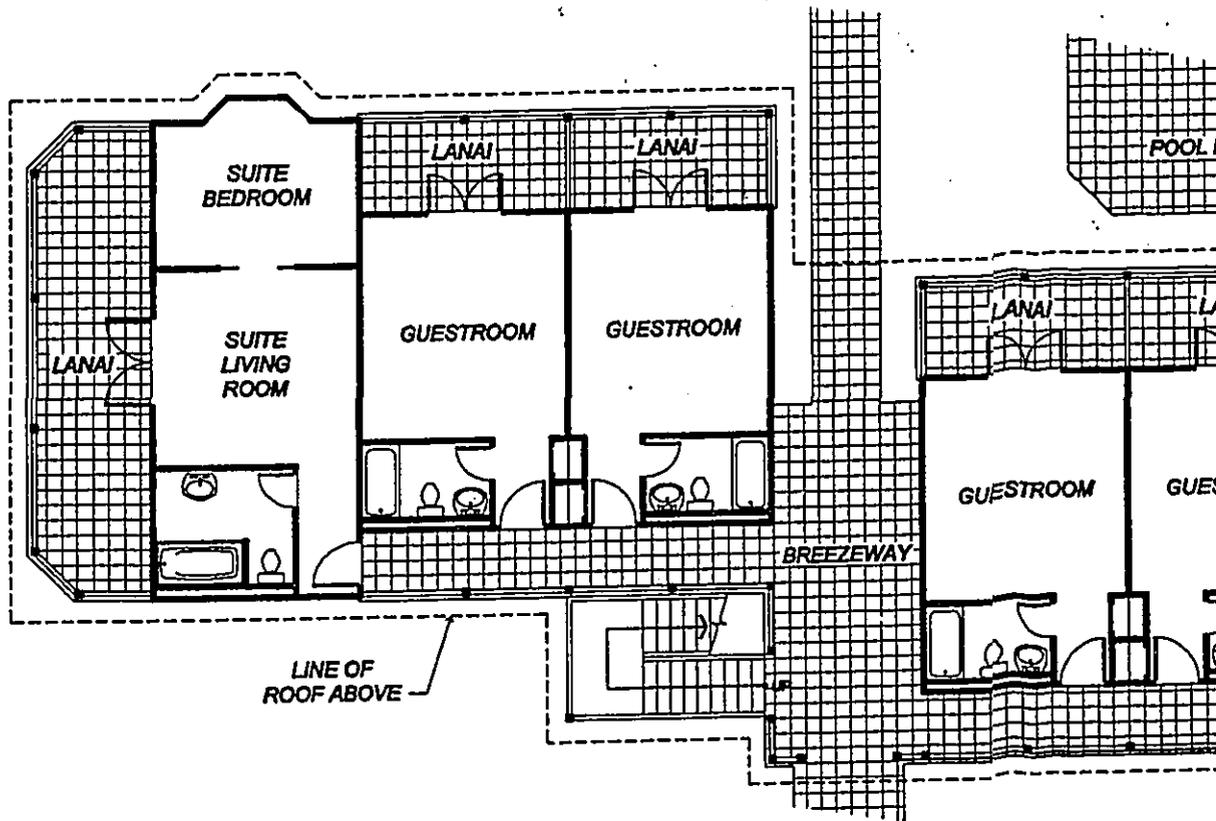


Preliminary Site & Landscape Plan

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

Plantation Inn: Site Plan Amendment
APPROVED/PROPOSED SITE PLAN

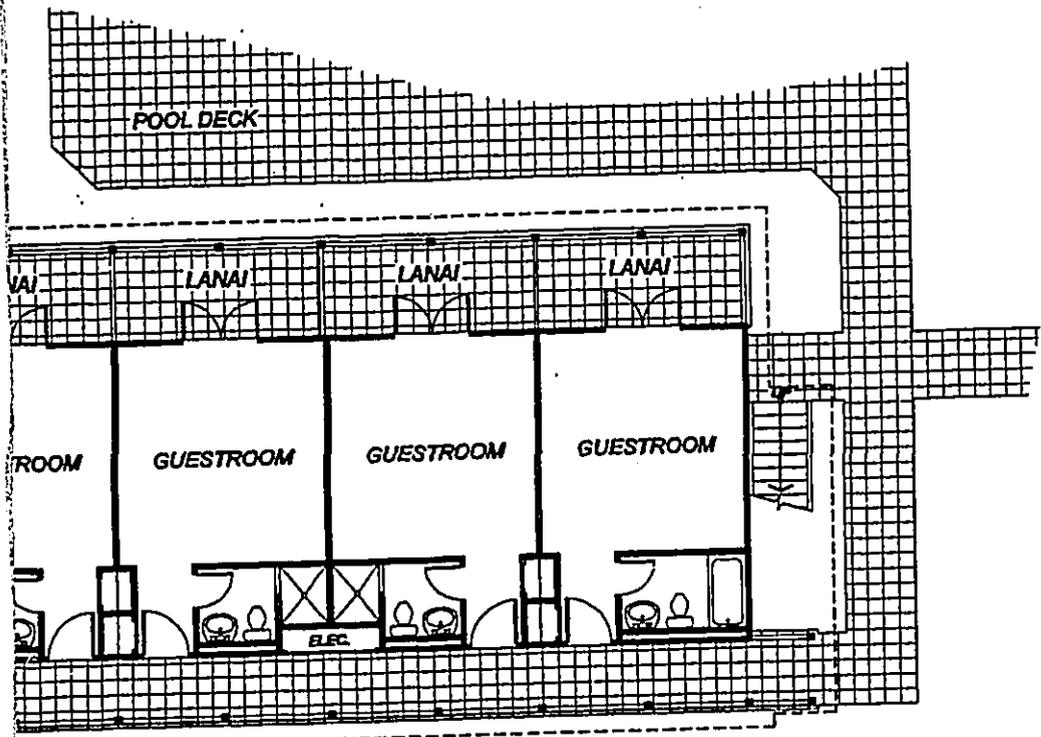
FIGURE
6



Typical Floor Plan

Scale: 3/16" = 1'-0"

(Ground Level Shown)

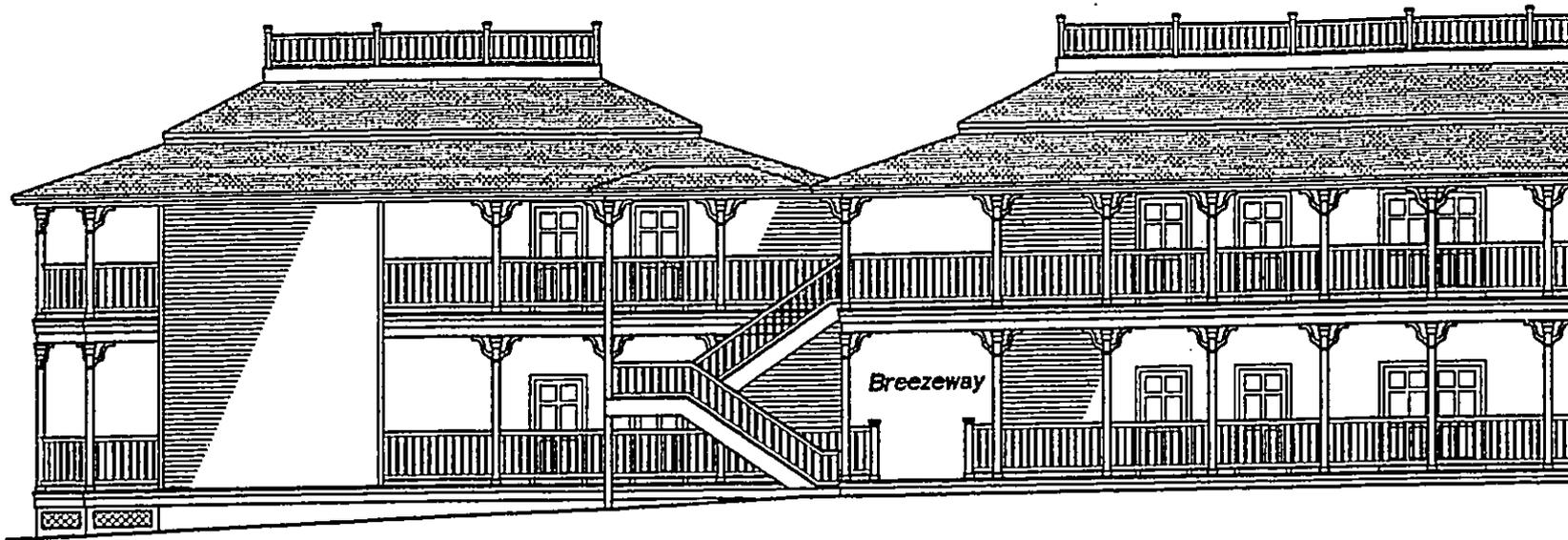


Design Drawings for:
Plantation Inn Phase III

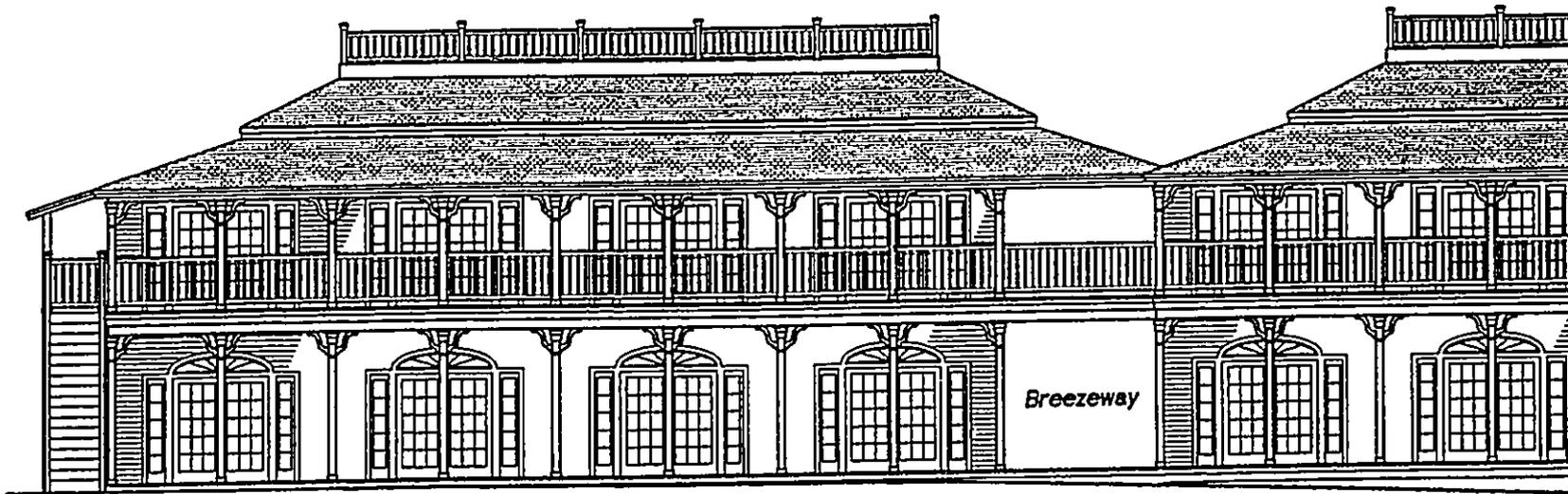
Steven Heller & Associates, Architects
Wailuku, Maui, Hawaii
April, 2002

Plantation Inn: Site Plan Amendment
 PROPOSED FLOOR PLAN

FIGURE
7



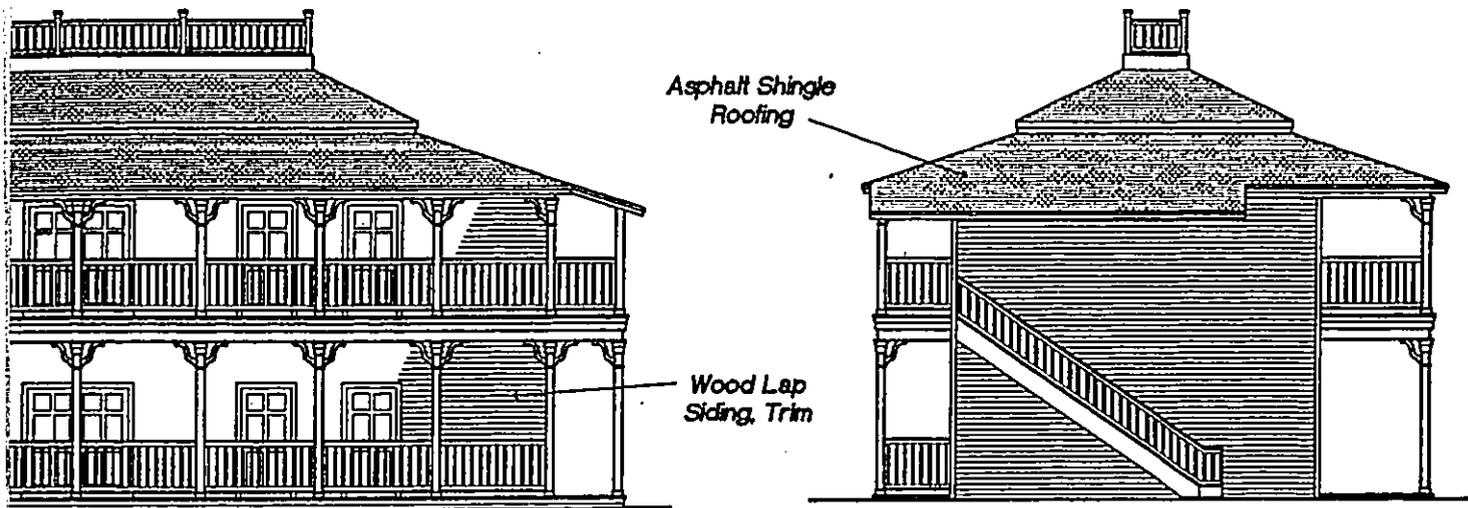
Driveway View



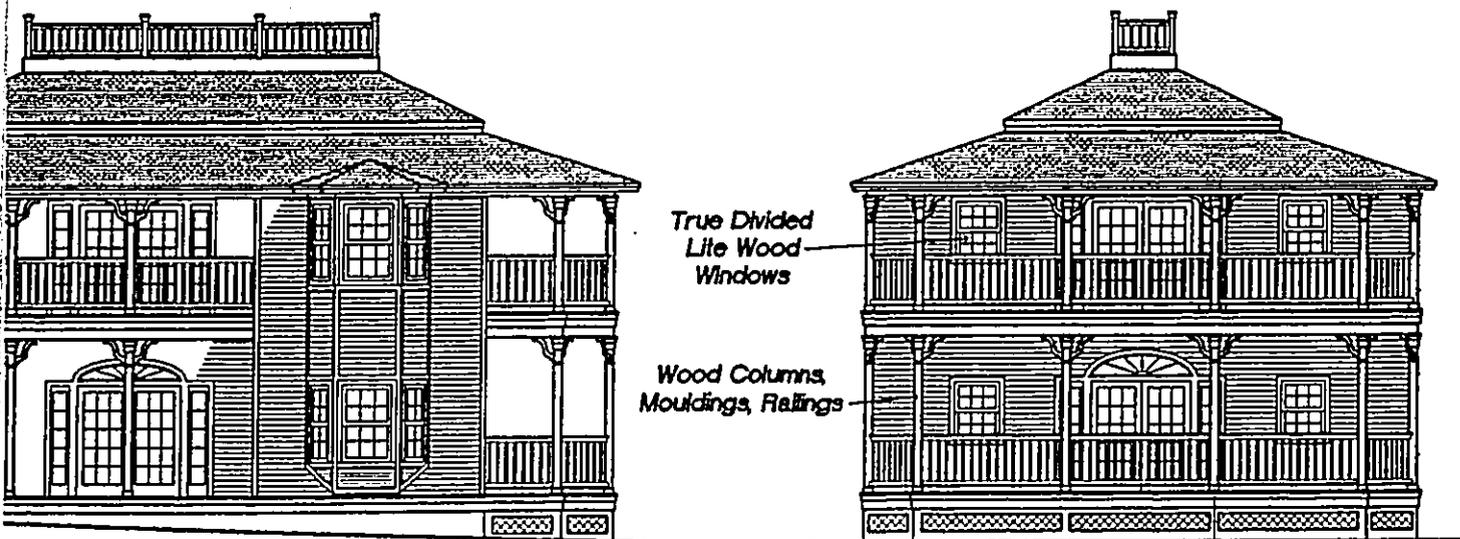
Courtyard View

Exterior Elevations

Scale: 3/16" = 1'-0"



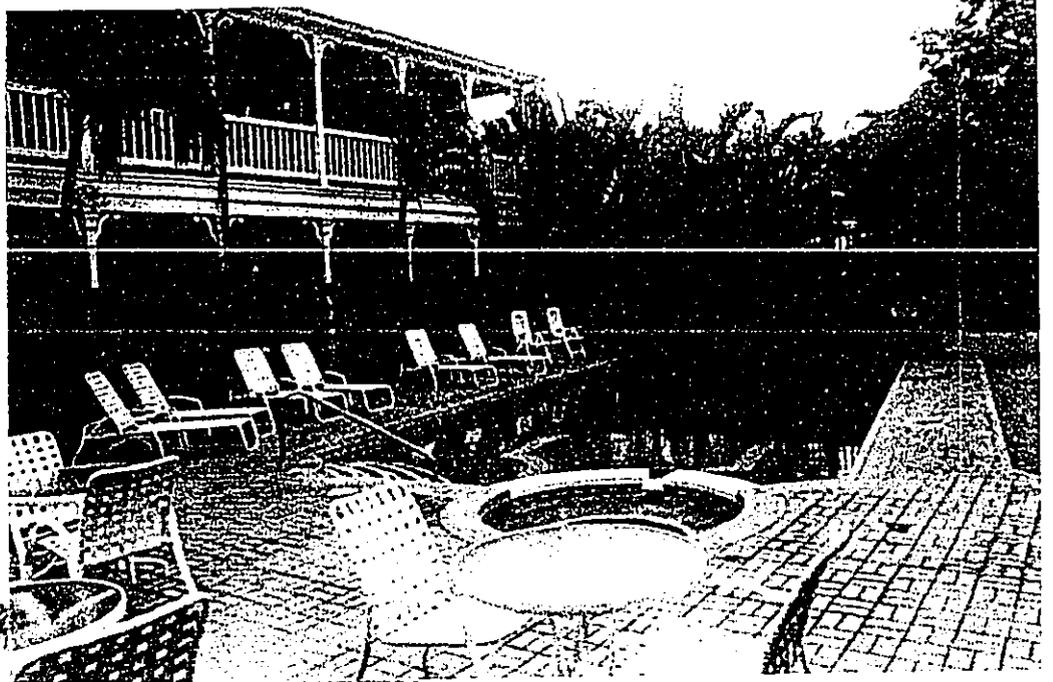
Rear View



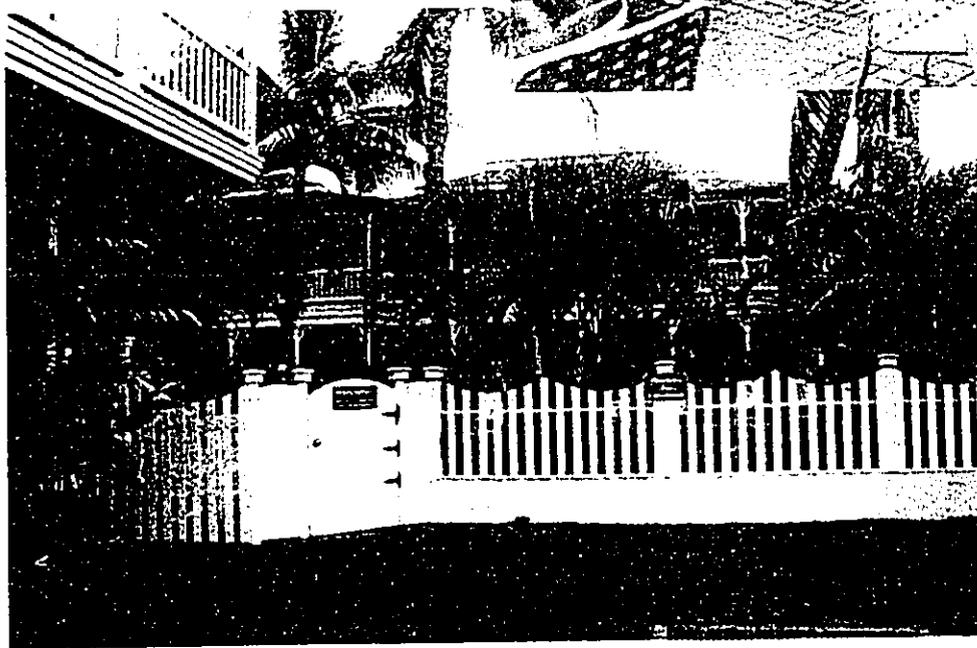
Front View

Design Drawings for:
Plantation Inn Phase III

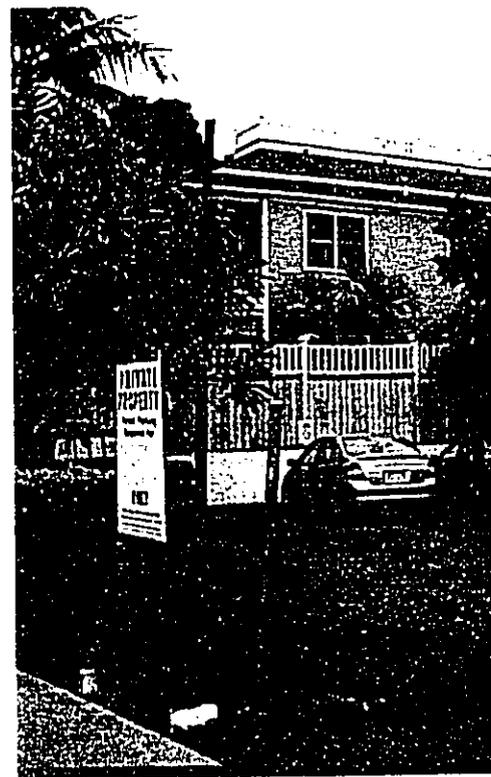
Steven Heller & Associates, Architects
Wailuku, Maui, Hawaii
April, 2002



Pool and Courtyard



Hotel views from and along Lahainaluna Road

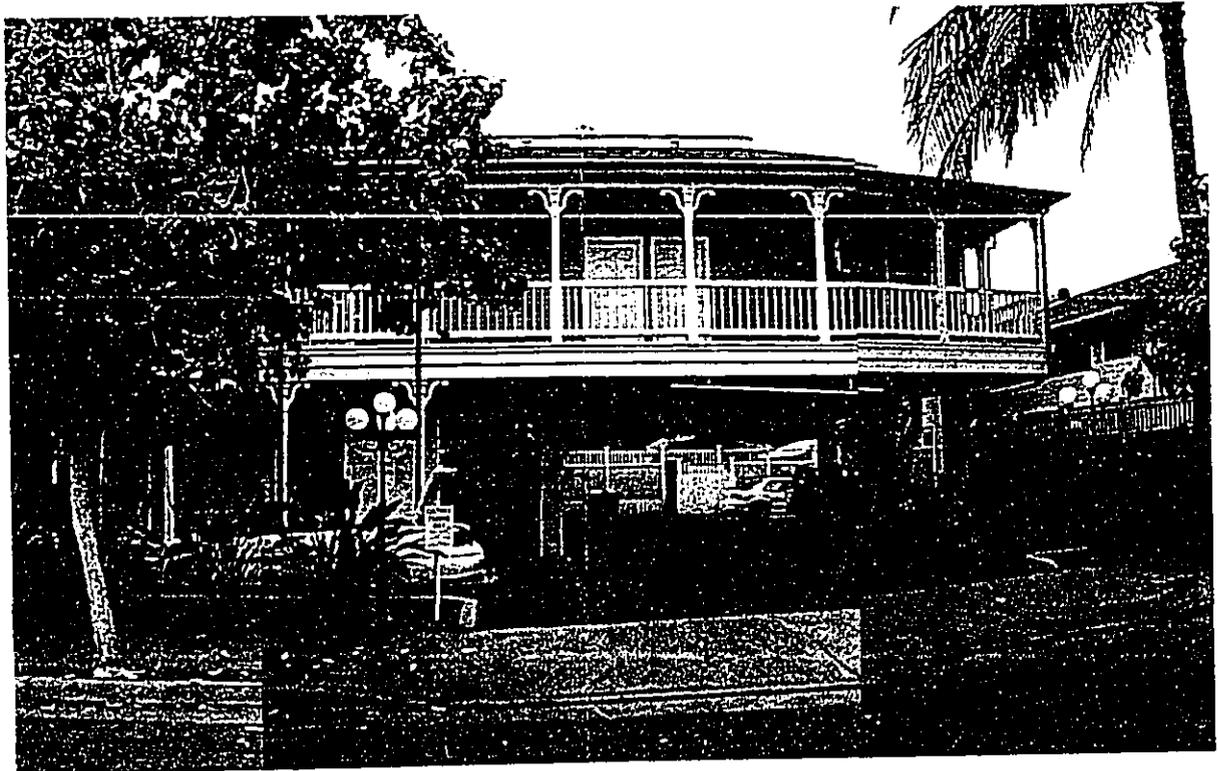


Lot 36, currently vacant, the





yard

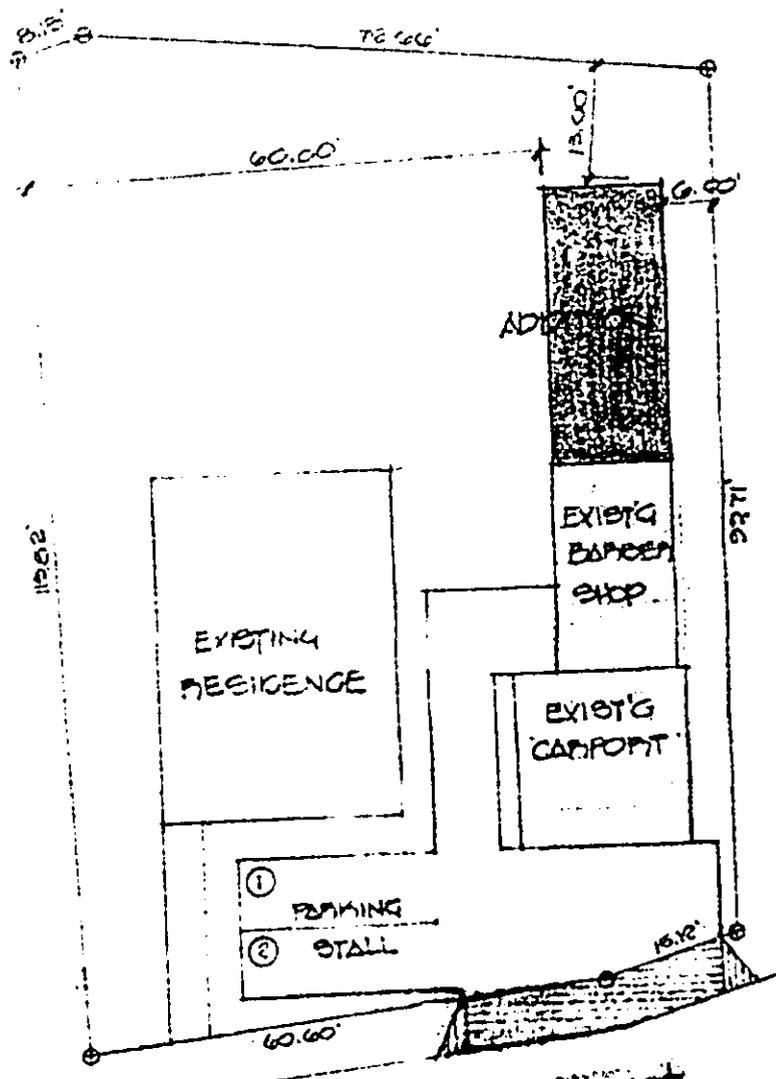


Hotel view from Panaewa Street



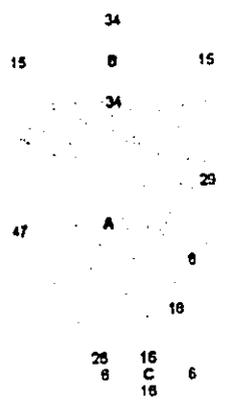
icant, the originally approved expansion lot



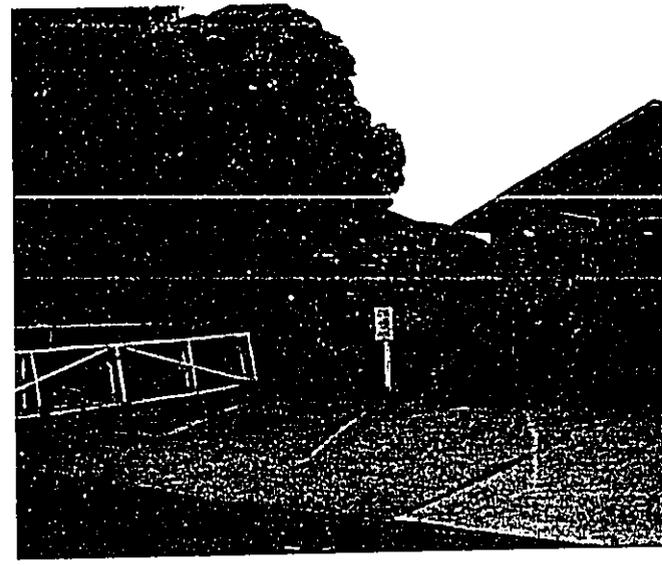


782B Panaewa Street

TMK 4-6-009:044
 Site Plan (From 1981 expansion of Beauty Shop)



TMK 4-6-009:044
 Residence Plan
 1932 (A)
 1960s (B,C.)



Lot view from Panaewa Street



Residence



et



ence



Carport





APPENDIX A
Preliminary Drainage and Engineering Reports



PRELIMINARY

DRAINAGE REPORT
FOR THE

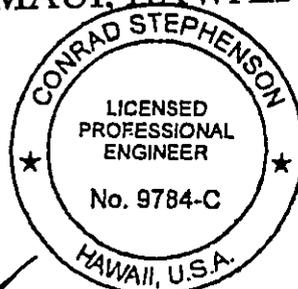
PLANTATION INN
LAHAINA, MAUI, HAWAII
TMK: (2) 4-6-09: 36 & 44

PREPARED FOR:

STEVEN HELLER & ASSOCIATES
16 SOUTH MARKET STREET
WAILUKU, HI 96793

PREPARED BY:

ROCK ENGINEERING LLC
P.O. BOX 1918
WAILUKU, MAUI, HAWAII 96793



A handwritten signature in black ink, appearing to read "Conrad Stephenson", written over a horizontal line.

This report was prepared by
me or under my supervision

MAY 2002

Introduction:

The proposed project is an additional building to be built on parcels 36 and 44. Parcel 36 contained a building and pavement and was used as a dive shop and operations. Parcel 44 has existing buildings used as a residence and business. Parcels 36 and 44 are contiguous with 36 fronting Lahainaluna Road and 44 fronting Panaewa Street. See the Location Map, Exhibit 1.

Flood Zone:

According to the Flood Insurance Rate Map prepared by the United States Federal Emergency Management Agency, Federal Insurance Administration, Community-Panel Number 150003 0163 C, dated August 3, 1998, the project is located in Zone C, areas of minimal flooding. See Exhibit 2, Flood Map.

Soil Classification:

According to the "Soil Survey of the Islands of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" prepared by the U.S. Department of Agriculture, Soil Conservation Service, 1972, the project site consists of the Ewa silty clay loam (EaA) of the Ewa Series. This soil is a dark reddish-brown silty clay that has weathered from basic igneous rock. The runoff is very slow and the erosion hazard is no more than slight. The available water capacity is about 0.10 to 0.12 inches per inch. Permeability is 0.63 to 2.0 inches per hour. See Exhibit 3, Soil Map.

Existing Conditions:

Presently, there are no drainage facilities on the property. Storm water sheet flows off the roofs and pavement areas into the planted areas. Water ponds until it percolates into the soil. The parcels and surrounding area are relatively flat and no significant runoff enters or leaves the properties.

Proposed Conditions:

The proposed project will consist of a building, driveway, parking area, walkways and planted areas. The calculations show a slight decrease in the total runoff quantity from the existing to the proposed conditions. Runoff will be channeled and collected into drywells.

Conclusion:

There is a slight decrease in peak runoff from the existing to the proposed conditions. At present, water ponds on the property after a major storm event. Because the proposed project is to be used for guest accommodations, drywells will be utilized to efficiently drain the property. The proposed conditions will result in improved conditions. The project will not have any adverse effects on the adjoining or downstream properties.

TAXATION MAPS BUREAU			
TERRITORY OF HAWAII			
SECOND DIVISION			
ZONE	SEC.	PLAT	
4	6	09	
CONTAINING PARCELS			
SCALE: 1 IN. = 50 FT.			

PLAT 08

PARCEL

29 A G
31 :

DICKENSON STREET

STREET

PLAT 01

WAINEE STREET

STREET

STREET

PROJECT SITE

WAINEE

PANAMA

LUAKINI

FRONT

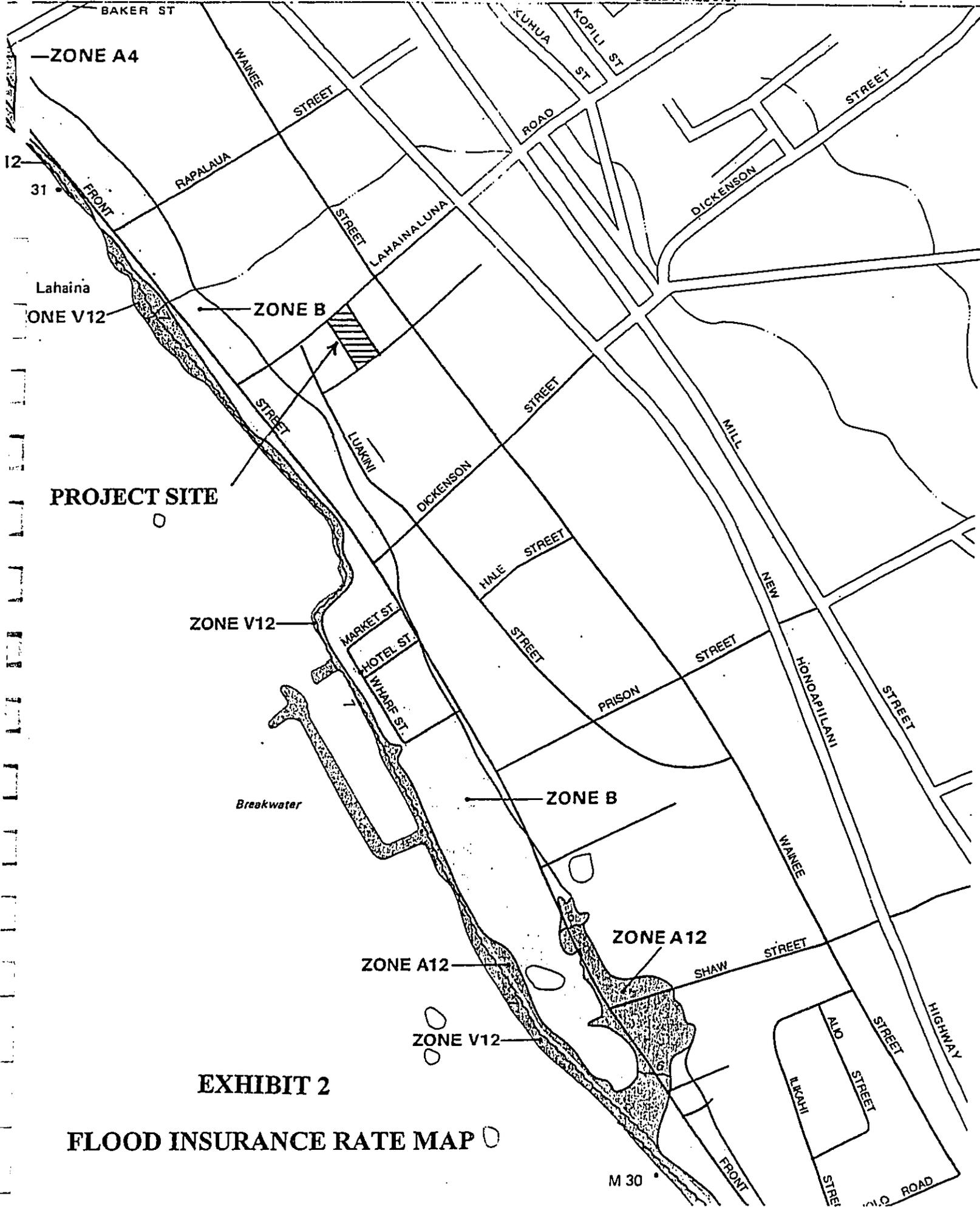
LAHAINALUNA

ROAD

EXHIBIT 1

LOCATION MAP

10/24/24 Lm. Robert T. ...
 Robert T. ...
 Robert T. ...
 Robert T. ...



PROJECT SITE

ZONE V12

ZONE B

ZONE A12

ZONE V12

ZONE A12

EXHIBIT 2

FLOOD INSURANCE RATE MAP

M 30

APPENDIX A

HYDROLOGIC CALCULATIONS

Hydrologic Calculations
Plantation Inn
Page 1

Tables, plates and procedures are from Title MC-15, Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui, adopted July 14, 1995.

Area of Parcels =

$$\begin{aligned} \text{Parcel 36} &= 8102 \text{ sq.ft.} = 0.186 \text{ ac.} \\ \text{Parcel 44} &= 8919 \text{ sq.ft.} = \underline{0.205} \text{ ac.} \\ &0.391 \text{ ac.} \end{aligned}$$

Total area of Parcel = 0.391 ac.

50 Year - 1 hour Rainfall = 2.2 in/hr
The Rational Method shall be used.
 $Q = CIA$

Existing Conditions:

Area - A

Area = 0.39 ac.

Runoff Coefficient - C

Following is the weighted average of the runoff coefficient.

<u>Cover</u>	<u>Area (ac.)</u>	<u>C value</u>	<u>Percent</u>
Parcel 36			
Roofs	0.046	0.95	12
Paved	0.090	0.95	23
Planting	0.050	0.30	13

Hydrologic Calculations
Plantation Inn
Page 2

Parcel 44

Roofs	0.059	0.95	15
Paved	0.028	0.95	07
Planting	0.118	0.30	30
Total	0.391		100

Weighted average C value = 0.67

Time of Concentration - Tc

Length of Flow = 100'
Slope = 2.0% (average)
Character of Land - paving, roofs and planting
From Plate 1
Tc = 8.0 min.

Rainfall Intensity - I

Intensity Duration from Plate 2

I = 4.7 in/hr

Runoff - Q

$Q = (0.67) (4.7) (0.391) = 1.23 \text{ cfs (Peak Runoff) Existing}$

Proposed Conditions:

Area - A

Area = 0.391 ac.

Runoff Coefficient - C

The proposed project shall contain a building, driveway and parking and planting areas. Following is the weighted average c value.

<u>Cover</u>	<u>Area (ac.)</u>	<u>C value</u>	<u>Percent</u>
Roofs	0.094	0.95	24
Paving	0.109	0.95	28
Planting	<u>0.188</u>	0.30	48
Total	0.391		100

Weighted average C value = 0.64

Time of Concentration - Tc

Length of flow = 100'

Slope = 2.0% (average)

Character of Land = Building roofs, paving and planting.

From Plate 1

Tc = 8.0 min.

Hydrologic Calculations
Plantation Inn
Page 4

Rainfall Intensity - I

Intensity Duration from Plate 2

$$I = 4.7 \text{ in/hr}$$

Runoff - Q

$$Q = (0.64) (4.7) (0.391) = 1.18 \text{ cfs (Peak Runoff) Proposed}$$

Existing vs. Proposed Conditions - Peak Runoff:

$$1.23 \text{ cfs (Existing)} - 1.18 \text{ cfs (Proposed)} = 0.05 \text{ cfs Net Decrease in Peak Runoff.}$$

Conclusion

There is a slight decrease in peak runoff from the existing to the proposed conditions. At present, water ponds on the property after a major storm event. Because the proposed project is to be used for guest accommodations, drywells will be utilized to efficiently drain the property. The proposed conditions will result in improved conditions. The project will not have any adverse effects on the adjoining or downstream properties.

PRELIMINARY ENGINEERING REPORT

FOR

PLANTATION INN – LAHAINA

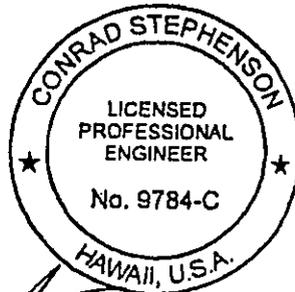
TMK: (2) 4-6-09: 36 & 44

PREPARED FOR:

**STEVEN HELLER & ASSOCIATES
16 SOUTH MARKET STREET
WAILUKU, MAUI, HAWAII 96793**

PREPARED BY:

**ROCK ENGINEERING LLC
P.O. BOX 1918
WAILUKU, MAUI, HAWAII 96793**



Conrad Stephenson

This report was prepared by
Me or under my supervision

MAY 2002

**PRELIMINARY ENGINEERING REPORT
FOR
PLANTATION INN – LAHAINA
TMK: (2) 4-6-09: 36 & 44**

INTRODUCTION

The purpose of this report is to provide information on the existing infrastructure that will service the proposed project. Infrastructure for this report includes roadways, drainage, wastewater, water, electric and telephone service.

SITE LOCATION AND PROJECT DESCRIPTION

The project is located in Lahaina town. The two parcels are contiguous with parcel 36 fronting Lahainaluna Road and parcel 44 fronting Panaewa Street, also described as TMK: (2) 4-6-09: 36& 44. This block is bounded by Luakini Street and Wainee Street.

Parcel 36 contains 8,102 sq.ft. and parcel 44 contains 8,919 sq.ft. for a combined total of 17,021 sq.ft. or 0.39 acres. The project is an addition to the existing Plantation Inn project, which is located adjacent to the east property line and is comprised of two guest buildings, swimming pool, parking and landscaping. The proposed addition will add one guest building, parking and landscaping. The new building will be of the same style and character as the existing project.

ROADWAYS

Honoapiilani Highway is the roadway servicing Lahaina. Lahainaluna Road fronting the project connects to Honoapiilani Highway two blocks to the east with a signal light. The project also has access to Panaewa Street.

Parcel 36, which fronts Lahainaluna Road, will be subject to road widening and shall dedicate an 8' road widening strip. Curb, gutter and

sidewalk improvements shall also be constructed fronting the property. Curb, gutter and sidewalk improvements will also be constructed fronting Panaewa Street.

DRAINAGE

Parcels 36 and 44 contained or have existing buildings, which are used for residences or have been converted for business purposes. Areas of the lots have been paved for parking with the remainder in planting. Rain water sheet flows off the roofs and pavement areas to pond in the planted areas while percolating into the ground. The land is relatively flat so no significant amount of runoff crosses property lines.

The proposed project shall contain one guest building with a driveway, walkways and parking. The remainder of the area shall be in planting. The amount of runoff from the proposed project will be slightly less than the existing conditions. See the Drainage Report dated May 2002. Due to the character of the project, water will not be allowed to pond in areas, but will be drained into drywells.

WASTEWATER

The project will connect to the 8" wastewater line on Lahainaluna Road. Wastewater from Lahaina Town flows to the wastewater treatment plant in Honokowai. The treatment plant is designed to handle 6.7 million gallons per day. The plant presently processes 5 million gallons per day, and therefore has ample additional capacity. The proposed project is approximately equal to the Plantation Inn Phase III planned for parcel 36, which was approved, and the appropriate gallons allocated.

WATER

Domestic water and fire flow protection for the project will be provided by the 8" water line on Lahainaluna Road.

As part of the building permit process for the County of Maui, a Domestic Water Use Report and Fire Flow Calculations shall be submitted to the Department of Water Supply for approval. The submittals for the Plantation Inn Phase III project, planned for parcel 36 and very similar to the proposed project, was approved.

ELECTRIC, TELEPHONE AND CABLE TV

There are existing utilities along Lahainaluna Road. The installation of electrical, telephone, and cable TV service will be coordinated with the appropriate utilities, Maui Electric Company, Verizon Hawaii and Hawaiian Cablevision.



APPENDIX B
Traffic Assessment Letter

Phillip Rowell and Associates

47-273 'D' Hui Iwa Street

Kaneohe, Hawaii 96744

Phone: (808) 239-8206

FAX: (808) 239-4175

Email: prowl@gte.net

May 8, 2002

Mr. Robb Cole
Chris Hart & Partners
1955 Main Street, Suite 200

Re: Traffic Impact Assessment
Proposed Expansion of Plantation Inn
Lahaina, Maui, Hawaii

Dear Robb:

A. Introduction and Background

Phillip Rowell and Associates was 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 relatively 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 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 17 units, 14 parking stalls and a restaurant.

The proposed expansion consists of the following:

1. The inn will be expanded to include the parcels 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. Current off-site parking will be relocated from a lot across Lahainaluna Road to a closer parking lot at the northeast corner of Luakini Street at Panaewa Street.

C. Study Methodology

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.

C. 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, however, is a one-lane, one-way street for westbound traffic.

Luakini Street intersects both Panaewa Street and Lahainaluna Road west of the project site. The intersection of Luakini Street with Lahainaluna Road is unsignalized. Luakini Street is a one-way street.

Wainee Street also intersects Panaewa Street and Lahainaluna Road. This intersection is a four-way STOP. Wainee Street is a two-lane, two-way street.

D. Project Trip Generation

Future traffic volumes generated by the project were estimated using the procedures described in the *Trip Generation Handbook*, 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 peak hours.

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 ITE. Rates for hotels were not used because the ITE defines hotels as including convention and large meeting facilities.
3. Parking for the hotel expansion will be divided between the nine new spaces on-site and off-site parking at the corner of Luakini Street at Panaewa Street. This means that five of the eleven spaces on the new parcel are likely used by hotel guests.
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 guest 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.

Mr. Robb Cole
May 8, 2002
Page 3

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 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. 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.

E. Summary and Conclusions

1. The project is the expansion of the Plantation Inn in Lahaina, Maui. The number of rooms will be increased from 17 to 31 and the number of on-site parking stalls will be increased from 14 to 23.
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 its 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.

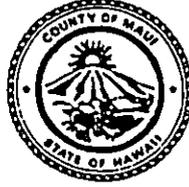
I trust that the above address your traffic issues and concerns. IF you have questions or need additional information, please do not hesitate to call.

Respectfully submitted,
PHILLIP ROWELL AND ASSOCIATES

Phillip J. Rowell, P.E.
Principal



APPENDIX C
Prior Permits Related to the Request



LINDA LINGLE
Mayor

DAVID W. BLANE
Director

LISA 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 96793-1706

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: 4-5-1: 36, to Satisfy the Parking Requirements for the Plantation Inn, Lahaina, Maui (SM1 900024) (OSP 980005)

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.

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

Mr. Christopher L. Hart
June 24, 1998
Page 3

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.

Mr. Christopher L. Hart
June 24, 1998
Page 4

Project Specific Conditions

12. 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. (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
(s:\all\ann\plantinn.app)

LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

GWEN OHASHI HIRAGA
Deputy Director

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

June 5, 1997

Mr. Thomas A. Fee
Helber Hastert & Fee
Grosvenor Center, PRI 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

EXHIBIT 6

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. Nguyen

DW DAVID W. BLANE
Director of Planning

DWB:ATC:osy

Enclosures

c: Lisa M. Nguyen, Deputy Director of Planning
Ann T. Cua, Staff Planner
✓Project File
General File
(s:\all\ann\plantinn.app)

LINLA CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Director

GWEN Y. OHASHI
Deputy Director

COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96791

June 28, 1995

Mr. Steve Heller
105 Ainakula 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 (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.

EXHIBIT 5

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

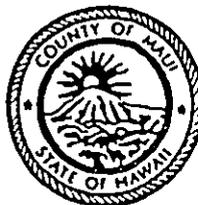
GWEN Y. OHASHI
Acting Director of Planning

JWA:tm

Enclosures

cc: Colleen Suyama, Planning Department
Joseph Alueta
LUCA (3)
CZM File
Project
WESTIX

LINDA CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Director

GWEN Y. OHASHI
Deputy Director

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

June 29, 1994

Mr. Steve Heller
105 Ainakula
Kula, HI 96790

Dear Mr. Heller:

RE: Permit I.D. No.: 90/SM1-024
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.

EXHIBIT 4

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.

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

Very truly yours,

Brian Miskae

B BRIAN MISKAE
Planning Director

encl.

cc: Colleen Suyama
LUCA (3)
CZM w/Report
J. Alueta
File

s:Heller.apr

LINDA CROCKETT JINGLE
Mayor

BRIAN W MISKAE
Director

ROBERT K. KEKUNA, JR
Deputy Director



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

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

June 5, 1992

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

Dear Mr. Patterson

RE: Permit I.D. No.: 90/SM1-024
TMK: 4-6-9:346
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.

EXHIBIT

3

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)

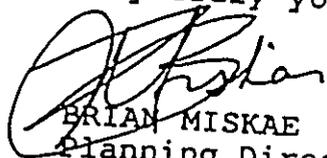
11. That full compliance with the County's Off-Street Parking and Loading Ordinance shall be rendered.
12. That full compliance with the June 14, 1990 Maui Urban Design Review Board comments shall be rendered.
13. That a detailed drainage and erosion control plan shall be submitted to the Department 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
LUCA
joea

Mayor



Planning Director
RALPH N. MASUDA
Deputy Planning Director

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

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/SM1-024)

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.

EXHIBIT 2

Letter - P
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 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.
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 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 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.

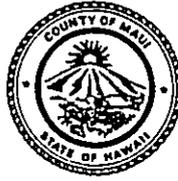


APPENDIX D
Draft EA Comment and Response Letters

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



RECEIVED
JUL 29 2002

COUNTY OF MAUI
DEPARTMENT OF PLANNING

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TRANSMITTAL:

TO: **State Agencies**

- Dept of Health, Maui (2 copies)
- Dept of Health, Honolulu
- Brian Minaai, Dept of Transportation,
Statewide Planning Office (3 copies)
- DLNR (5 copies)
- DLNR-Historic Preservation Div.
- DLNR-Maui Office
- Dept of Agriculture, Honolulu
- Dept of Agriculture, Maui
- DAGS, Survey Division (SMA Only)
- DOE, Office of Business Services
- State Land Use Commission
- DBEDT
- DBEDT, Office of State Planning
- Dept of Hawaiian Homes Land
- Dept. of Labor
- Office of Hawaiian Affairs
- Dept. of Human Services-Maui
- Civil Defense (CPA/CIZ only)

July 19, 2002

County Agencies

- DPWWM, LUCA (5 copies)
- Public Wrks & Wste Mgmt.
- Water Department
- Parks and Recreation
- Fire Dept
- Police Department
- Housing & Human Concerns
- Corporation Counsel
- County Clerk
- Mayor's Office

Federal:

- Natural Resources
Conservation Service- Maui
- Natural Resources Conserv.
Service-Lanai, Molokai
- Molokai-Lanai Soil & Water
Conservation District
- Fish & Wildlife Service
- Army Corps of Engineers

Others:

- Maui Electric Company

SUBJECT: I.D.:

CPA 2002/0005, CIZ 2002/0007,
SM1 90/0024, OSP 2002/0003

TMK:

4-6-009: 036, 037 and 044

Project Name:

Plantation Inn

Applicant:

Mike White, General Manager, Kaanapali Beach Hotel

TRANSMITTED TO YOU ARE THE FOLLOWING:

- Application Booklet Engineering Report
- Project Plans Traffic Assessment Letter
- Preliminary Drainage Report

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Your Comment/Recommendation
- For Your Approval/Signature
- As Requested

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

Quality Seamless Service - Now and for the Future

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENT QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4185

July 22, 2002

RECEIVED
JUL 22 2002

CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

John Min
Maui Planning Department
250 South High Street
Wailuku, HI 96793

Attn: Ann Cu²

Dear Mr. Min:

Subject: Draft environmental assessment (EA) for Plantation Inn Site Plan Amendment

We have the following comments:

Sustainable building techniques: For the Phase III building, please consider applying sustainable building techniques presented in the "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement. For a paper copy contact our office or go to our homepage at <http://www.state.hi.us/health/oeqc/guidance/sustainable.htm>.

Landscaping: For landscaping we recommend the use of native Hawaiian flora whenever and wherever possible and/or unthirsty plants.

Flood Insurance Rate Map: The EA notes that the project site is in Zone C, yet Exhibit 2 in the Drainage and Engineering Report (Appendix A) does not show Zone C. Please add Zone C boundaries to this exhibit in the final EA.

Contacts: If you received any correspondence from contacts made during the pre-consultation phase, be sure to include copies in the final EA. This is especially true of the Historic Preservation Division of DLNR.

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

Sincerely,

Handwritten signature of Genevieve Salmonson in cursive.

GENEVIEVE SALMONSON
Director

c: Rory Frampton
Mike White, Kaanapali Beach Hotel



May 1, 2003

Ms. Genevieve Salmonson, Director
State of Hawaii Office of Environment Quality Control
235 South Beretania Street, Suite 702
Honolulu HI 96813

Dear Ms. Salmonson,

RE: Comments on the Plantation Inn Site Plan Amendment Project
TMK (2) 4-6-009: 036, 037 & 044. Lahaina, Maui, Hawaii

Thank you for your comments dated July 22, 2002. We have the following responses:

Sustainable Building Techniques. We have included reference to the OEQC "Guidelines for Sustainable Building Design in Hawaii" in the Final EA.

Landscaping. Thank you for your recommendation. Since this is an extension of an existing project, landscaping in Phase III will compliment the existing on-site trees and shrubs include coconut and areca palms, mango, kukui, snow bushes, plumeria, and dwarf lauae fern.

FIRM. The figure in question is a reproduction from a section of the FEMA FIRM map #150003-0163. The zone identifications are from the map, not the engineer. Zone C is identified on the FEMA map, however it is referenced outside the area of the reproduction. For clarification of the reproduced section, all areas landward of those marked Zone B are in Zone C. We have annotated the map in the Final EA.

Contacts. While there was no written correspondence with SHPD during the pre-consultation stage of the project, we have included SHPD's comment letter and our response in Appendix D. Other comment letters and documentation of Draft EA correspondence are also included in the appendix.

If you have any further questions or require clarification on our responses, please contact me or Mr. Robb Cole from the CH&P office.

Respectfully Submitted,


Rory Frampton

CC: Plantation Inn

TO:

- ADMINISTRATOR
- ASST ADMIN
- DEV DR
- PLAN DR
- ENV MGT DR
- CLERICAL
- ADMIN ASSY
- INTERP DR



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 LAND DIVISION
 P.O. BOX 621
 HONOLULU, HAWAII 96809

AQUATIC RESOURCES
 BOATING AND OCEAN RECREATION
 CONSERVATION AND
 RESOURCES ENFORCEMENT
 CONVEYANCES
 FORESTRY AND WILDLIFE
 HISTORIC PRESERVATION
 LAND DIVISION
 STATE PARKS
 WATER RESOURCE MANAGEMENT

FOR:

- CIRC/POST/STAFF RM
- COMMENTS & REC
- DRAFT REPLY
- FILE
- FOLLOW UP

July 31, 2002

LD/NOV
 Ref RUN COPIES CPA2002-0005.CMT
 RUSH DUE
 SEE ME
 MEMO BY AND COPY TO

L-750
 Suspense Date: 8/17/02

TO:

- XXX Division of Aquatic Resources
- XXX Division of Forestry & Wildlife
- ✓XXX Division of State Parks
- Na Ala Hele Trails
- Division of Boating and Ocean Recreation
- 000 Historic Preservation Division (RD)
- Commission on Water Resource Management
- Land Division Branches of:
 - XXX Planning and Technical Services
 - XXX Engineering Branch
 - 000 Maui District Office (RD)

FROM: *J* Dierdre S. Mamiya, Administrator
 Land Division *Marlene*

SUBJECT: Draft Environmental Assessment
 Project: Plantation Inn Site Plan Development
 I.D. Nos.: SM1 90/0024, OSP 2002/0003, CPA 2002/0005, and
 CIZ 2002/0007
 Applicant: Mike White for Kaanapali Beach Hotel
 Authority: County of Maui Department of Planning
 TMK: 2nd/ 4-6-009: 036, 037 and 044

JUL 31 9 32 AM '02
 2002 AUG 5 - 2
 01

Please review the attached document covering the subject matter and submit your comments (if any) on Division letterhead signed and dated within the time requested above.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0438.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

() We have no comments.

() Comments attached.

Signed: *Marlene*

Date: 8/1/02



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 LAND DIVISION
 P.O. BOX 621
 HONOLULU, HAWAII 96809

AQUATIC RESOURCES
 BOATING AND OCEAN RECREATION
 CONSERVATION AND
 RESOURCES ENFORCEMENT
 CONVEYANCES
 FORESTRY AND WILDLIFE
 HISTORIC PRESERVATION
 LAND DIVISION
 STATE PARKS
 WATER RESOURCE MANAGEMENT

July 31, 2002

LD/NAV
 Ref.: CPA2002-0005.CMT

L-750
 Suspense Date: 8/17/02

MEMORANDUM:

TO: XXX Division of Aquatic Resources
 XXX Division of Forestry & Wildlife
 ✓XXX Division of State Parks
 Na Ala Hele Trails
 Division of Boating and Ocean Recreation
 000 Historic Preservation Division (RD)
 Commission on Water Resource Management
 Land Division Branches of:
 XXX Planning and Technical Services
 XXX Engineering Branch
 000 Maui District Office (RD)

FROM: *J* Dierdre S. Mamiya, Administrator
 Land Division *Charlene*

SUBJECT: Draft Environmental Assessment
 Project: Plantation Inn Site Plan Development
 I.D. Nos.: SM1 90/0024, OSP 2002/0003, CPA 2002/0005 and
 CIZ 2002/0007
 Applicant: Mike White for Kaanapali Beach Hotel
 Authority: County of Maui Department of Planning
 TMK: 2nd/ 4-6-009: 036, 037 and 044

Please review the attached document covering the subject matter and submit your comments (if any) on Division letterhead signed and dated within the time requested above.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0438.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Signed: *[Signature]*

Date: *8/1/02*

Debra Administrator
 8/1/02



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809
August 23, 2002

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

LD-NAV
Ref.: CPA2002-0005.RCM

L-840//750/614/781

Honorable John E. Min
Planning Director
County of Maui
Planning Department
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Min:

Subject: Draft Environmental Assessment
I.D. Nos.: CPA 2002-0005, OSP 200/0003, SM1 90/0024, CIZ 2002/0007
PH1 2002/0001 and PH2 2002/0003
Applicant: Mike White for Kaanapali Beach Hotel
Project: Plantation Inn Site Plan Development
Authority: County of Maui Department of Planning
TMK: 2nd/ 4-6-009: 036, 037 and 044

Thank you for the opportunity to review and comment on the subject matter.

The Land Division distributed a copy of the document covering the subject matter to the following Department of Land and Natural Resources' Divisions for their review and comment:

- Division of Aquatic Resources
- Division of Forestry and Wildlife
- Division of State Parks
- Land Division Engineering Branch
- Land Division Planning and Technical Services

Based on the attached responses, the Department of Land and Natural Resources has no comment to offer.

Should the Land Division receives any comment pertaining to the subject matter, they will be forwarded to your office at that time.

If you have any question, please feel free to contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 1-808-587-0384.

Very truly yours,

Charlene S. Mamiya
for DIERDRE S. MAMIYA
Administrator

C: Maui District Land Office



May 1, 2003

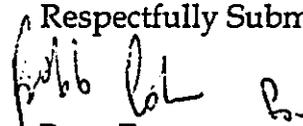
Ms. Dierdre S. Mamiya, Administrator
Land Division
State of Hawaii Department of Land and Natural Resources
PO Box 621
Honolulu Hawaii 96809

Dear Ms. Mamiya,

RE: Comments on Draft EA & Related Permits
Plantation Inn Site Plan Amendment Project
TMK (2) 4-6-009: 036, 037 & 044. Lahaina, Maui, Hawaii
CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

Thank you for your comments dated August 23, 2002, which state that you have no comments on the proposed project.

Respectfully Submitted,


Rory Frampton

CC: Plantation Inn



STATE OF HAWAII '02 AUG -2 11:54
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
54 South High Street, Room 101
Wailuku, Hawaii 96793-2198

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

MEMORANDUM

DATE: August 1, 2002

TO: Ms. Ann T. Cua, Staff Planner
County of Maui, Planning Department

FROM: Jason K. Koga, District Land Agent *J. Koga*
Maui District Land Office

SUBJECT: CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003
TMK: 4-6-008: 048 and 053
Plantation Inn (Mike White, Gen. Mgr., KBH)

Our office has reviewed the subject applications for the various County permits and has no comments at this time.

Thank you for allowing us to review the applications. Please call Louis Wada at 984-8105 should you have any questions.

JKK:lhv

c: N. Vacarro
District Files



May 1, 2003

Mr. Jason K. Koga, District Land Agent
Maui District Land Office
State of Hawaii Department Of Land and Natural Resources, Land Division
54 South High Street, Room 101
Wailuku Hawaii 96793-2198

Dear Mr. Koga,

RE: Comments on Draft EA & Related Permits
Plantation Inn Site Plan Amendment Project
TMK (2) 4-6-009: 036, 037 & 044. Lahaina, Maui, Hawaii
CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

Thank you for your comments dated August 1, 2002, which state that you have no or comments on the project at this time.

Respectfully Submitted,

Rory Frampton
Rory Frampton

CC: Plantation Inn

BENJAMIN J. CAYETANO
GOVERNOR



GLENN M. OKIMOTO
Comptroller

MARY ALICE EVANS
Deputy Comptroller

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
SURVEY DIVISION
P.O. BOX 119
HONOLULU, HAWAII 96810-0119

'02 AUG -8 P12:24

DEPT OF ACCOUNTING
AND GENERAL SERVICES
SURVEY DIVISION

August 5, 2002

MEMORANDUM

TO: John E. Min, Planning Director
Maui County Planning Department

ATTN: Ann T. Cua, Staff Planner

FROM: Randall M. Hashimoto, State Land Surveyor *RH*
DAGS, Survey Division

SUBJECT: I.D.: CPA 2002/0005, CIZ 2002/0007
SM1 90/0024, OSP 2002/0003
TMK: 4-6-009:036, 037 and 044
Project Name: Plantation Inn
Applicant: Mike White, General Manager, Kaanapali Beach Hotel

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



May 1, 2003

Mr. Randall M. Hashimoto, State Land Surveyor
Survey Division
State of Hawaii Department of Accounting and General Services
PO Box 119
Honolulu Hawaii 96810-0119

Dear Mr. Hashimoto,

RE: Comments on Draft EA & Related Permits
Plantation Inn Site Plan Amendment Project
TMK (2) 4-6-009: 036, 037 & 044. Lahaina, Maui, Hawaii
CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

Thank you for your comments dated August 5, 2002, which state that you have no objections to the proposed project, and that the project will not affect Government Survey Triangulation Stations or Benchmarks.

Respectfully Submitted,

Rory Frampton
Rory Frampton

CC: Plantation Inn

BENJAMIN J. CAYETANO
GOVERNOR



BRIAN K. MINAAI
-DIRECTOR
DEPUTY DIRECTORS
JEAN L. OSHITA
JADINE Y. URASAKI

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

August 12, 2002

'02 AUG 19 12:57 IN REPLY REFER TO:

STP 8.0425

DEPT OF TRANSPORTATION
COMMUNICATIONS
RECEIVED

Mr. John E. Min
Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Min:

Subject: Plantation Inn
Community Plan Amendment (CPA 2002/0005),
Change in Zone (CIZ 2002/0007, Special Management Area
Permit Amendment (SM1 90/0024) & Off-Site Parking (2002/0003)
TMK: 4-6-009: 036, 037, and 044

Thank you for your transmittal requesting our review of the subject project.

The proposed action will not impact our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

Brian K. Minai
BRIAN K. MINAAI
Director of Transportation



May 1, 2003

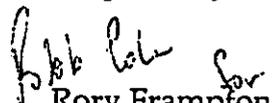
Mr. Brian K. Minaai
Director of Transportation
State of Hawaii Department of Transportation
869 Punchbowl Street
Honolulu Hawaii 96813-5097

Dear Mr. Minaai,

RE: Comments on Draft EA & Related Permits
Plantation Inn Site Plan Amendment Project
TMK (2) 4-6-009: 036, 037 & 044. Lahaina, Maui, Hawaii
CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

Thank you for your comments dated August 12, 2002, which state that the proposed project will not impact the State transportation facilities.

Respectfully Submitted,


Rory Frampton

CC: Plantation Inn

BENJAMIN J. CAYETANO
GOVERNOR



BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

LORRIN W. PANG, M.D., M.P.H.
MAUI DISTRICT HEALTH OFFICER

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

'02 AUG 20 P3:06

DEPARTMENT OF HEALTH
C

August 15, 2002

Mr. John Min
Attention Ann Cua
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawai'i 96793

Dear Mr. Min and Ms. Cua:

Subject: **Plantation Inn**
TMK: (2) 4-6-009:036, 037 and 044
CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

Thank you for the opportunity to comment on the land use applications for the Plantation Inn. The following comments are offered:

1. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46 "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work.
2. HAR, Chapter 11-46 sets maximum allowable sound levels from stationary equipment such as compressors and HVAC equipment. The attenuation of noise from these sources may depend on the location and placement of these types of equipment. This should be taken into consideration during the planning, design, and construction of the building and installation of these types of equipment.
3. Due to the nature and location of the project, there is a significant potential for fugitive dust emissions during site work preparations. It is recommended that a dust control management plan be developed. Implementation of adequate dust control measures during all phases of the project is warranted. Construction activities must comply with the provisions of HAR Chapter 11-60.
4. The Federal Register, 40 CFR Part 61, National Emission Standard for Hazardous Air Pollutants, Asbestos NESHAP Revisions; November 20, 1990, requires inspections of all affected areas to determine whether asbestos is present prior to any demolition activities.

Mr. John Min
August 15, 2002
Page 2

Under the NESHAP regulation, the project would be required to file with the Noise, Radiation and Indoor Air Quality Branch of the Department of Health Asbestos Demolition/Renovation notification ten (10) working days prior to the demolition of each building or the disturbance of regulated asbestos containing materials. All regulated quantities and types of asbestos containing materials would be subject to emission control, proper collection, containerizing, and disposal at a permitted landfill. Questions concerning asbestos requirements should be directed to the Noise, Radiation and Indoor Air Quality Branch at (808) 586-5800.

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

Sincerely,



Herbert S. Matsubayashi
District Environmental Health Program Chief

c: NRIAQ
Ed Miyabara
CAB

Letter to Mr. Herbert S. Matsubayahsi
Plantation Inn Site Plan Amendment Project
May 1, 2003

contractor will contact the Noise, Radiation and Indoor Air quality Branch as required prior to demolition of the structure on parcel 44, or prior to disturbance of any asbestos containing materials.

Thank you for your comments. If you have any further questions or require clarification on our responses, please contact Mr. Robb Cole at our office or myself.

Respectfully Submitted,


Rory Frampton

CC: Plantation Inn

0-21, 54

PHONE (808) 594-1888



FAX (808) 594-1865

'02 AUG 27 P12:18

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

DEPT OF LAND AND NATURAL RESOURCES

Date: August 22, 2002

HRD 02-297

To: Ms. Ann Cua
Department of Planning
250 South High Street
Wailuku, HI 96793

Subject: Draft Environmental Assessment for Plantation Inn Phase III Site Plan
Lahaina, Maui

TMK: (2) 4-6-09: 44

Dear Ms. Cua:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) for The Plantation Inn Phase III Site Plan Amendments.

Although the DEA promises the project will not require loss or destruction of natural or cultural resources, the Office of Hawaiian Affairs (OHA) does not concur that a Finding of No Significant Impact (FONSI) should be anticipated.

Instead, OHA requests that an Environmental Impact Statement (EIS) be prepared because the project site is located in a sensitive area for cultural deposits and burial sites and the project area is sandwiched between Lahaina Historic Districts 1 and 2.

OHA also requests that should cultural deposits or burial remains be found at any time during the construction, work must immediately cease and both the Historic Preservation Division of the State Department of Land and Natural Resources and the island Burial Council should be contacted.

Maui Dept. of Planning
August 22, 2002
Page 2 of 2
RE: HRD 02-297

If you have further questions, please contact Aulani Apoliona of the Hawaiian Rights Division at 594-1962.

Sincerely,


Jalna Keala
Acting Hawaiian Rights Director

cc: ADM
BOT
CHRIS HART AND PARTNERS, INC.



May 1, 2003

Ms. Jalna Keala
Acting Hawaiian Rights Director
Office of Hawaiian Affairs
711 Kapi'onanani Boulevard, Suite 500
Honolulu Hawai'i 96813

Dear Ms. Keala,

RE: Comments on Draft EA & Related Permits
Plantation Inn Site Plan Amendment Project
TMK (2) 4-6-009: 036, 037 & 044. Lahaina, Maui, Hawaii
CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

We are in receipt of your comments dated August 22, 2002, which state that you feel that the project warrants an Environmental Impact Statement due to the project site being located in a sensitive area for cultural deposits and burial sites and the project area being sandwiched between Lahaina Historic Districts 1 & 2. We have the following response:

Pursuant to the State's Environmental Impact Statement Rules, specifically Section 11-200-12 HAR, there are 13 criteria the accepting agency must consider when making the determination of "significant impacts", and thus to grant a FONSI or require an Environmental Impact Statement. The applicable criterion to cultural resources is criteria #1 (11-200-12 (1) HAR) which states:

1. *The proposed action will result in an irrevocable commitment to loss or destruction of natural or cultural resources.*

Therefore, in order to categorize a significant impact, there (A) must be significant cultural materials present, (B) the action must disturb the materials, and (C) the disturbance must lead to an irrevocable loss or destruction of the materials.

The nature of the project does not warrant such a categorization.

Letter to Ms. Jalna Keala
Plantation Inn Site Plan Amendment Project
May 1, 2003

Firstly, (A) No cultural materials are known to exist at the site, rather, the presence of cultural materials is most appropriately described as potential. While scattered discoveries in the Lahaina area and Lahaina's settlement history suggest that materials may be present, archaeological inventory surveys of the surrounding site done in 1989 have shown an absence of pre-contact cultural materials.

We also wish to note that the (County) Historic Districts are not appropriate indicators of subsurface cultural resources. District #1 is meant to protect selected historic sites (most of which are post-contact buildings) and District 2 is established solely to regulate architectural design in the commercial core of Lahaina.

Secondly, (B), the project will entail minimal subsurface disturbance. The expansion of the project site will include parcels 37 and 44. It may have not been obvious in the Draft EA, but both parcels will be *filled* approximately 3 feet to match the elevation of the existing Inn on the mauka parcel (#37). Utility trenching is limited and may only include areas near existing public utilities within the County Right-Of-Way. Both lots have been previously developed. If any subsurface cultural materials are present in lots 36 or 44, it is unlikely that construction activities will result in their disturbance.

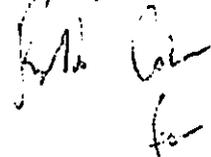
Lastly (C), there are means of mitigating a potential disturbance so that it does not lead to loss or destruction of a cultural resource or burial. The State Historic Preservation Division has recommended three conditions that prescribe monitoring, pre-testing, and recordation. These measures can eliminate or mitigate the potential impacts to cultural resources. A copy of SHPD's comment letter is attached for your review.

In acknowledgement of your second statement, should any cultural deposits or burial remains be discovered during construction, work at the site will cease and the Historic Preservation Division of the State Department of Land and Natural Resources and the Maui Island Burial Council will be contacted and consulted for proper treatment.

Thank you for your comments. If you have any further questions or require clarification on our responses, please contact Mr. Robb Cole at our office or myself.

Respectfully Submitted,

Rory Frampton



CC: Plantation Inn

BENJAMIN J. CAYetano
GOVERNOR OF HAWAII



GILBERT B. COLOMA-AGUIAR, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCES MANAGEMENT

DEPUTIES
ERIC T. HIRANO
LANNEL NISHIOKA

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHINEWA BUILDING, ROOM 555
801 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

02 SEP 4 P 1:50
DEPT OF PLANNING
COMMUNITY PLAN
RECEIVED

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COMMISSION ON WATCH RESOURCE
MANAGEMENT
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCE
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS

August 30, 2002

Mr. John E. Min
Planning Director
Department of Planning - Maui
250 South High Street
Wailuku, Hawaii 96793

LOG NO: 30611 ✓
DOC NO: 0208CD51

Dear Mr. Min,

SUBJECT: Chapter 6E-42 Historic Preservation Review Pertaining to the Draft Environmental Assessment in Support of Special Management Area Permit Amendment, Change in Zoning, Community Plan Amendment for the Proposed Plantation Inn Site Plan Amendment (Subject I.D.: CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003) Pana'ewa Ahupua'a, Lahaina District, Island of Maui
TMK: (2) 4-6-009: 036, 037, and 044

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (Draft EA) in Support of Special Management Area Permit Amendment (SMA), Change in Zoning (CIZ), Community Plan Amendment (CPA) for the Proposed Plantation Inn Site Plan Amendment, which was received by our staff July 31, 2002.

Based on the submitted Draft EA, SMA, CIZ, and CPA, we understand the proposed undertaking consists of amendments to the Plantation Inn Phase III Site Plan, an expansion which was initially approved by the Maui Planning Commission in 1990 and last modified in 1998. The submitted document indicates the focus of Phase III has been a 17-unit guestroom building and additional parking. The proposed undertaking involves a re-configuration of the Phase III Expansion Plan with proposed improvements to include additional on-site parking, the construction of an internal road to provide access to the parking, a new driveway, walkways, landscaping, and utility installations. Existing structures on the subject property include two 2-story buildings, a swimming pool, 14 parking spaces, and a landscaped courtyard. Parcel 44 contains an unoccupied residence with an original portion that has an estimated construction date of 1932. The subject plans include the demolition of this structure. Since the photographs indicate that the structure has been altered such that it has lost its historic integrity, we concur that its demolition will have no effect on historic resources.

However, a search of our records indicates an archaeological inventory survey has not been conducted of the subject property. The proposed project area is located within the boundaries of the Historic Lahaina District (State Site 50-50-03-3001). This area comprises the port town of the 1800s and is likely to have once been the location of pre-

Mr. John E. Min
Page 2

Contact farming, perhaps with scattered houses, during the pre-Contact period. In 1989, Xamanek Researches conducted an archaeological inventory survey of adjacent Plantation Inn lands, during which no new historic sites were identified. Subsequently, Xamanek Researches conducted archaeological data recovery/monitoring which yielded traditional and western artifacts. We concurred with the reports recommendation that archaeological monitoring be conducted when the existing structures are demolished and during land altering activities (undated letter from Ralston Nagata, State Parks Administrator and State Historic Preservation Officer, to Chris L. Hart, Director Maui County Department of Planning). Given the above information, we believe it is possible that historic sites may be present in the subsurface deposits of the proposed project area.

Therefore, we recommend the following conditions be attached to the Draft EA, SMA, CIZ, and CPA, should it be approved.

- 1) A qualified profession archaeologist will 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 any ground-altering activities.
- 2) Archaeological testing will be conducted following the demolition of the existing structures and prior to the commencement of construction activities.
- 3) An acceptable report documenting the findings of the archaeological activities will be submitted to the State Historic Preservation Division for review within 180 days following completion of the proposed undertaking.

If you have any questions, please call Cathleen Dagher at (808) 692-8023. Should you have any questions regarding the house, please feel free to call Tonia Moy at (808)692-8030.

Aloha,



Don Hipbard, Administrator
State Historic Preservation Division

CD:jcn



May 1, 2003

Ms. Holly McEldowney, Acting Administrator
Department of Land and Natural Resources, Historic Preservation Division
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96706

Dear Ms. McEldowney,

RE: Comments on Draft EA & Related Permits
Plantation Inn Site Plan Amendment Project
TMK (2) 4-6-009: 036, 037 & 044. Lahaina, Maui, Hawaii
CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

Thank you for your Division's comments dated August 30, 2002. We have the following responses.

Residence on Parcel 44. We note your concurrence that the unoccupied residence on parcel 44 has been altered such that it has lost its historic integrity, and that demolition will have no effect on historic resources.

Subsurface Historic Resources. Although no cultural resources were identified in the investigation of adjacent lands during the 1989 archaeological inventory survey conducted by Xamenek Researchers, we agree that construction monitoring, testing, and documentation will mitigate or eliminate impacts to potential subsurface cultural resources. We therefore approve of the conditions presented in your letter.

Thank you for your comments. If you have any further questions or require clarification on our responses, please contact Mr. Robb Cole at our office or myself.

Respectfully Submitted,

Rory Frampton

CC: Plantation Inn

001/ TUVV F



'02 AUG 12 P1:46

DEPT. OF PUBLIC WORKS
COUNTY OF MAUI
RECEIVED

August 8, 2002

Ms. Ann T. Cua
Staff Planner
Maui Planning Department
250 S. High Street
Wailuku, HI 96793

Dear Ms. Cua:

Subject: Plantation Inn
TMK: 4-6-009:036, 037 and 044
I.D.: CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

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

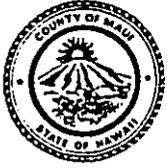
In reviewing the information transmitted and our records, we have no objection to the subject project. We encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis

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

Sincerely,

Neal Shinyama
Manager, Energy Delivery

LNC41M



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT COUNTY OF MAUI

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



THOMAS M. PHILLIPS
CHIEF OF POLICE

KEKUHAPIO R. AKANA
DEPUTY CHIEF OF POLICE

August 15, 2002

MEMORANDUM

TO : JOHN E. MIN, PLANNING DIRECTOR

FROM : THOMAS M. PHILLIPS, CHIEF OF POLICE

SUBJECT : I.D.: CPA 2002/0005, CIZ 2002/0007, SM1 90/0024,
OSP 2002/0003
TMK: 4-6-009: 036, 037 AND 044
Project
Name: Plantation Inn
Applicant: Mike White, General Manager, Kaanapali Beach Hotel

No further recommendation or comment is necessary or desired.

Refer to enclosed comments and/or recommendations.

Thank you for giving us the opportunity to comment on this project. We are returning the application booklet which was submitted for our review.


Assistant Chief Robert Tam Ho
For: THOMAS M. PHILLIPS
Chief of Police

Enclosure



May 1, 2003

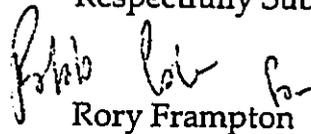
Mr. Thomas M. Phillips
Chief of Police
County of Maui
55 Mahalani Street
Wailuku Hawaii 96793

Dear Mr. Phillips,

RE: Comments on Draft EA & Related Permits
Plantation Inn Site Plan Amendment Project
TMK (2) 4-6-009: 036, 037 & 044, Lahaina, Maui, Hawaii
CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

Thank you for your comments dated August 15, 2002, which state that you have no recommendation or comment on the project.

Respectfully Submitted,


Rory Frampton

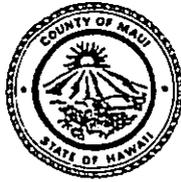
CC: Plantation Inn

cc: R. Cole

JAMES "KIMO" APANA
Mayor

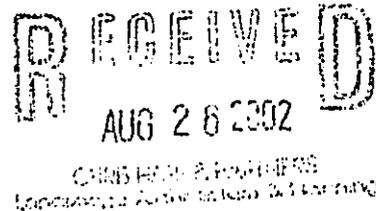
JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

August 21, 2002



Mike White, General Manager
Kaanapali Beach Hotel
2525 Kaanapali Parkway
Lahaina, Hawaii 96761

Dear Mr. White:

Re: Community Plan Amendment, Change in Zoning, Special Management Area Use Permit Amendment and Off-Site Parking Applications for the Plantation Inn Project TMK: 4-6-009:036, 037, and 044, Lahaina, Maui, Hawaii (CPA 2002/0005), (CIZ 2002/0007), (SM1 90/0024) and (OSP 2002/0003)

The Planning Commission (Commission) at its regular meeting of August 13, 2002, requested that applicants meet with the surrounding neighbors within a 500 ft. radius as well as community groups prior to the public hearing on a specific project. You are, therefore, advised to hold a neighborhood meeting and submit documentation of the meeting and its outcome to the Planning Department prior to the scheduled public hearing for the above project. Failure to meet with the surrounding neighbors and community groups may cause delays during the time of the public hearing with the Commission.

If additional clarification is required, please contact Ms. Ann T. Cua, Staff Planner, of this office at 270-7735.

Very truly yours,

A handwritten signature in black ink, appearing to read "John E. Min".

JOHN E. MIN
Planning Director

JEM:ATC:jay

c: Clayton I. Yoshida, AICP, Deputy Planning Director
Rory Frampton, Chris Hart & Partners
Ann T. Cua, Staff Planner
Project File
General File
K:\WP_DOCS\PLANNING\Cpa\2002\PlantationInnPhaseII\neighborhoodmeeting

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



May 1, 2003

Mr. Michael Foley, Director
Maui Planning Dept
250 South High Street
Wailuku HI 96793

Dear Mr. Foley,

AT: Ms. Ann Cua
RE: Comments on Draft EA & Related Permits
Plantation Inn Site Plan Amendment Project
TMK (2) 4-6-009: 036, 037 & 044. Lahaina, Maui, Hawaii
CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

Thank you for your department's comments dated August 30, 2002. We have the following responses.

Community Consultation. The Plantation Inn hosted a community meeting on August 20, 2002. Approximately 190 owners and recorded lessees of real property within 500 feet of the project site were notified. Five persons representing four households attended the meeting.

The attending neighbors were given a presentation of the project and asked questions about the project. No "concerns" or "objections" were raised. Participants were given the opportunity to provide written comments, all declined.

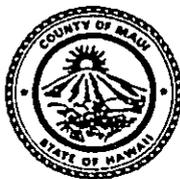
I am attaching a copy of the invitation letter and the meeting sign in sheet. If you have further questions about the meeting, please call Mr. Robb Cole of our office.

Respectfully Submitted,

Rory Frampton

CC: Plantation Inn

01/11/02



'02 AUG 27 P2:07

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833

DEPT OF WATER SUPPLY
COUNTY OF MAUI
HAWAII

August 21, 2002

Ms. Ann T. Cua, Planner
Planning Department
County of Maui
250 S High Street
Wailuku HI 96793

RE ID: CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003
TMK: (2)4-6-009:036, 037, and 044
Project Name: Plantation Inn

Dear Ms. Cua:

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

An 8-inch waterline along Lahainaluna Road serves the property. Two fire hydrants are located about 250' east of the project area. The applicant will be required to provide fire protection, domestic use and irrigation according to standards. During the building permit process fire, domestic, and irrigation calculations will be required so that system improvements and adequate meter sizing can be determined. Actual fire demand for structures is determined by using fire flow calculations performed by a licensed engineer. DWS-approved fire flow calculation methods for use include: "Guide for Determination of Required Fire Flow - Insurance Services Office, 1974" and "Fire Flow" - Hawaii Insurance Bureau, 1991.

Based on system per acre standards, potential water usage for this project and the existing structure would be approximately 15,000 gallons per day (gpd). Actual demand will depend on intensity of use.

In order to conserve water resources, we recommend that the applicant adopt the following measures:

Use non-potable water, where feasible, for dust control and irrigation during and after construction.

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

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, urinals,

water closets, and hose bibs. Water conserving washing machines, ice-makers and other units are also available.

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

Use Climate-adapted Plants: The project is located in the "Maui County Planting Plan"- Plant Zones 3,4, & 5. We encourage the applicant to utilize appropriate native and non invasive species in landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species. Please refer to the attached brochure: "Saving Water in the Yard- What and How to Plant in Your Area".

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

Look for Opportunities to Conserve Water: A few examples of these are as follows: When clearing driveways, etc. of debris, use a broom instead of a hose. When washing cars, use a hand-operated spray nozzle instead of an open hose. Additionally, check for leaks in faucets and toilet tanks.

The project overlies the Launiupoko aquifer which has a sustainable yield of 8 MGD. The Department of Water Supply strives to protect the integrity of surface and groundwater resources by encouraging the applicant to adopt best management practices (BMPs) designed to minimize infiltration and runoff from construction and vehicle operations. We have attached sample BMPs for principle operations for your reference. Additional information can be obtained from the State Department of Health.

Should you have any questions, please contact our Water Resources and Planning Division at 270-7199.

Sincerely,



David Craddick
Director

eam

c:: engineering division
applicant, with attachments

"The Costly Drip"

Maui County Planting Plan- Plant Zones 3 & 5 -Saving Water in the Yard- What & How to plant in your Area"

A Checklist of Water Conservation Ideas for Hotels and Motels

Selected BMPs from "Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Water"-
U.S. EPA

Ordinance No. 2108 - a Bill for an Ordinance Amending Chapter 16.20of the Maui County Code, Pertaining to the Plumbing Code



May 1, 2003

Mr. George Tengan, Director
County of Maui Department of Water Supply
PO Box 1109
Wailuku Hawaii 96793-7109

Dear Mr. Tengan,

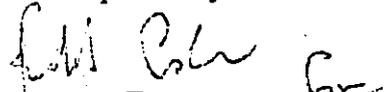
RE: Comments on Draft EA & Related Permits
Plantation Inn Site Plan Amendment Project
TMK (2) 4-6-009: 036, 037 & 044. Lahaina, Maui, Hawaii
CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

Thank you for your Departments comments dated August 21, 2002. We have the following responses:

1. **Water Use Calculations.** The applicant will submit the required fire protection, domestic use, and irrigation water use calculations during the building permit application phase of the project.
2. **Water Conservation.** Thank you for the recommendations on water-conservation measures.
3. **Protection of Water Resources.** The applicant will be developing BMPs during the construction preparation phase. Submittal and review of the BMPs will occur during the applicant's submittal for grading permit.

Thank you for your comments. If you have any further questions or require clarification on our responses, please contact Mr. Robb Cole at our office or myself.

Respectfully Submitted,


Rory Frampton

CC: Plantation Inn

Oct-02-02 01:14pm From-DEPT OF PLANNING COUNTY OF MAUI

808-242819

T-256 P.01/03 F-486

JAMES "KIMO" APANA
Mayor

DAVID C. GOODE
Director

MILTON M. ARAKAWA, A.I.C.P.
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7855



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

TRACY TAKAMINE, P.E.
Wastewater Reclamation Division

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

BOUYI HASHIRO, P.E.
Highways Division

JOHN D. HARDER
Solid Waste Division

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

02 SEP -3 P 1:28
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

August 30, 2002

MEMO TO: JOHN E. MIN, PLANNING DIRECTOR

FROM: *for* DAVID GOODE, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT *David Goode*

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT IN SUPPORT OF
COMMUNITY PLAN AMENDMENT, CHANGE IN ZONING,
SPECIAL MANAGEMENT ARE PERMIT AMENDMENT,
OFF-SITE PARKING
PLANTATION INN
TMK: (2)4-6-009:036, 037,044
CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

We have reviewed the subject application and have the following comments:

1. Submit a plan for construction waste disposal and recycling.
2. Although wastewater system capacity is currently available as of August 6, 2002, the developer should be informed that wastewater capacity cannot be ensured until the issuance of the building permit.
3. The developer is not required to pay assessment fees for this area at this time, however, the developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
4. Wastewater contribution calculations are required before a building permit is issued. Plans should show the installation of a service manhole for the facility and include the sewer layout for entire facility. Indicate on the plans the ownership of each easement. The County will not accept sewer easement or lines that traverse private property.

Quality Seamless Service - Now and for the Future

Memo to John E. Min, Planning Director
August 30, 2002
Page 2

5. A signed Hold-Harmless Agreement should be executed and will be required before Wastewater Reclamation Division will give recommendations for final subdivision approval.
6. If any food is prepared at the facility, then it shall comply with all pre-treatment requirements.
7. The adjoining half of Lahainaluna Road shall be improved to County standards.
8. The adjoining half of Panaewa Street shall be improved to County standards.
9. The off-site parking lot indicated on Figure 11 shows a total of eleven (11) parking stalls, ten (10) of which are required for the Plantation Inn. A review of SM2 97/0065 shows that this lot was to be used for overflow parking for Wheels R Us. Is this still applicable? Would that requirement limit the number of stalls needed for the Plantation Inn?
10. The off-site parking lot is currently unpaved (gravel) and is surrounded by a dilapidated fence. The recommendations for this lot are as follows:
 - a. The adjoining halves of Panaewa Street and Luakini Street be improved to County standards.
 - b. The fence be repaired or replaced.
 - c. The parking lot be paved.
11. The parking stalls on Lahainaluna Road in the vicinity of the new access driveway shall be removed.
12. The proposed 2002 site plan no longer shows the loading stall. Is one required? If so, does the elimination of one or more vehicular parking stall(s) affect the number of required off-site parking stalls?
13. The drainage report requires technical revisions which shall be coordinated with the Engineering Division.

Memo to John E. Min, Planning Director
August 30, 2002
Page 3

14. The project shall comply with the provisions of Title 18, Maui County Code (MCC), Subdivisions; Chapter 20.08, MCC, the grading ordinance; the Maui County drainage rules and the provisions of the Building Code, Section 16.26.3304, MCC, "Improvements to Public Streets".

If you have any questions regarding this memorandum, please call Milton Arakawa at Ext. 7845.

DG:RMN:mse
S:\LUCACZM\plantationinn.wpd



May 1, 2003

Mr. Gilbert Coloma-Agaran, Director
Department of Public Works and Waste Management
County of Maui
200 South High Street
Wailuku Hawaii 96793

Dear Mr. Coloma-Agaran,

RE: Comments on Draft EA & Related Permits
Plantation Inn Site Plan Amendment Project
TMK (2) 4-6-009: 036, 037 & 044. Lahaina, Maui, Hawaii
CPA 2002/0005, CIZ 2002/0007, SM1 90/0024, OSP 2002/0003

Thank you for your Department's comments dated August 30, 2002. We have the following responses:

1. **Waste/Recycling Plan.** The applicant will submit a waste/recycling plan to DPWWM for review and approval prior to the issuance of a building permit.
2. **Wastewater System Availability.** The applicant is aware that capacity cannot be ensured until the issuance of a building permit.
3. **Wastewater Assessment Fees.** The applicant is aware of these requirements and will comply.
4. **Wastewater Calculations and Plans.** The applicant will submit the required plans and calculations during the building permit application period.
5. **Wastewater- Hold Harmless Agreement.** The applicant is aware of this condition and will comply.

6. **Wastewater-Pre-Treatment.** The applicant will submit plans for any pre-treatment systems as necessary during the building permit application period. The Phase III expansion does not include food preparation areas.
7. **Lahainaluna Road Improvements.** The portion of Lahainaluna Road fronting the project will be improved to County standards.
8. **Panaewa Street Improvements.** The portion of Panaewa Street fronting parcel 44 (the former Agena Residence) will be improved to County standards, matching the improvements already constructed along parcel 37 (the existing Inn).
9. **Panaewa Parking Lot: Status.** The subject lot (parcel 46) was planned for use as a parking lot by the prior owner, Koyama Enterprises, Inc. In 1996 and 1997, Koyama applied for and obtained a change in zoning (from residential to B-2 business), and prepared an Environmental Assessment which received a Finding of No Significant Impact (FONSI). As indicated in Figure 2 of the EA (a 1997 aerial photo), the lot was used for mass overflow parking. For unknown reasons, Koyama Enterprises never paved the lot per the plans in the applications. The lot was fenced off and left vacant.

In 2000 the Plantation Inn (part of KBHL LLC) acquired the parcel in order to provide exclusive parking for the patrons of the Plantation Inn and attached restaurant (Gerrard's). The Plantation Inn has since obtained SMA, grading, and driveway permits and has developed the 11-stall parking lot.

10. **Panaewa Parking: Recommended Improvements.**

Roadway Improvements: As mentioned above, this lot has been completed. Your recommendation to narrow the lot in favor of public roadways would eliminate much of the available parking due to the limited dimensions of the parcel. The parcel's width is approximately 50', which is just adequate to accommodate the dimensions of the parking stalls, isle, and landscape planting per county requirements.

Landscaping: Attached is a drawing of the landscape plan to supplement the drawing of the paved parking area that was included in the Draft EA. You will notice that the fence is being replaced with landscaping and a new fence will be erected along the common boundary of parcel 45 (a residence).

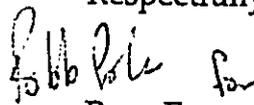
Paving: The lot has been paved.

Letter to Mr. Gilbert Coloma-Agaran
Plantation Inn Site Plan Amendment Project
May 1, 2003

11. *Lahainaluna Roadway Parking.* Since Phase III of the project has been delayed, the proposed parking stalls along parcel 36 were not constructed. The revised Phase III site plan will allow adequate distance between the proposed driveway and on-street public parking. The applicant intends to coordinate further regarding the parking facilities within the right-of-way during the subdivision and building permit application phases of the project.
12. *Loading.* The Inn obtained a variance for the number and location of loading stalls; it is using the 3-stall area off Panaewa Street for automobile parking and plans to continue such use. The variance (98-BVA-21) allows the Inn to use a single loading zone, and locate that zone within the parking isle that serves the 11 stalls adjacent to the Phase II building. The three stalls in question were counted in the on-site parking inventory when considering off-site parking needs.
13. *Drainage Report.* The drainage report will be revised as necessary and re-submitted to your engineering department.
14. *Compliance with other Codes.* The project will comply with the provisions of the Maui County Code and related rules pertaining to Subdivisions, Grading, Drainage, and Public Street Improvements.

Thank you for your comments. If you have any further questions or require clarification on our responses, please contact Mr. Robb Cole at our office or myself.

Respectfully Submitted,


Rory Frampton

CC: Plantation Inn

LUAKINI STREET

T.M.K:(2)4-6-09:26

T.M.K:(2)4-6-09:45

PANAEWA STREET

T.M.K:(2)4-6-09:48

T.M.K:(2)4-6-09:47



Plantation Inn: Site Plan Amendment
PARCEL 46 - OFFSITE PARKING

FIGURE
11

Lahaina Restoration Foundation

120 Dickenson Street - Lahaina, Maui, HI 96761
(808)661-3262 Fax (808) 661-9309 lrf@maui.net
Founded 1962

For the benefit of both our residents and visitors, and in cooperation with others we strive to faithfully restore, maintain and interpret the physical, historical, and cultural legacy of Lahaina, Maui, first capital of the Kingdom of Hawaii.

5 June 2002

Chris Hart & Partners
Mr. Chris Hart
1955 Main Street, Suite 200
Wailuku, HI 96793

RECEIVED
JUN 06 2002

CHRIS HART & PARTNERS
Landscape Architecture & Planning

Dear Chris

At the Executive Committee meeting of May 29, 2002, Rory Frampton and Robb Cole of your office along with Robin Tanaka of the Dept of Human Concerns gave presentations of three Lahaina projects.

The first presentation concerned the Lahaina Senior Citizen's Facility. The Executive Committee expressed the following concerns:

- a) That the roofing resemble the corrugated roofing of the plantation era.
- b) That interpretive panels be placed in the courtyard telling the story of the plantation era and the union.
- c) The mixed useage of the building was questioned because 400sf of space was allocated to the Liquor Commission. It was felt that the Liquor Commission should be located in the old "Administration Building" with other County offices.
- d) There were no concerns about demolition of the surrounding buildings.

The next presentation concerned the Kaiser Clinic expansion. The Executive Committee were ok with the plans.

The third and final presentation concerned The Plantation Inn. The Executive Committee expressed the following concerns:

Letter To: Chris Hart & Partners
Page Two

- a) That planners meet with the affected surrounding neighborhood and explain what was being planned.
- b) That the traffic impact to the neighborhood be assessed. It was reported that the Traffic Engineer has completed a generation analysis and estimates that at peak hour the increase to traffic would be 12 trips per hour.
- c) The Executive Committee questioned whether or not Plantation Inn plans to allow their employees to park on property.
- d) No concerns about demolition of the Agena residence.

Sincerely,


George W. Freeland
Executive Director

/jk

P.S. Recommendation by Keoki Freeland:

The exterior of the new Senior Citizen's Facility should be painted in a "dark plantation green color" with white trim. The corrugated roof should be painted red. Most of the plantation buildings in Lahaina were painted this way.

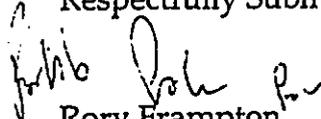
Letter to Mr. George W. Freeland
Plantation Inn Site Plan Amendment Project
May 1, 2003

county requirements. Employees will be allowed to park in any of the Plantation Inn controlled stalls.

Agena Residence Demolition. We acknowledge your comment that there were no concerns regarding demolition of the residence on parcel 44.

Thank you for your comments. If you have any further questions or require clarification on our responses, please contact Mr. Robb Cole at our office or myself.

Respectfully Submitted,


Rory Frampton

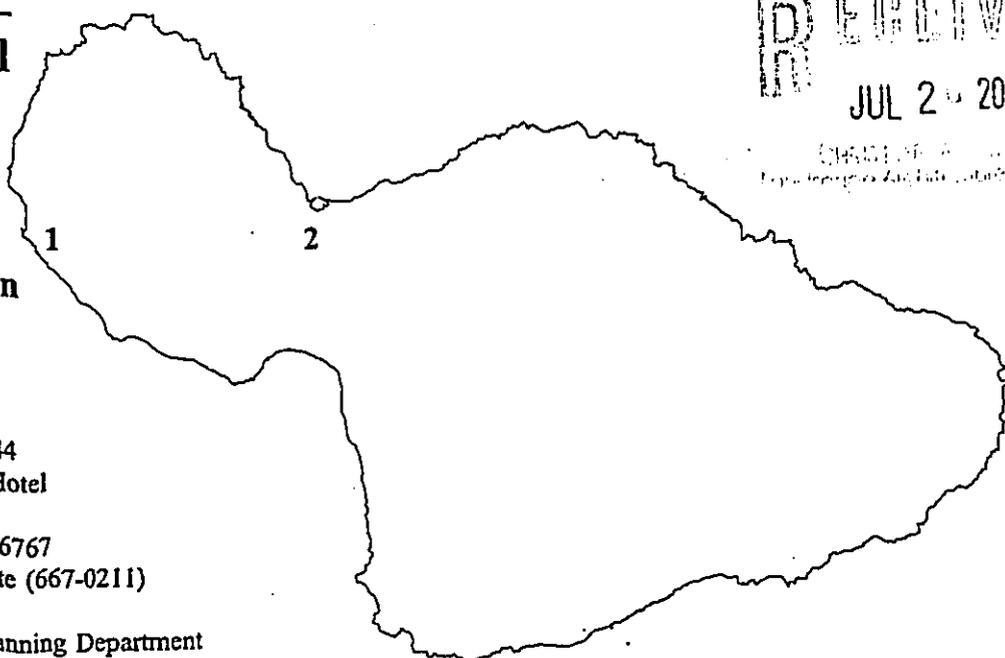
CC: Plantation Inn

Maui Notices

JULY 23, 2002

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JUL 24 2002
COUNTY OF MAUI
DEPARTMENT OF PLANNING

Draft Environmental Assessments



(1) Plantation Inn Site Plan Amendment

District: Lahaina
TMK: 4-6-009: 36, 37 & 44
Applicant: Ka'anapali Beach Hotel
P.O. Box 998
Lahaina, Hawai'i 96767
Contact: Mike White (667-0211)

Approving Agency/Accepting Authority: County of Maui Planning Department
250 South High Street
Wailuku, Hawai'i 96793
Contact: Ann Cua (270-7735)

Consultant: Chris Hart & Partners
1955 Main Street, Suite 200
Wailuku, Hawai'i 96793
Contact: Rory Frampton (242-1955)

Public Comment Deadline: August 22, 2002
Status: DEA First Notice pending public comment. Address comments to the applicant with copies to the approving agency or accepting authority, the consultant and OEQC.
Permits Required: Building, Grading, Change in Zoning, Community Plan Amendment, special management area use permit amendment

subject properties do not have any individual distinctions recorded on the State or Federal Registers of Historic Places, and are not located within a County Historic District.

The amended site plan will result in lower project density, greater parking availability, and a safer pedestrian access for Hotel guests. Short term-construction related impacts (noise & air quality) are anticipated, but can and will be mitigated. No significant long-term impacts are anticipated.

Environmental Impact Statement Preparation Notices (EISPN)

(2) Maui Lani Light Industrial Subdivision

District: Wailuku
TMK: 3-8-07: por. 121, por. 131., por. 136, por. 137
Applicant: Maui Lani Partners
810 Richards Street, Suite 900
Honolulu, Hawai'i 96813
Contact: Leiane Paci (877-3699)

The applicant is proposing amendments to the Plantation Inn Phase III Site plan, which was initially approved by the Maui Planning Commission in 1990 and last modified in 1998. The focus of Phase III has been a 14-unit guestroom building, and changes to the plan have been for different parking configurations. Since the 1998 amendment, the Hotel has acquired a bordering parcel (TMK (2) 4-6-09: 44), which allows the Hotel to provide additional on-site parking, and to re-configure the Phase III building to make best use of the combined area. The request does not change the number of rooms approved in previous permits.

The request is subject to Chapter 343 of the Hawai'i Revised Statutes because all portions of the project are located within the Lahaina National Historic Landmark District. The

The Plantation Inn

'Aukake (August) 8, 2002

Aloha Neighbor:

As noted in the form that came along with this letter, The Plantation Inn is applying for a Change in Zoning as well as other associated permits that will allow us to modify our plans for a currently approved, (but yet to be built) 2-story building.

The modifications we are making refer to the placement and layout of a modest 2-story building that was previously approved in 1990 and 1998. The re-oriented building has the same number of units (14) and has the same use as we proposed over 10 years ago. The essential difference is that we now own parcel 44 (formerly owned by the Agena family), which allows us to move the building towards the middle of our property and arrange the rooms to create a better courtyard. The additional space will also allow us to provide more parking and landscaping at our site. On the back of this letter is a comparison of the site as approved in 1998 and the proposed plan for 2002.

Although the former Agena parcel was used for business use, we need to change the zoning to allow for our proposed site modification.

Please don't be alarmed by the change to Hotel zoning, The Plantation Inn has always been a "hotel" use that existed in a "business" zone. The County has simply requested that we update our zoning because the business zoning no longer allows hotel use as it did when the Hotel opened.

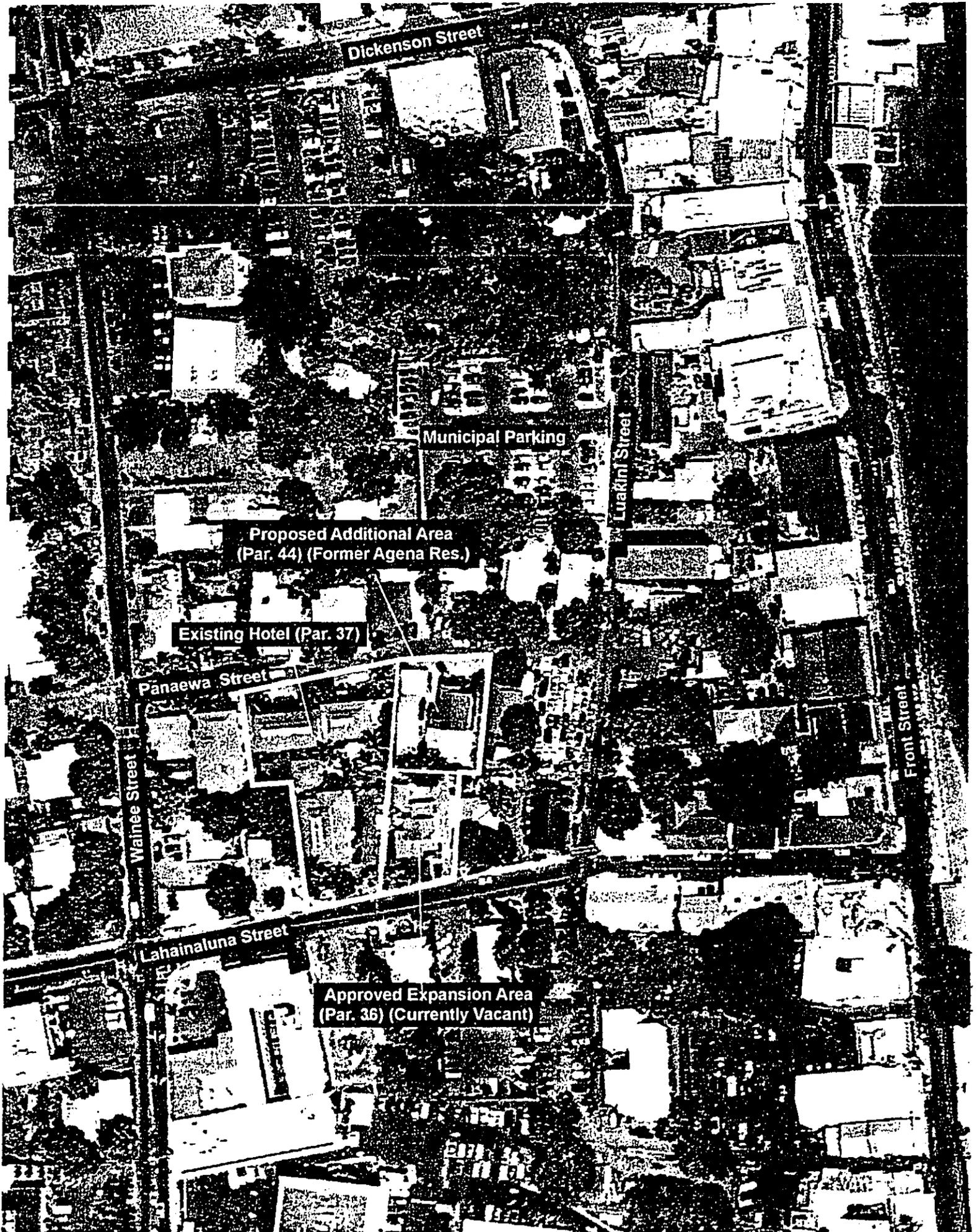
We have scheduled a meeting to discuss the proposed modification with our neighbors between 5:30 p.m. and 6:30 p.m. on Tuesday, August 20, at the former Agena residence and beauty/barber shop located at 782 Panaewa Street, just makai of The Plantation Inn. If you would like to discuss the project, please stroll down and talk story with us. We will have some additional drawings set up in the garage towards the back of the house. A location map is also enclosed with this letter.

If you can't make it on the 20th, you can always call me at 667-0211 if you have any concerns.

Aloha and Mahalo,



Mike White
General Manager



Dickenson Street

Municipal Parking

Proposed Additional Area
(Par. 44) (Former Agena Res.)

Existing Hotel (Par. 37)

Panaewa Street

Wainee Street

Luakini Street

Front Street

Lahainaluna Street

Approved Expansion Area
(Par. 36) (Currently Vacant)

Plantation Inn 8/20/02 Meeting - Guest Roster

1	Name	Address	Phone
2	Donald A. Au	1271 Kihuna Dr #100	661-3273
3	Sandra Victor Emma Siki	172 Panafua St	661-0518
4	NOLA KALANZA	175 PANAFA Circle Waikele	661-7775
5	LYNN S. NAKAMURA	231 PANAFUA PL. LAHAINA, HI	661-3273
6			
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